

# Stand-Alone Office Building

16791 SE 120TH AVENUE CLACKAMAS, OR 97015

Tyler Dean  
503.972.7278  
tyler@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR  
SUBLEASE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



FOR SUBLEASE

16791 SE 120th Avenue, Clackamas, OR 97015



### PROPERTY DESCRIPTION

Stand-alone office building available for sublease. The building features off street parking, six private offices, reception, kitchenette/break room, two restrooms with showers and locker room. Can be combined with adjacent yard storage ranging from 2-5 acres.

### PROPERTY HIGHLIGHTS

- Six private offices (short or long term availability)
- Can be combined with adjacent yard storage
- Two restrooms with showers

### OFFERING SUMMARY

|                        |                           |
|------------------------|---------------------------|
| Lease Rate:            | \$3,750.00 per month (MG) |
| Office Building Size:  | 2,176 SF                  |
| Year Built:            | 1992                      |
| Adjacent Storage Yard: | 2-5 Acres                 |

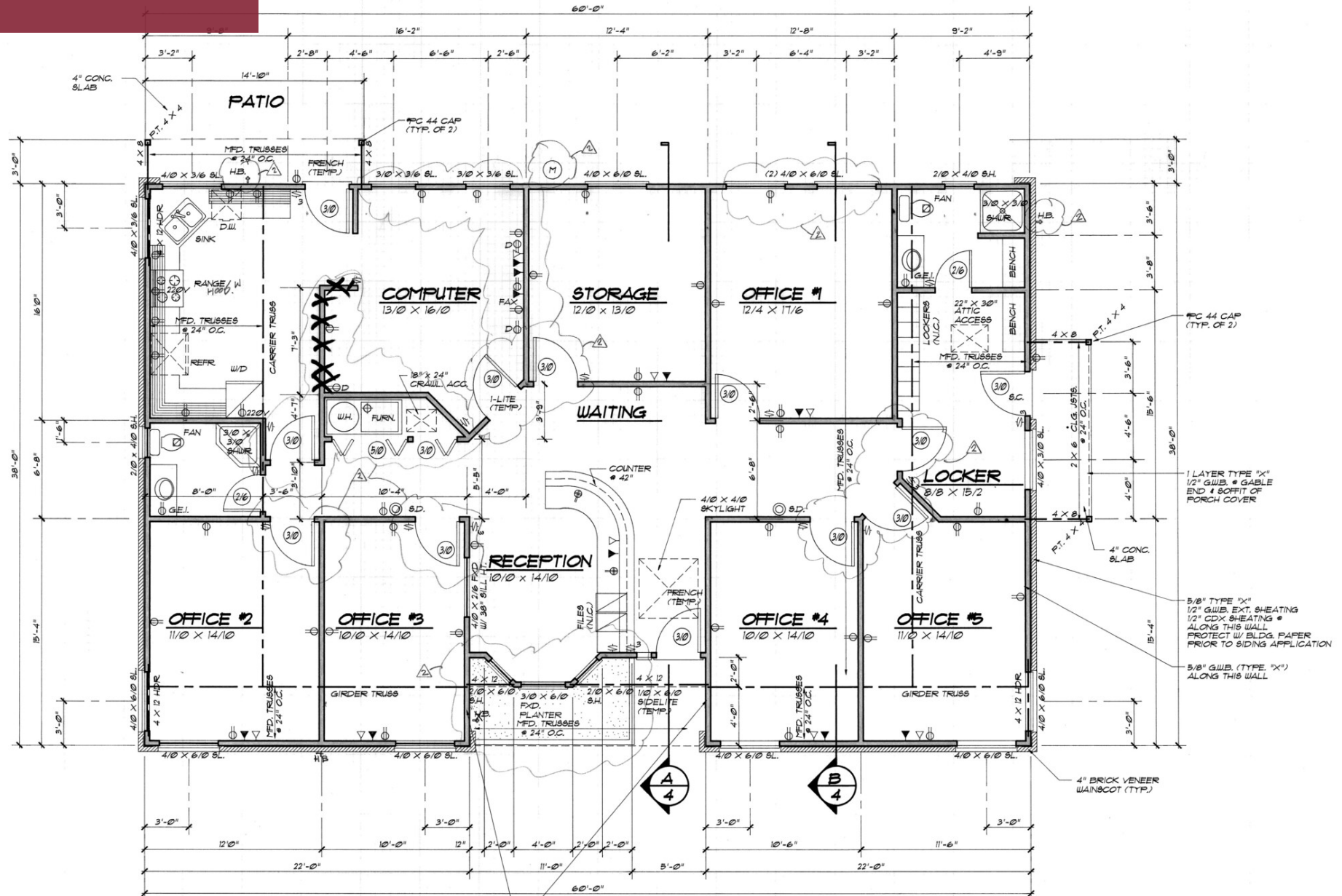


**Tyler Dean**  
503.972.7278  
tyler@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

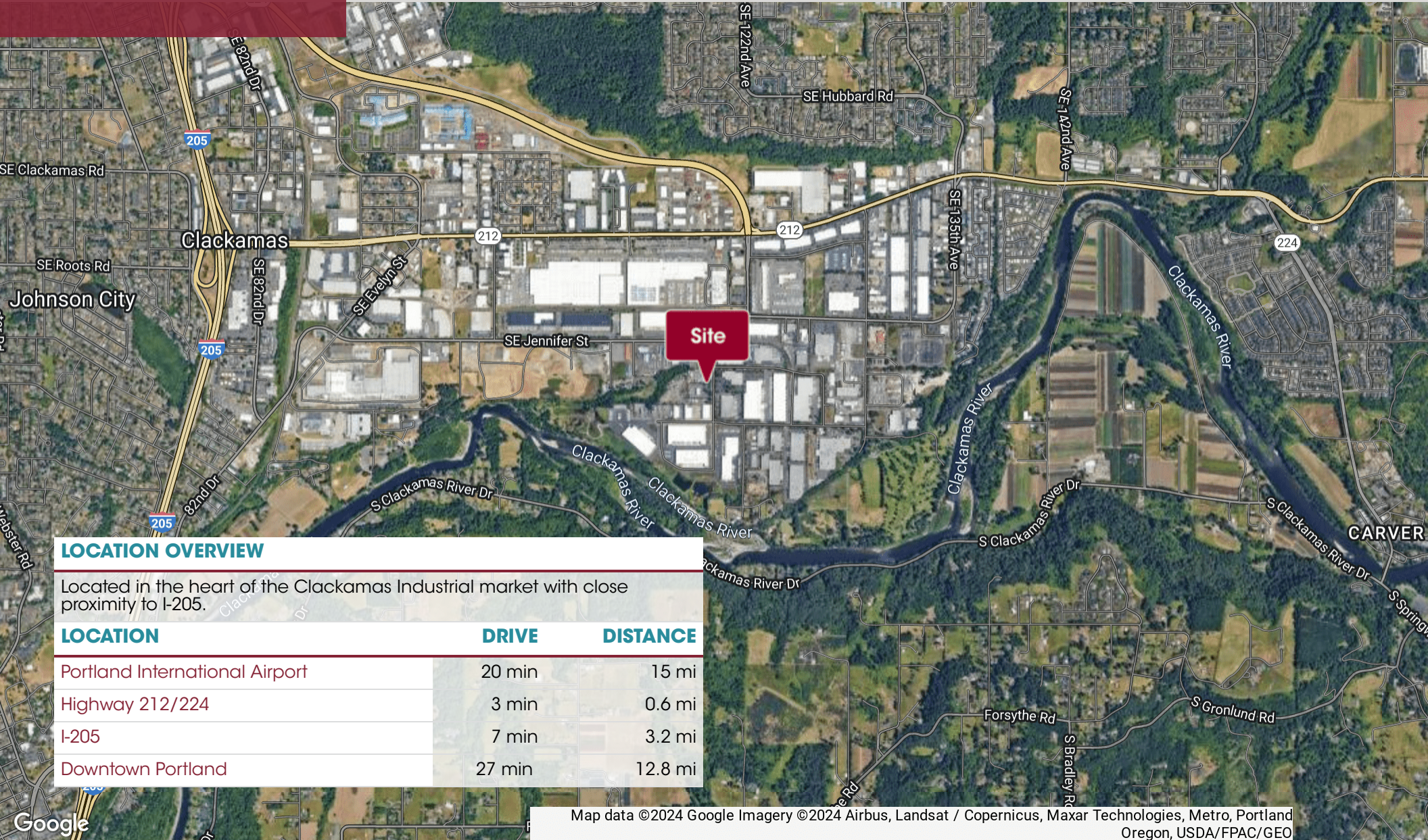
MACADAMFORBES.COM | 503.227.2500





**Tyler Dean**  
 503.972.7278  
 tyler@macadamforbes.com  
 Licensed in OR





**LOCATION OVERVIEW**

Located in the heart of the Clackamas Industrial market with close proximity to I-205.

| LOCATION                       | DRIVE  | DISTANCE |
|--------------------------------|--------|----------|
| Portland International Airport | 20 min | 15 mi    |
| Highway 212/224                | 3 min  | 0.6 mi   |
| I-205                          | 7 min  | 3.2 mi   |
| Downtown Portland              | 27 min | 12.8 mi  |

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO



**Tyler Dean**  
 503.972.7278  
 tyler@macadamforbes.com  
 Licensed in OR