

**CLACKAMAS INDUSTRIAL OFFICE FOR LEASE**

**FOR LEASE | 1,112 - 2,926 SF OFFICE SPACE**  
9301 SOUTHEAST STANLEY AVENUE, MILWAUKIE, OR 97222



**PROPERTY DESCRIPTION**

Newly remodeled second floor office spaces with common area break room and various size configurations. Abundant parking, great office for industrial and construction companies.

**PROPERTY HIGHLIGHTS**

- Newly renovated flooring, painting, and LED lighting
- Custom office layout available upon request
- 1,112 - 2,926 SF Available (see floorplan)
- Common Area Breakroom
- Security System
- On-site Management
- Rent includes utilities

**OFFERING SUMMARY**

Lease Rate:	\$20.00 - 24.00 SF/yr (MG)
Available SF:	1,112 - 1,814 SF
Building Size:	10,146 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$20.00 - 24.00 SF/yr	1,814 SF
Suite 220	\$20.00 - 24.00 SF/yr	1,112 SF

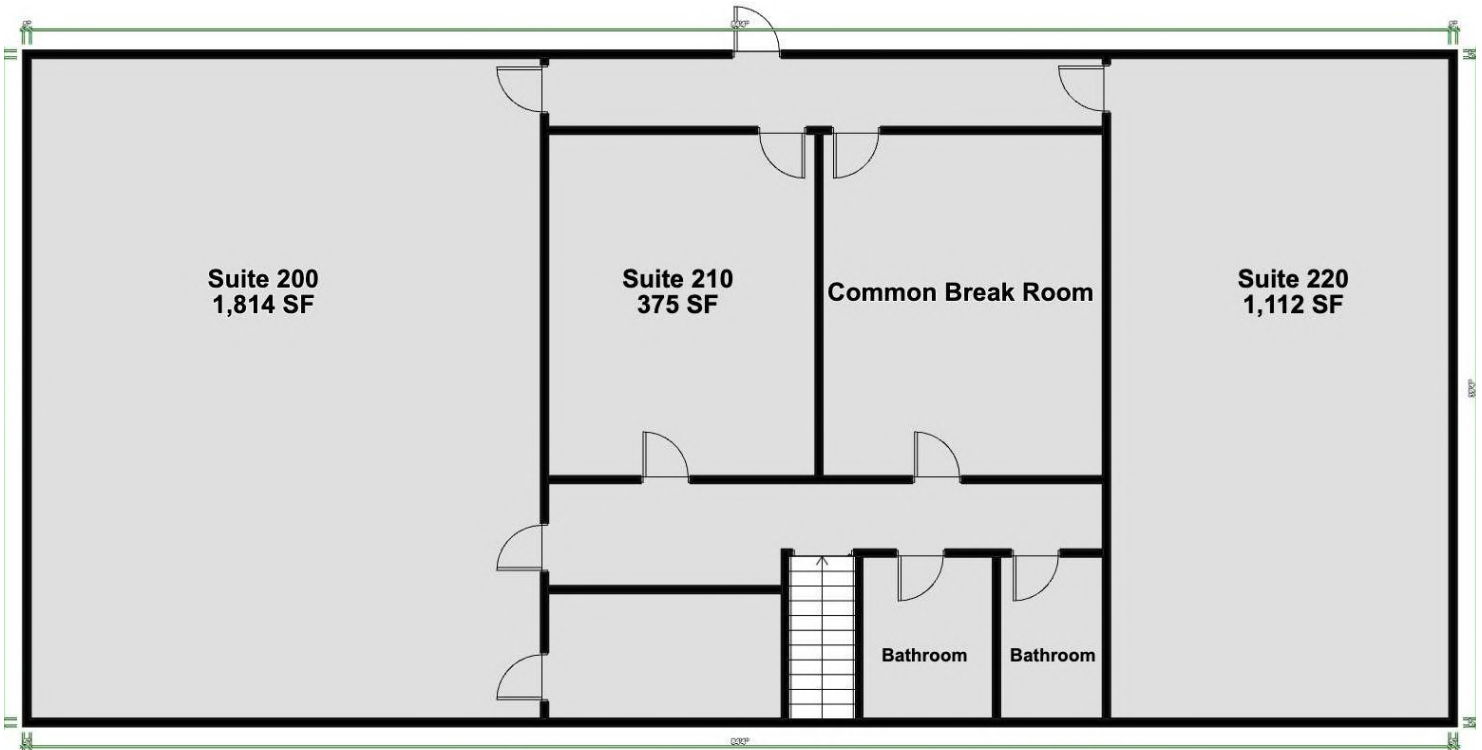
**MICK GRIEP**  
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Mick@CommercialRENW.com  
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**DENISE BROHOSKI**  
Owner - Commercial Real Estate NW  
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ADDITIONAL PHOTOS

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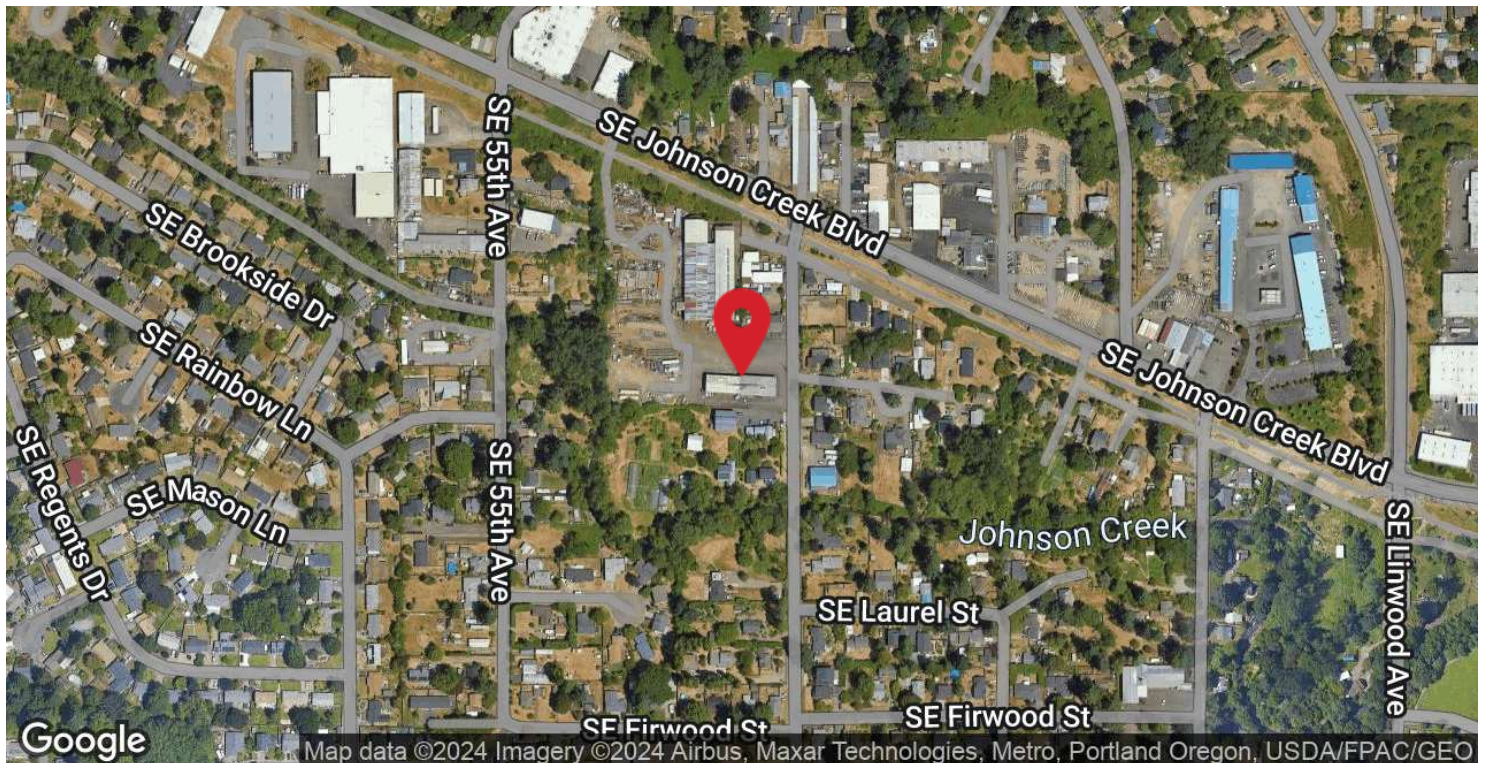
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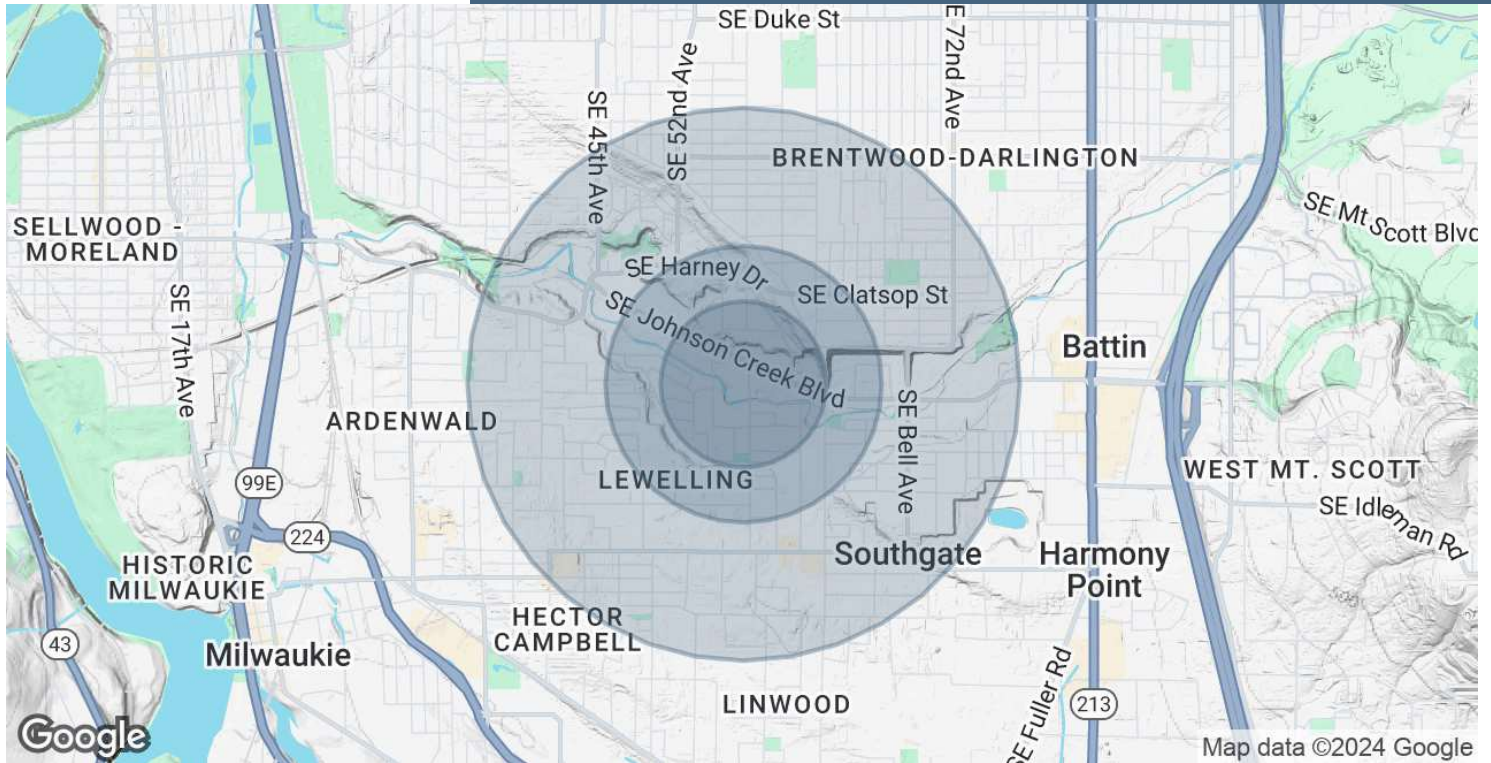
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	752	3,494	17,956
Average Age	42	42	41
Average Age (Male)	42	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	291	1,387	7,129
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$101,005	\$105,610	\$105,638
Average House Value	\$538,096	\$544,865	\$531,199

Demographics data derived from AlphaMap

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