

224 Medical Center

6542 SE LAKE ROAD, PORTLAND, OR 97222



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FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

6542 SE Lake Road, Portland, OR 97222



PROPERTY DESCRIPTION

The suites are fully built-out for professional medical use.

PROPERTY HIGHLIGHTS

- Available Q3 2026
- Abundant parking, 4/1000 SF parking ratio
- Local management and vibrant medical complex

OFFERING SUMMARY

Lease Rate: \$22.00 - 28.50 SF/yr (NNN)

Available SF: 677 - 8,621 SF

Building Size: 21,517 SF



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AVAILABLE SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
Suite 101	\$28.50 SF/yr	NNN	2,739 SF
Suite 102	\$28.50 SF/yr	NNN	3,408 SF
Suite 105	\$28.50 SF/yr	NNN	1,797 SF
Suite 110	\$22.00 SF/yr	NNN	677 SF

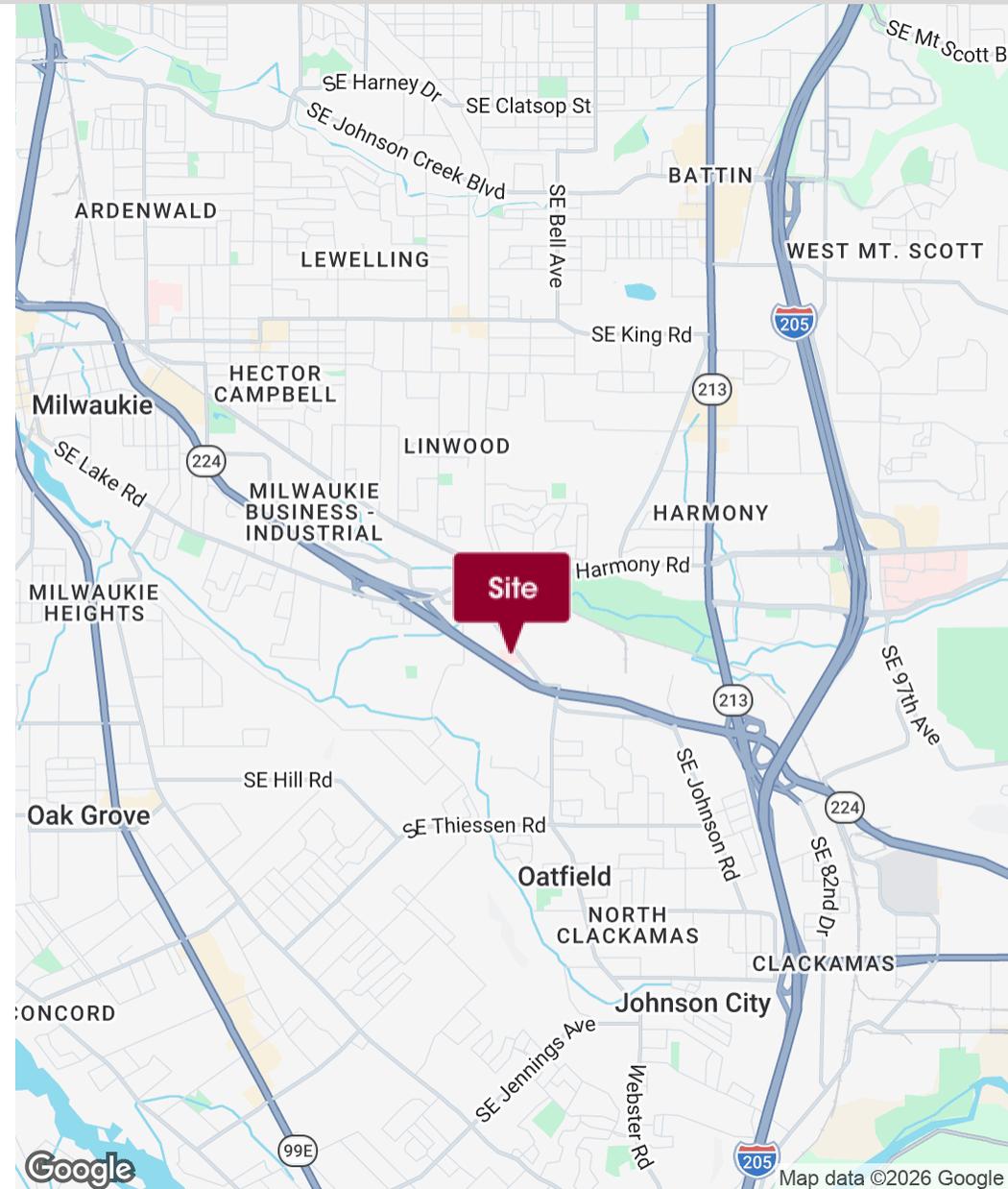
All spaces can be combined as one contiguous space totaling 8,621 SF



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LOCATION DESCRIPTION

The property is situated within the Milwaukie Business-Industrial District, offering excellent access to the I-205 and OR 224 interchange and located approximately 15 minutes from Downtown Portland. Positioned on SE Lake Rd, it provides convenient proximity to the surrounding residential communities of Clackamas, Happy Valley, and Southeast Portland. Although the property may carry a Portland mailing address, it is officially located within the City of Milwaukie in Clackamas County.

NEARBY COMPLIMENTARY BUSINESSES

- Cascade Family Practice
- Columbia Pain Management
- Lake Road Family Medicine
- Restorative Health
- Beacon Oral Surgery
- Day Wireless



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