



Available For Lease

Lake Plaza South

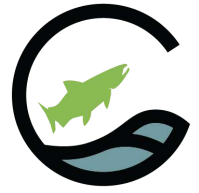
6902 SE Lake Rd
Milwaukie, OR 97267

Offering Memorandum Presented By:

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PROPERTY INFORMATION

Section 1

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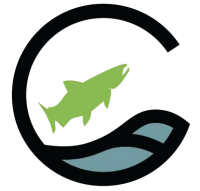
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Property Highlights

Lake Plaza South

6902 SE Lake Rd, Milwaukie, OR 97267



Location Information

Building Name	Lake Plaza South
Street Address	6902 SE Lake Rd
City, State, Zip	Milwaukie, OR 97267
County	Clackamas

Building Information

Building Class	B
Tenancy	Multiple
Number of Floors	3
Year Built	1999
Load Factor	14.0
Number of Buildings	1

Property Highlights

- Available for lease: Suite 202 - 2,191 USF (2,520 RSF); Suite 302: 3,981 USF/4,407 RSF
- Lease Rate: \$24/RSF/annual, Full Services including janitorial
- Building Details: 32,787 SF, 3-story, 1999 construction
- Zone: OC (Office Commercial)
- Parking: Unreserved, 125 spaces (4:1000)
- ADA: Compliant, elevator-served from main lobby
- Co-tenants include: Kaiser Permanente Kidney & Renal Center, Willamette Dental Group, Body Shop NW & Anahata Medicine, and Virtue at the Point Recovery Center.

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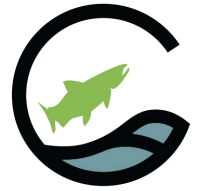
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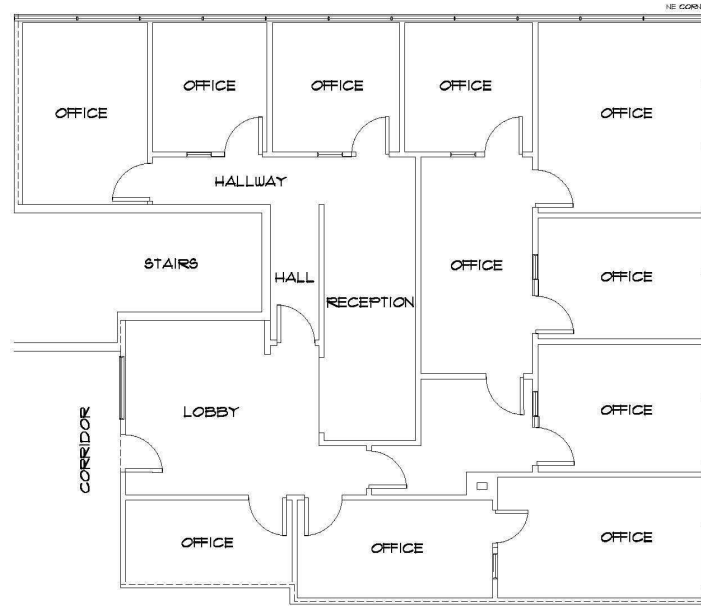
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SUITE 202 - SECOND FLOOR - 2,191 SQ. FT.

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,191 SF	Lease Rate:	\$24.00 SF/yr

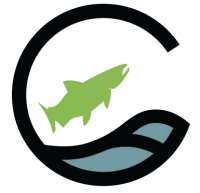
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 202	2,191 SF	Full Service	\$24.00 SF/yr	Located on the second floor, Suite 202 consists of 2,191 USF of professional office space and featuring a spacious client lobby, large reception with work space, nine (9) private offices (several large enough to act as conference rooms), a large storage/file/IT room, and a large open back-office space suitable for workstations or as a secondary reception and lobby.

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Lease Highlights

- Second floor NE corner location featuring nine (9) large private offices, spacious client lobby, large reception counter and work area, storage and IT room, and large open back-office area.
- Space features nice finish levels with all private offices having large windows that provide excellent natural light and territorial views.
- Design of the suite provides a ready-built opportunity for compatible businesses to co-tenant or sub-lease a portion of the space utilizing a shared lobby and reception with a very functional, private secondary office space of approximately 785 SF, featuring four (4) private offices and a large open office area, which could also act as a second lobby/reception.



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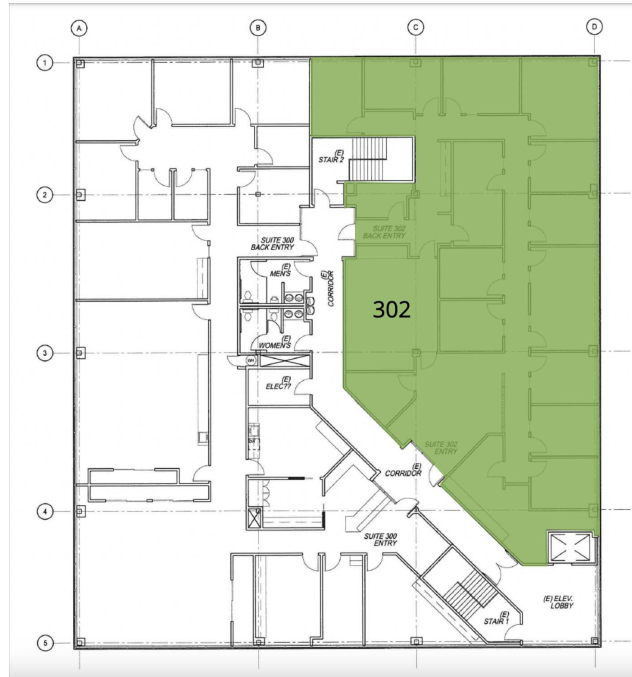
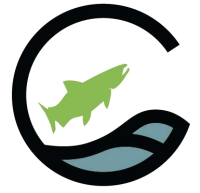
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,981 SF	Lease Rate:	\$24.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 302	3,981 SF	Full Service	\$24.00 SF/yr	Located on the third floor's NEC, Suite 302 consists of 3,981 USF/4,404 RSF of updated professional office space and features fourteen (14) private offices, a large open reception and lobby, large 30+ person capacity conference room, a second medium conference room, multiple storage rooms, a large copy/work room, breakroom and kitchenette. Ten (10) of the private offices feature large windows with great natural light and territorial views to the north and east.

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LOCATION INFORMATION

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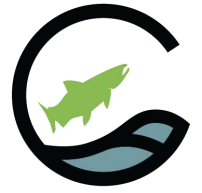
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DEMOGRAPHICS

Section 3

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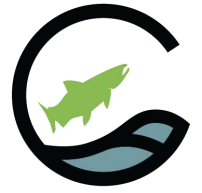
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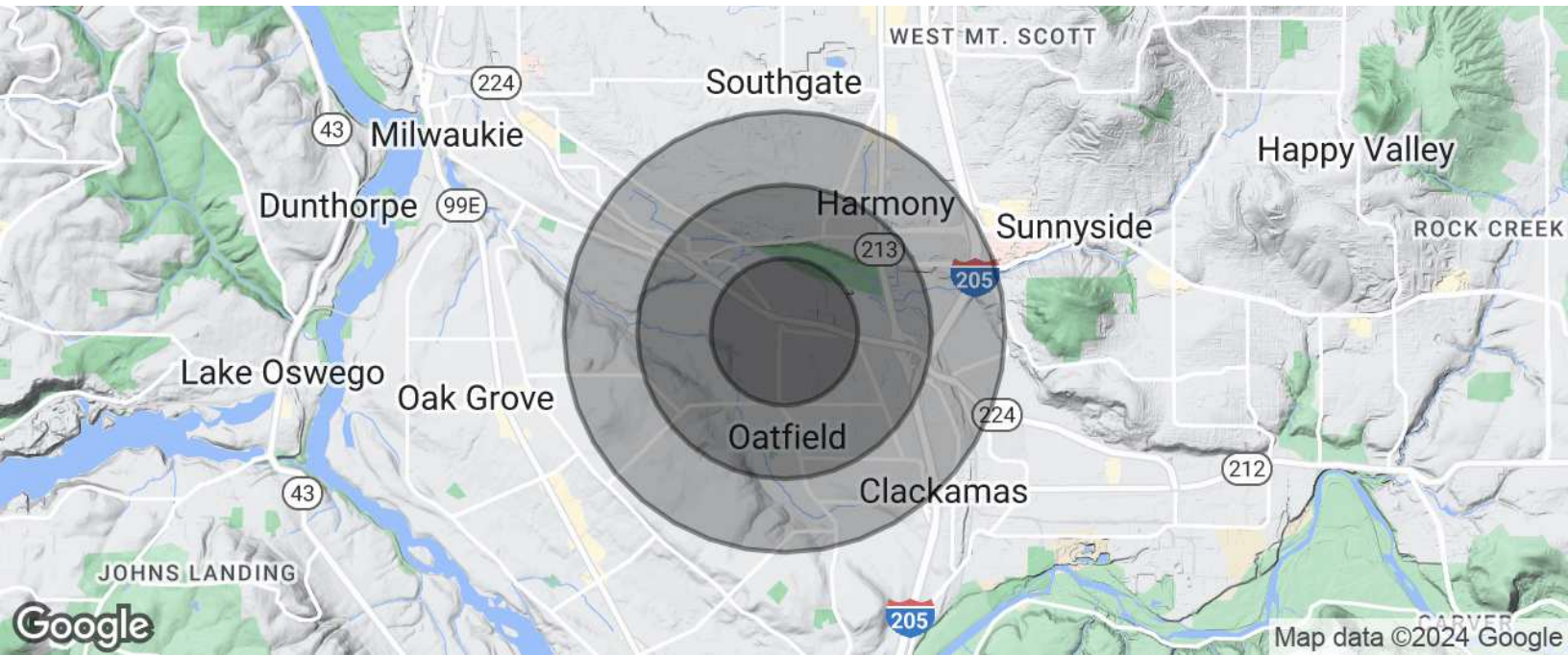
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,646	10,295	25,695
Average Age	54.6	44.9	41.9
Average Age (Male)	48.1	43.0	40.1
Average Age (Female)	59.1	46.5	43.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	750	4,315	10,800
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$74,093	\$84,277	\$85,192
Average House Value	\$379,503	\$371,481	\$338,736

* Demographic data derived from 2020 ACS - US Census

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