

1,570 SF CLACKAMAS OFFICE

FOR LEASE | APPROXIMATELY ±1,570 SF OFFICE SPACE
9117 SOUTHEAST SAINT HELENS STREET, CLACKAMAS, OR 97015



OFFERING SUMMARY

Available Size:	1,570 SF
Lease Rate:	\$18.00 SF/yr (Modified Gross)
Monthly Rent:	\$2,355/month
Building Size:	12,500 SF
Year Built:	1955
Renovated:	2026

PROPERTY HIGHLIGHTS

- Renovated in 2026
- Current buildout includes conference room, storage, and bathroom
- Tenant improvements negotiable
- Rent includes electricity, gas, water, sewer, and garbage.
- Tenant pays for security, internet, and janitorial
- 2 off street parking spaces available with abundant street parking
- Window signage allowed
- Quick access to I-205, Hwy 212 and Hwy 224

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,601	34,507	94,183
Total Population	8,913	89,270	244,695
Average HH Income	\$105,193	\$113,519	\$126,511

MICK GRIEP

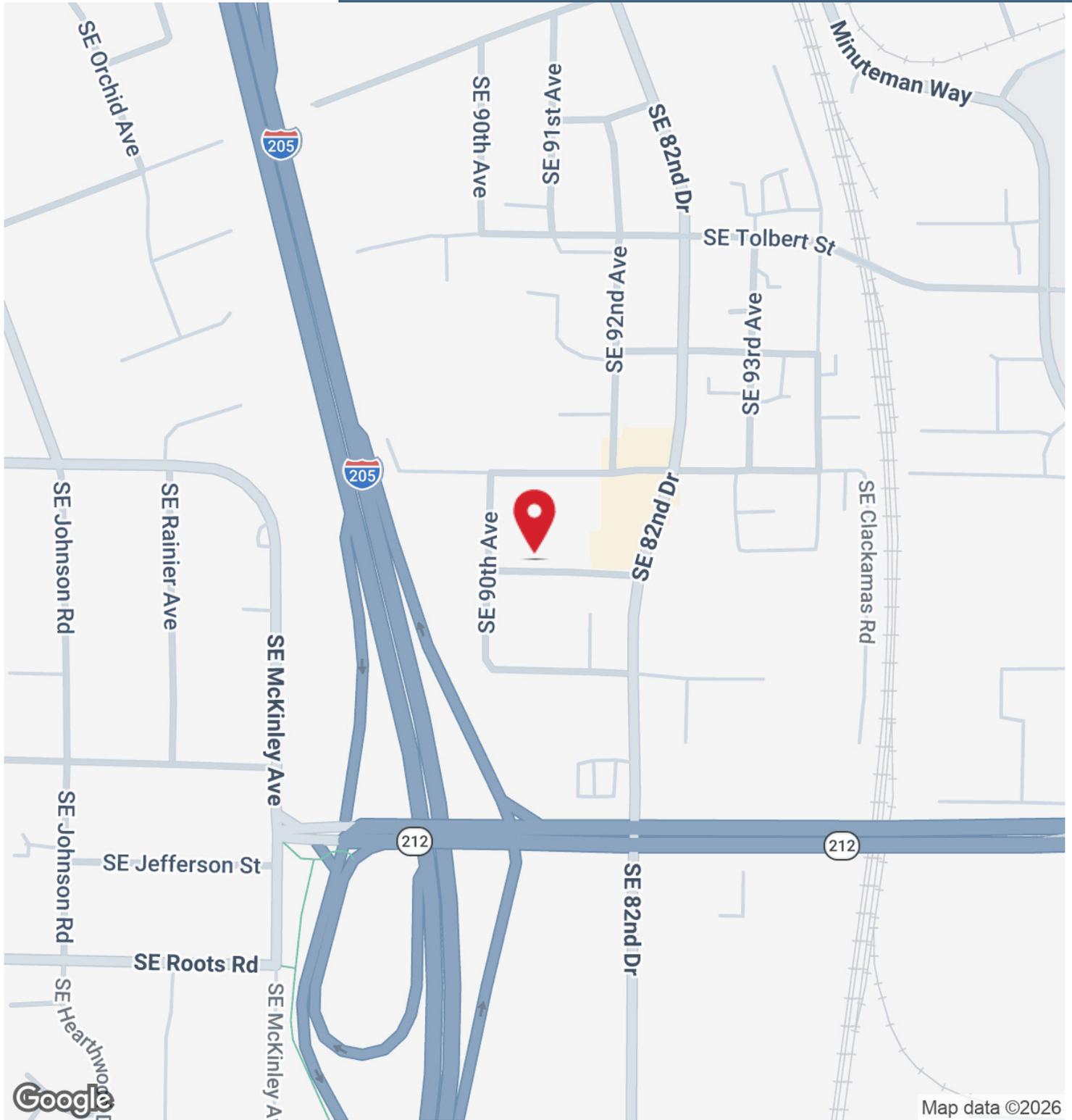
Associate Broker
Mick@CommercialRENW.com
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Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com



LOCATION MAP

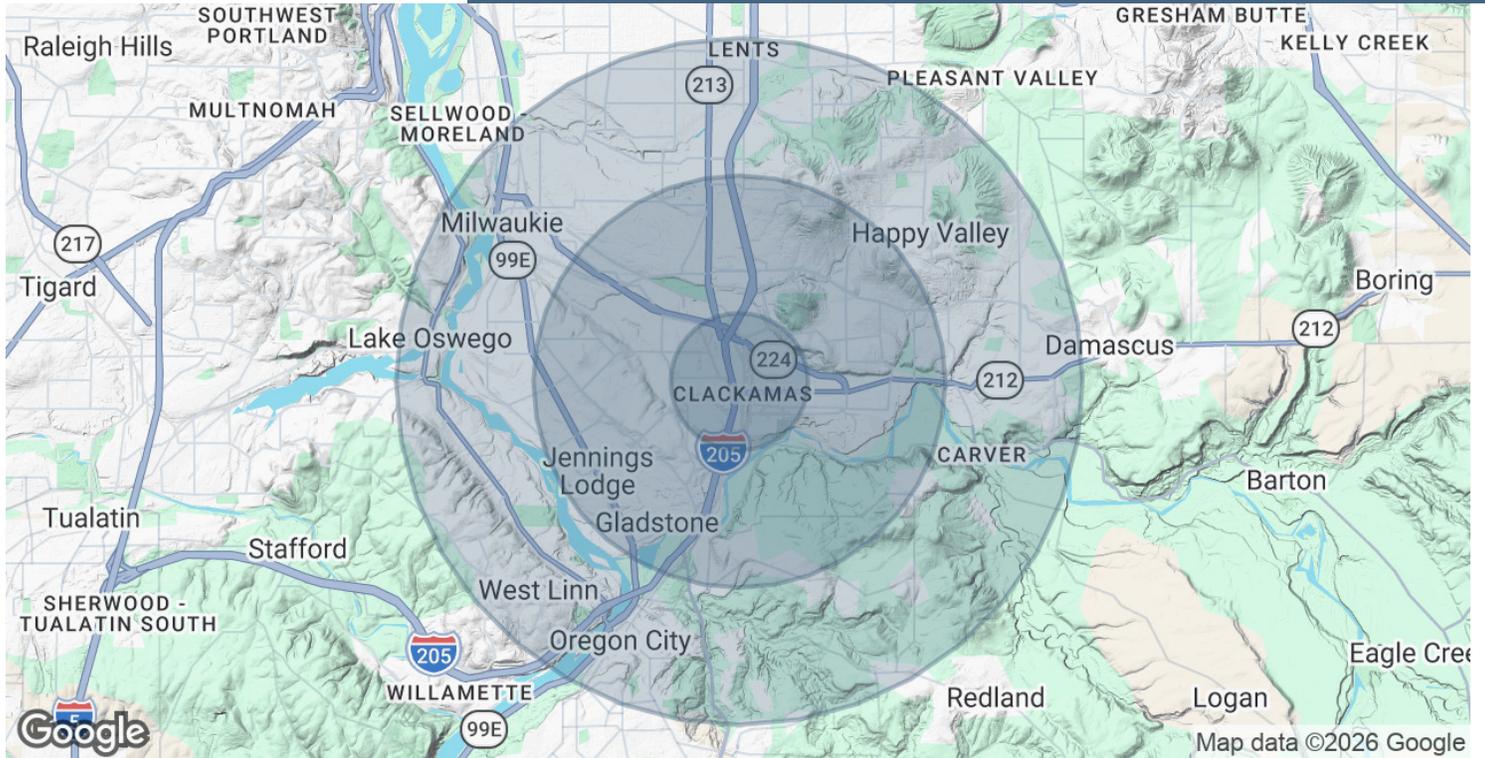
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,913	89,270	244,695
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,601	34,507	94,183
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$105,193	\$113,519	\$126,511
Average House Value	\$513,836	\$572,952	\$641,741

Demographics data derived from AlphaMap

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