



THE WINDWARD

LIVE. SHOP. DINE. GATHER.

» BOUTIQUE LAKE OSWEGO OFFICE-MOVE-IN-READY! «

FOR LEASE

**PRIME GROUND FLOOR
SECOND GENERATION
OFFICE/SERVICE SPACE**



ADDRESS

175 Evergreen Road, Lake Oswego, OR

AVAILABLE

- 1,142 RSF/1,038 USF ground floor second generation office/service space.
- Available April 1, 2026

RENTAL RANGE

\$36-39 PSF/YR plus NNN

TRAFFIC COUNTS

A Avenue – 16,752 ADT ('25)

State Street – 29,803 ADT ('25)

HIGHLIGHTS

- Fully built-out new boutique office/service space, including two private light-filled offices, a private conference room, kitchenette and private ADA restroom and more. Perfect location for business seeking to work close to home in a first-class setting.
- Please do not disturb the tenant. Tours with advance notice.
- Located in the class “A” redevelopment of the Wizer’s Shopping Center includes upscale retail, restaurant, and commercial professional service/office space with luxury market rate apartments and underground parking for retail, commercial, and residential.
- Adjacent to Millennium Plaza Park, where the popular Lake Oswego Farmers’ Market is held.
- Join Salt & Straw Ice Cream, Bamboo Sushi, Chuckie Pies, Adorn, StarCycle, Old Growth Barbershop, Domaine Serene, Stretch Lab, Drawn 2 Art Studios, biography, Breakside Brewery, Citrus Salon, Golden, Mad Sass Soap, Artisserie and more!

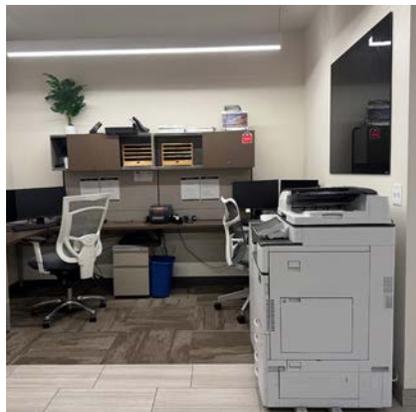
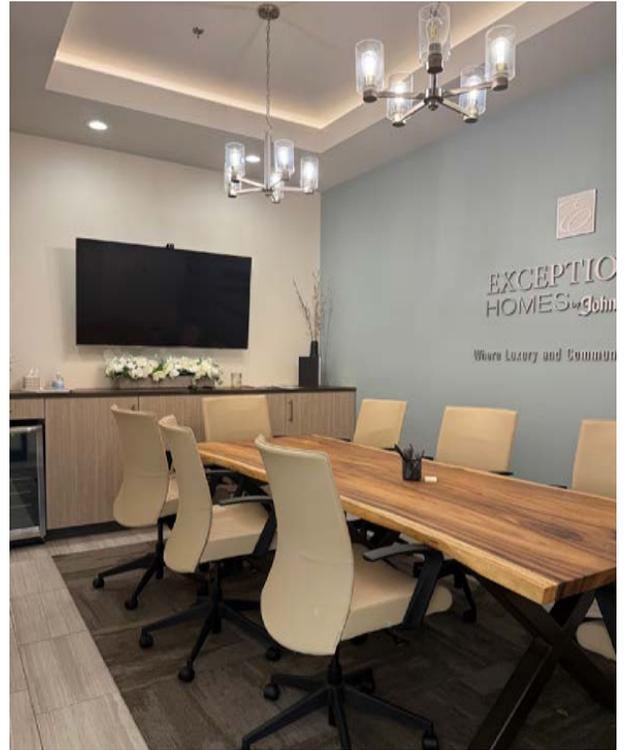


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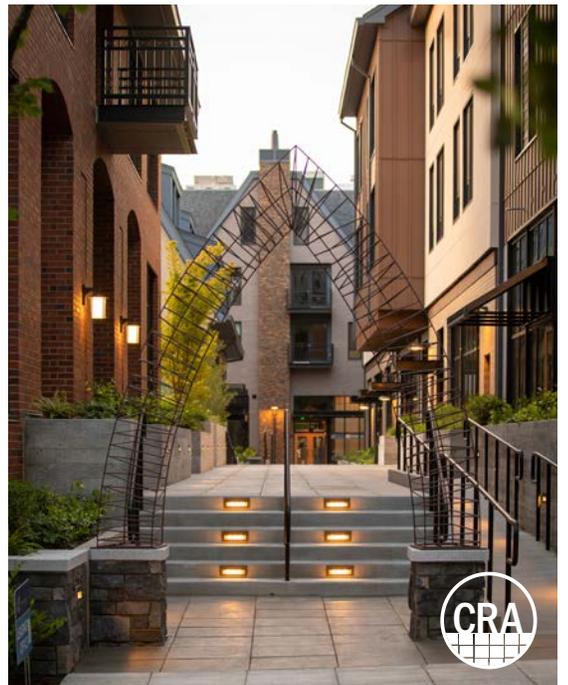
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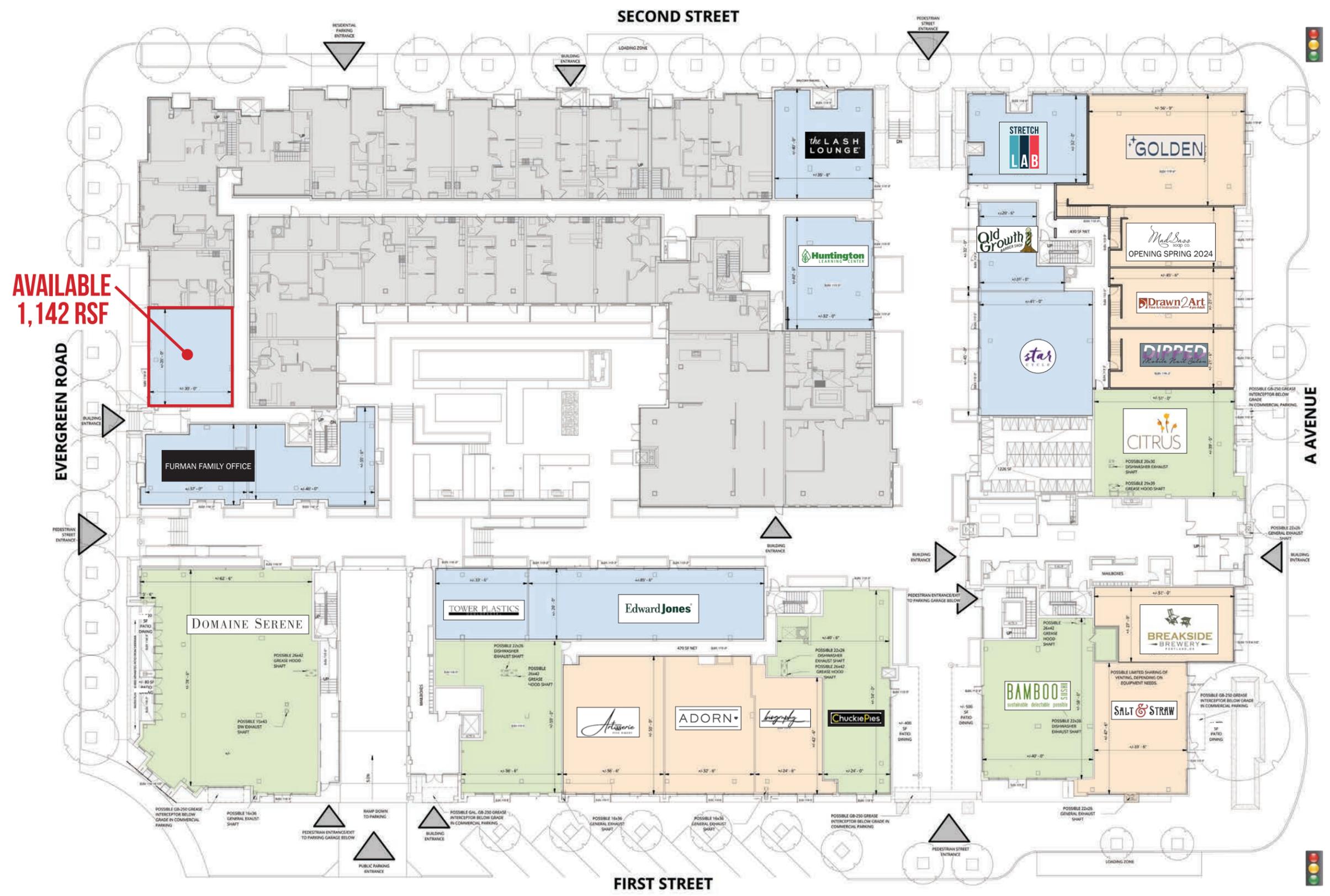


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GROUND LEVEL SITE PLAN | THE WINDWARD

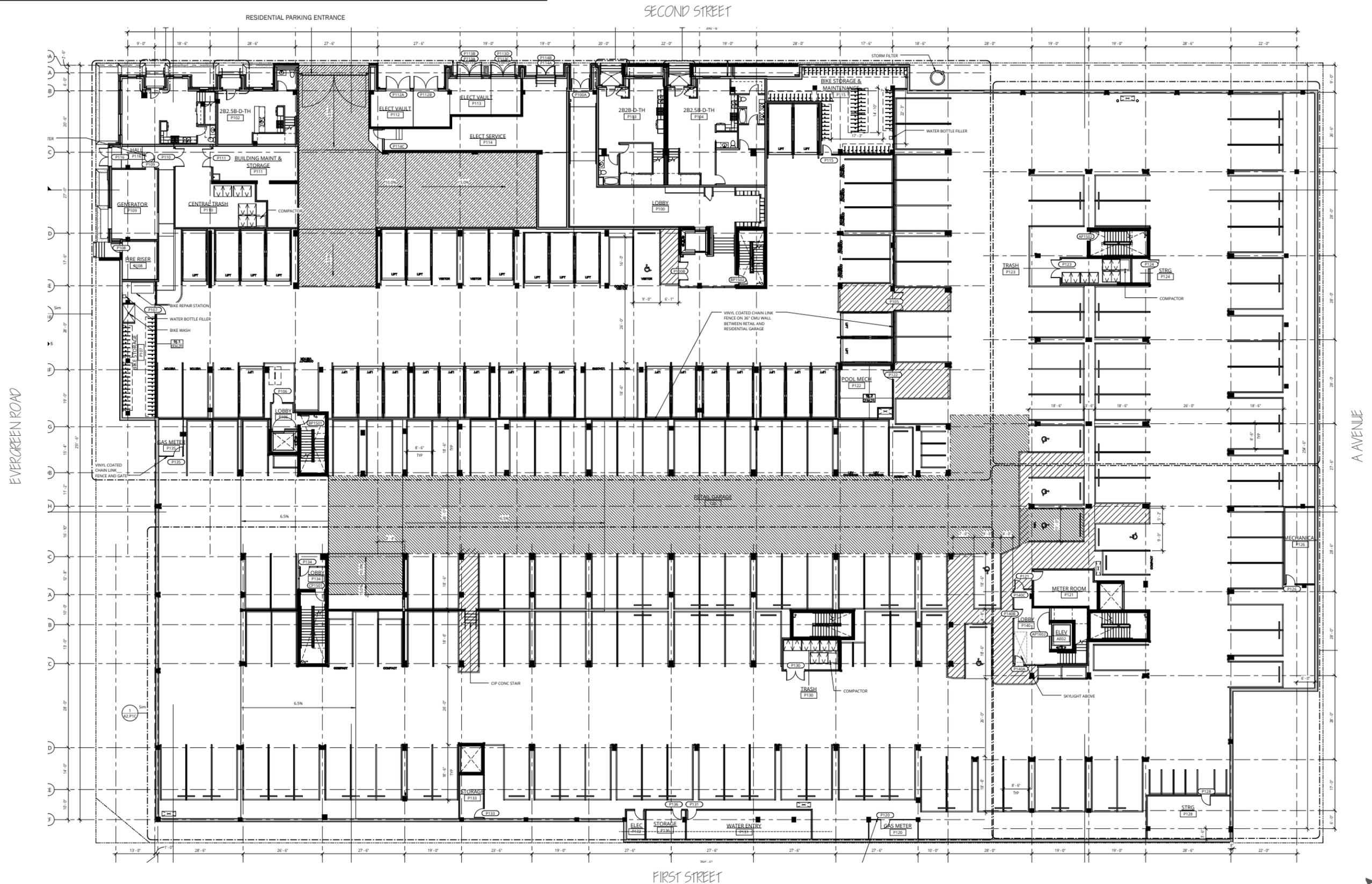
- VENTABLE FOR RESTAURANT USE ■
- RETAIL/SERVICE/OFFICE USE (NO RESTAURANT) ■
- RETAIL USE (NO RESTAURANT) ■
- RESIDENTIAL AREA ■



**AVAILABLE
1,142 RSF**



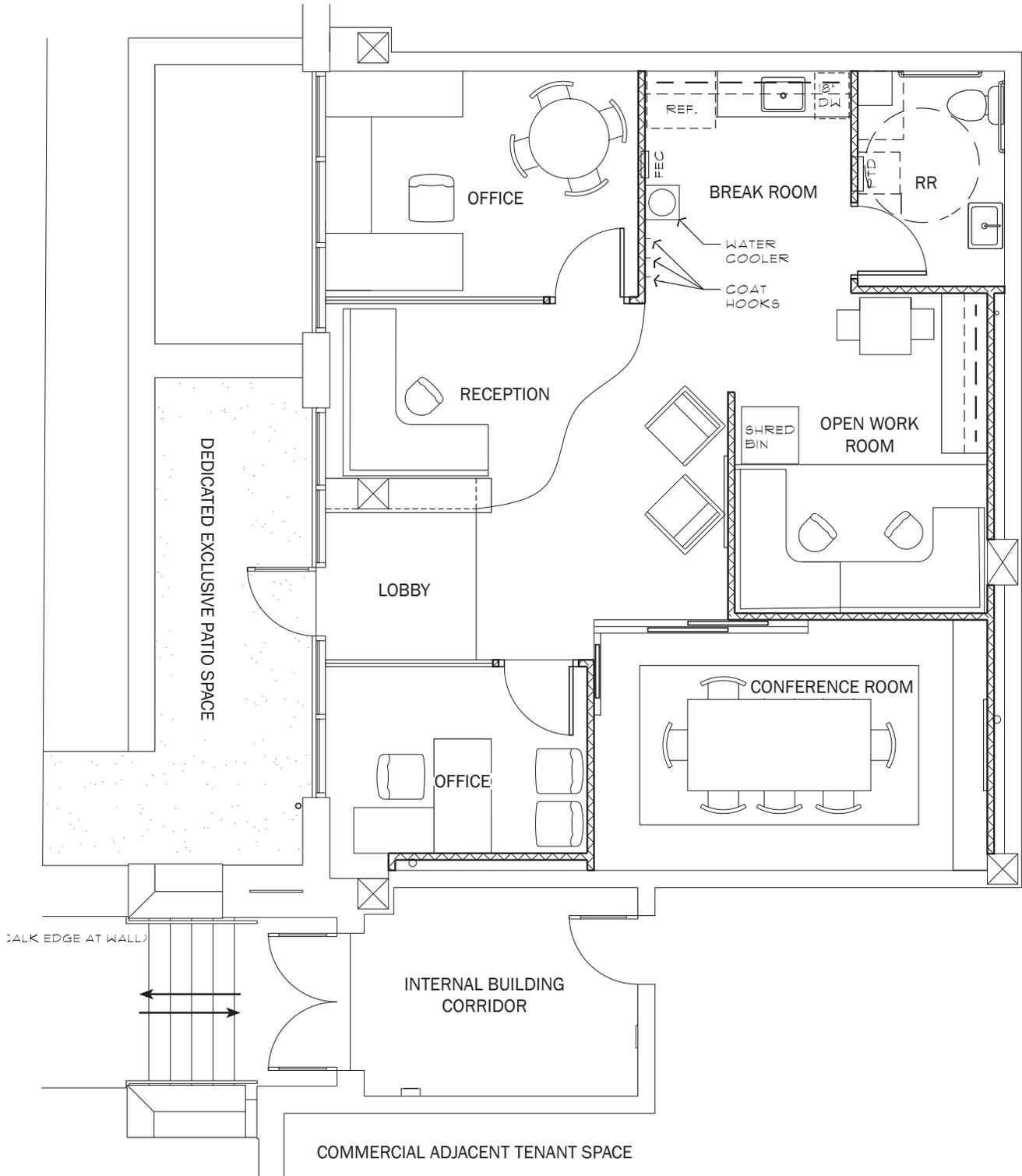
PARKING LEVEL SITE PLAN | THE WINDWARD





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FLOOR PLAN



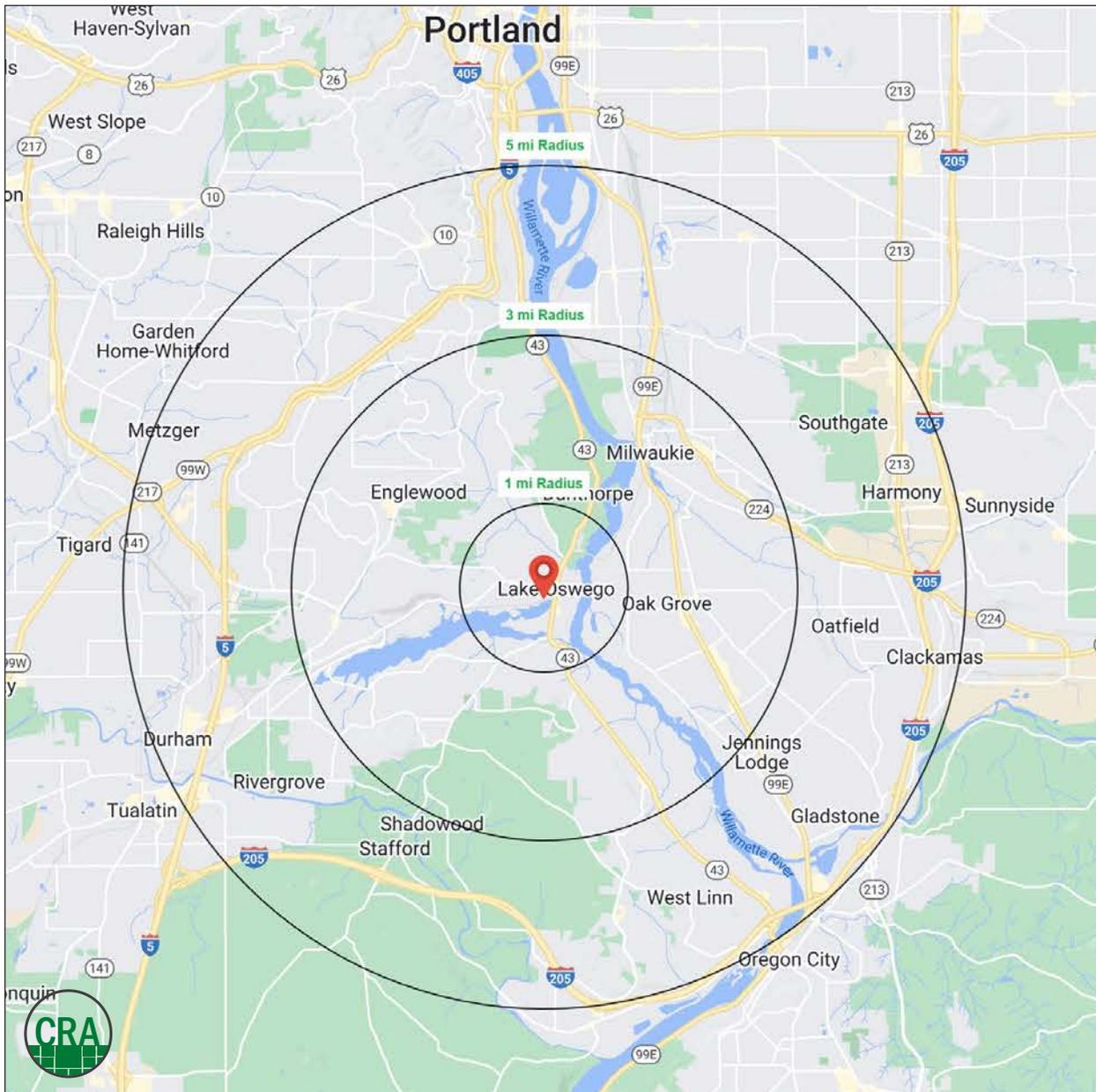
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,535	82,812	267,578
Estimated Households 2025	4,342	35,241	112,901
Average HH Income	\$196,539	\$177,253	\$155,813
Median Home Value	\$985,464	\$783,992	\$681,214
Daytime Demographics 16+	8,878	61,072	225,639
Some College or Higher	89.7%	84.4%	81.7%

\$985,464

Median Home Value
1 MILE RADIUS

\$196,539

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4185/-122.6647

Windward Lake Oswego, OR 97034	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,535	82,812	267,578
2030 Projected Population	9,267	81,052	263,612
2020 Census Population	9,539	82,513	268,961
2010 Census Population	8,862	76,798	249,134
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
2025 Median Age	49.3	44.7	41.8
Households			
2025 Estimated Households	4,342	35,241	112,901
2030 Projected Households	4,286	35,096	112,971
2020 Census Households	4,191	34,282	110,922
2010 Census Households	4,038	32,258	103,610
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	84.8%	82.6%	79.6%
2025 Estimated Black or African American	1.2%	1.7%	2.2%
2025 Estimated Asian or Pacific Islander	5.2%	5.8%	6.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2025 Estimated Other Races	8.5%	9.5%	11.1%
2025 Estimated Hispanic	7.5%	8.4%	10.1%
Income			
2025 Estimated Average Household Income	\$196,539	\$177,253	\$155,813
2025 Estimated Median Household Income	\$137,854	\$125,926	\$116,451
2025 Estimated Per Capita Income	\$89,534	\$75,655	\$65,926
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.1%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.8%	2.1%
2025 Estimated High School Graduate	8.8%	12.6%	14.5%
2025 Estimated Some College	16.3%	17.2%	19.3%
2025 Estimated Associates Degree Only	7.3%	7.2%	7.5%
2025 Estimated Bachelors Degree Only	37.3%	35.2%	33.4%
2025 Estimated Graduate Degree	28.8%	24.8%	21.5%
Business			
2025 Estimated Total Businesses	1,045	5,505	19,518
2025 Estimated Total Employees	5,178	32,110	140,963
2025 Estimated Employee Population per Business	5.0	5.8	7.2
2025 Estimated Residential Population per Business	9.1	15.0	13.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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