

# WEST LINN CENTRAL VILLAGE

21900 WILLAMETTE DRIVE, SUITE 210, WEST LINN, OR

**GRAMOR**  
DEVELOPMENT  
ENHANCING COMMUNITIES

## CLASS A OFFICE SUITE AVAILABLE FOR LEASE



West Linn Central Village is an 111,000 square foot mixed-use retail and office project located in the heart of West Linn. West Linn Central Village is located on busy Hwy 43 with immediate access to I-205. The center is anchored by Market of Choice and is adjacent to the Public Library. The center boasts numerous national and local retailers.

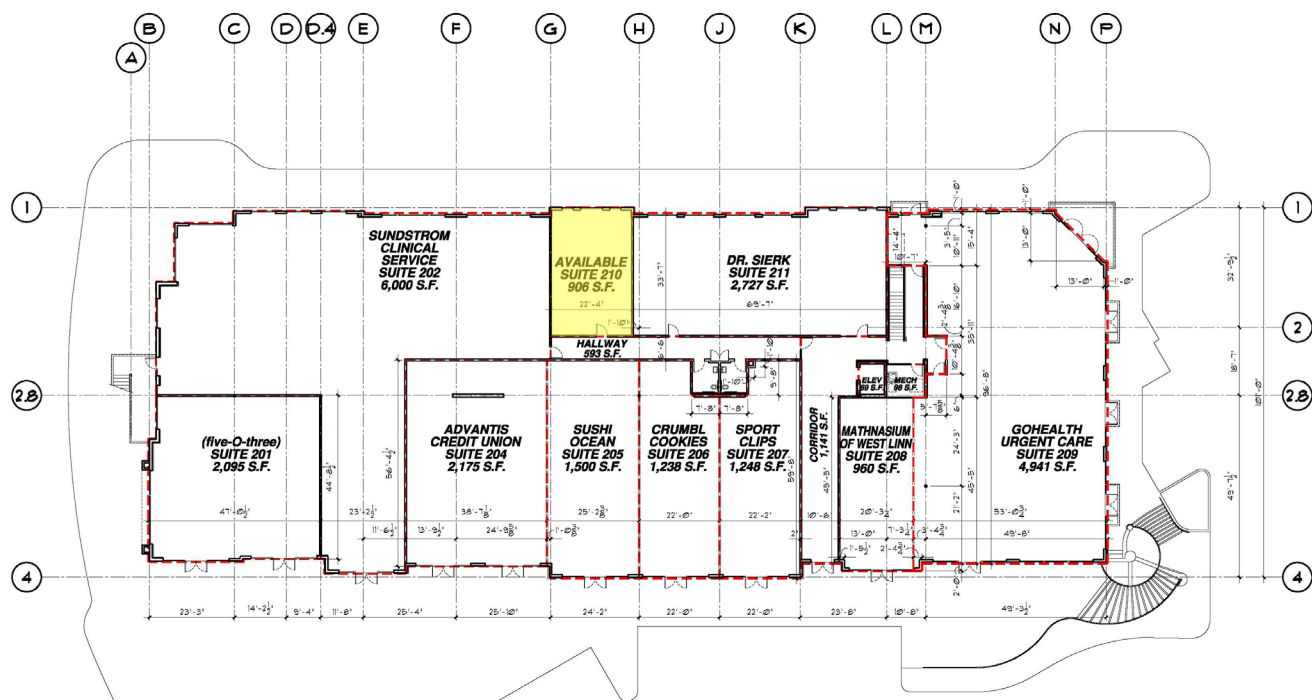
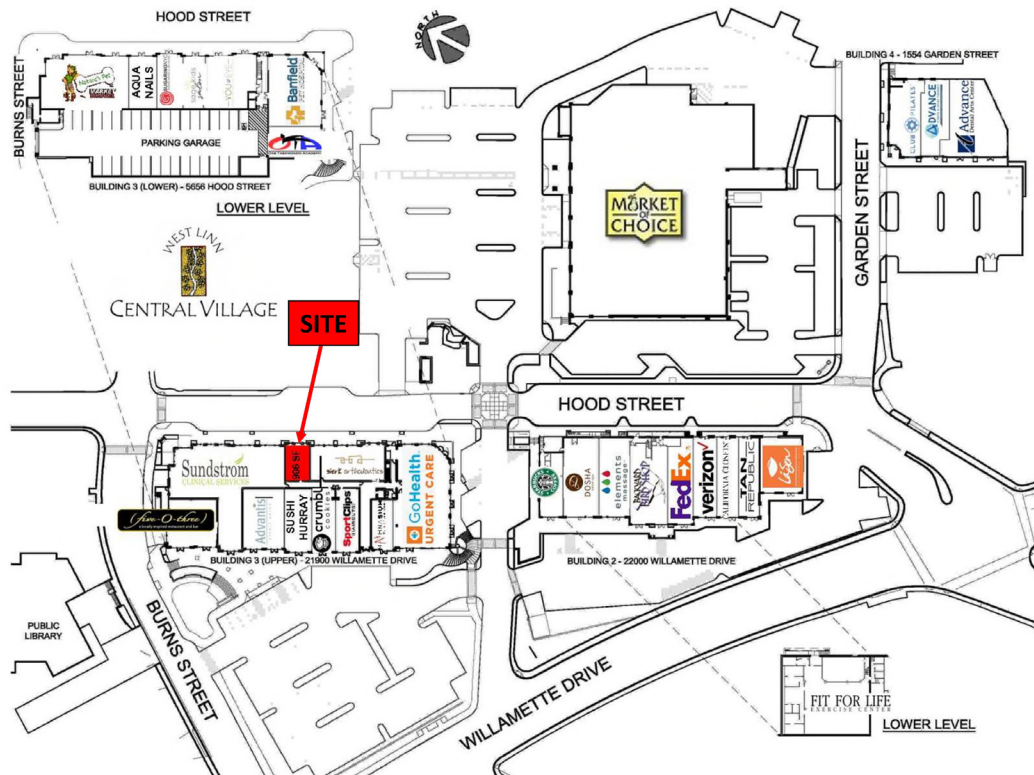
- Size: 906 SF
- Pricing: \$26.00 per square foot, plus NNN
- Improvements: Existing office buildout with both private offices and open floor space.



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## SITE / LEASING PLAN



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**FLOOR PLAN - SECOND FLOOR**

**EXISTING LAYOUT (Left Side):**

- Overall width: 14'-6"
- Overall height: 34'-2"
- Vertical dimensions (left): 11'-2 1/2", 5'-2 1/4", 9'-3 3/4", ±8'-5"
- Horizontal dimensions (bottom): 10'-10 1/2", 2'-9"

**PROPOSED LAYOUT (Right Side):**

- Overall width: 12'-0"
- Overall height: 34'-2"
- Vertical dimensions (right): 11'-2 1/2", 12'-0", ±10'-1"
- Horizontal dimensions (bottom): 10'-10 1/2"

**ROOMS AND AREAS:**

- OFFICE 004:** Located in the top left, containing two desks and chairs. Dimensions: 6'-2 1/2" (width), 11'-2 1/2" (height).
- OFFICE 005:** Located in the top right, containing two desks and chairs. Dimensions: 11'-2 1/2" (height).
- OFFICE 003:** Located in the middle left, containing one desk and chair. Dimensions: 9'-3 3/4" (height).
- OFFICE 006:** Located in the middle right, containing six chairs arranged in a circle. Dimensions: 4'-0" (width).
- BREAK ROOM 002:** Located in the bottom left, containing a desk and chair. Dimensions: 4'-0" (width), 4'-0" (height).
- RECEPT. 001:** Located in the bottom right, containing a desk and chair. Dimensions: 4'-0" (width), 4'-0" (height).
- WORK AREA 006:** Located in the middle right, containing six chairs arranged in a circle. Dimensions: 4'-0" (width).

**Other Features:**

- Entrances:** Indicated by arrows and labels: 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 001A, 002B, 003B, 004B, 005B, 006B, 007B, 008B, 009B, 001B, 002C, 003C, 004C, 005C, 006C, 007C, 008C, 009C, 001C, 002D, 003D, 004D, 005D, 006D, 007D, 008D, 009D, 001D, 002E, 003E, 004E, 005E, 006E, 007E, 008E, 009E, 001E, 002F, 003F, 004F, 005F, 006F, 007F, 008F, 009F, 001F, 002G, 003G, 004G, 005G, 006G, 007G, 008G, 009G, 001G, 002H, 003H, 004H, 005H, 006H, 007H, 008H, 009H, 001H, 002I, 003I, 004I, 005I, 006I, 007I, 008I, 009I, 001I, 002J, 003J, 004J, 005J, 006J, 007J, 008J, 009J, 001J, 002K, 003K, 004K, 005K, 006K, 007K, 008K, 009K, 001K, 002L, 003L, 004L, 005L, 006L, 007L, 008L, 009L, 001L, 002M, 003M, 004M, 005M, 006M, 007M, 008M, 009M, 001M, 002N, 003N, 004N, 005N, 006N, 007N, 008N, 009N, 001N, 002O, 003O, 004O, 005O, 006O, 007O, 008O, 009O, 001O, 002P, 003P, 004P, 005P, 006P, 007P, 008P, 009P, 001P, 002Q, 003Q, 004Q, 005Q, 006Q, 007Q, 008Q, 009Q, 001Q, 002R, 003R, 004R, 005R, 006R, 007R, 008R, 009R, 001R, 002S, 003S, 004S, 005S, 006S, 007S, 008S, 009S, 001S, 002T, 003T, 004T, 005T, 006T, 007T, 008T, 009T, 001T, 002U, 003U, 004U, 005U, 006U, 007U, 008U, 009U, 001U, 002V, 003V, 004V, 005V, 006V, 007V, 008V, 009V, 001V, 002W, 003W, 004W, 005W, 006W, 007W, 008W, 009W, 001W, 002X, 003X, 004X, 005X, 006X, 007X, 008X, 009X, 001X, 002Y, 003Y, 004Y, 005Y, 006Y, 007Y, 008Y, 009Y, 001Y, 002Z, 003Z, 004Z, 005Z, 006Z, 007Z, 008Z, 009Z, 001Z, 002AA, 003AA, 004AA, 005AA, 006AA, 007AA, 008AA, 009AA, 001AA, 002AB, 003AB, 004AB, 005AB, 006AB, 007AB, 008AB, 009AB, 001AB, 002AC, 003AC, 004AC, 005AC, 006AC, 007AC, 008AC, 009AC, 001AC, 002AD, 003AD, 004AD, 005AD, 006AD, 007AD, 008AD, 009AD, 001AD, 002AE, 003AE, 004AE, 005AE, 006AE, 007AE, 008AE, 009AE, 001AE, 002AF, 003AF, 004AF, 005AF, 006AF, 007AF, 008AF, 009AF, 001AF, 002AG, 003AG, 004AG, 005AG, 006AG, 007AG, 008AG, 009AG, 001AG, 002AH, 003AH, 004AH, 005AH, 006AH, 007AH, 008AH, 009AH, 001AH, 002AI, 003AI, 004AI, 005AI, 006AI, 007AI, 008AI, 009AI, 001AI, 002AJ, 003AJ, 004AJ, 005AJ, 006AJ, 007AJ, 008AJ, 009AJ, 001AJ, 002AK, 003AK, 004AK, 005AK, 006AK, 007AK, 008AK, 009AK, 001AK, 002AL, 003AL, 004AL, 005AL, 006AL, 007AL, 008AL, 009AL, 001AL, 002AM, 003AM, 004AM, 005AM, 006AM, 007AM, 008AM, 009AM, 001AM, 002AN, 003AN, 004AN, 005AN, 006AN, 007AN, 008AN, 009AN, 001AN, 002AO, 003AO, 004AO, 005AO, 006AO, 007AO, 008AO, 009AO, 001AO, 002AP, 003AP, 004AP, 005AP, 006AP, 007AP, 008AP, 009AP, 001AP, 002AQ, 003AQ, 004AQ, 005AQ, 006AQ, 007AQ, 008AQ, 009AQ, 001AQ, 002AR, 003AR, 004AR, 005AR, 006AR, 007AR, 008AR, 009AR, 001AR, 002AS, 003AS, 004AS, 005AS, 006AS, 007AS, 008AS, 009AS, 001AS, 002AT, 003AT, 004AT, 005AT, 006AT, 007AT, 008AT, 009AT, 001AT, 002AU, 003AU, 004AU, 005AU, 006AU, 007AU, 008AU, 009AU, 001AU, 002AV, 003AV, 004AV, 005AV, 006AV, 007AV, 008AV, 009AV, 001AV, 002AW, 003AW, 004AW, 005AW, 006AW, 007AW, 008AW, 009AW, 001AW, 002AX, 003AX, 004AX, 005AX, 006AX, 007AX, 008AX, 009AX, 001AX, 002AY, 003AY, 004AY, 005AY, 006AY, 007AY, 008AY, 009AY, 001AY, 002AZ, 003AZ, 004AZ, 005AZ, 006AZ, 007AZ, 008AZ, 009AZ, 001AZ, 002BA, 003BA, 004BA, 005BA, 006BA, 007BA, 008BA, 009BA, 001BA, 002BB, 003BB, 004BB, 005BB, 006BB, 007BB, 008BB, 009BB, 001BB, 002BC, 003BC, 004BC, 005BC, 006BC, 007BC, 008BC, 009BC, 001BC, 002BD, 003BD, 004BD, 005BD, 006BD, 007BD, 008BD, 009BD, 001BD, 002BE, 003BE, 004BE, 005BE, 006BE, 007BE, 008BE, 009BE, 001BE, 002BF, 003BF, 004BF, 005BF, 006BF, 007BF, 008BF, 009BF, 001BF, 002BG, 003BG, 004BG, 005BG, 006BG, 007BG, 008BG, 009BG, 001BG, 002BH, 003BH, 004BH, 005BH, 006BH, 007BH, 008BH, 009BH, 001BH, 002BI, 003BI, 004BI, 005BI, 006BI, 007BI, 008BI, 009BI, 001BI, 002BJ, 003BJ, 004BJ, 005BJ, 006BJ, 007BJ, 008BJ, 009BJ, 001BJ, 002BK, 003BK, 004BK, 005BK, 006BK, 007BK, 008BK, 009



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## PROJECT DETAILS



### NOTABLE TENANTS INCLUDE



### DEMOGRAPHICS (2021)

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,792	87,177	156,081
Avg. Household Income	\$119,221	\$113,463	\$117,857
Daytime Population	4,444	27,314	66,219

### TRAFFIC COUNTS (2018)

LOCATION	ADT
Willamette Drive / Highway 43	19,900



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## AERIAL



## CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.