



FOR LEASE



RED CREEK BUSINESS PARK

Multiple Building Office / Flex / Industrial Opportunity

11,600 SF Available

270 S Beavercreek Road, Suite 200, Oregon City, OR

The Red Creek Business Park is a multiple building office/flex/industrial project that is located minutes to HWY 213 & I-205. Ideal for office, R&D, assembly, and warehouse uses, these buildings feature abundant exterior glass that allows for natural light and views. Conveniently located next to local restaurants, shopping, and support businesses. Adjacent to the Clackamas County Services Campus.

JOHN FETTIG, SIOR

Principal | Licensed in OR

503-708-9710 | johnfettig@capacitycommercial.com



PROPERTY SUMMARY



**FOR
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PROPERTY DETAILS

Address	270 S Beaver Creek Road Oregon City, OR 97045
Shell SF	Approx. 10,000 SF Shell Area
Warehouse SF	8,400 SF
Office SF	3,200 SF 1,600 SF 1st Floor 1,600 SF 2nd Floor Office
Rentable Building Area	Approx. 11,600 SF
Construction	Concrete Tilt-Up
Dock Loading	(1) Dock Door
Grade Loading	(1) Drive-In Door
Clear Height	Approx. 22'
Sprinklers	Wet System
Roof	Insulated - Fiberglass
Zoning	Mixed-Use Employment, City of Oregon City
Lease Rate	\$9,750.00 / month NNN

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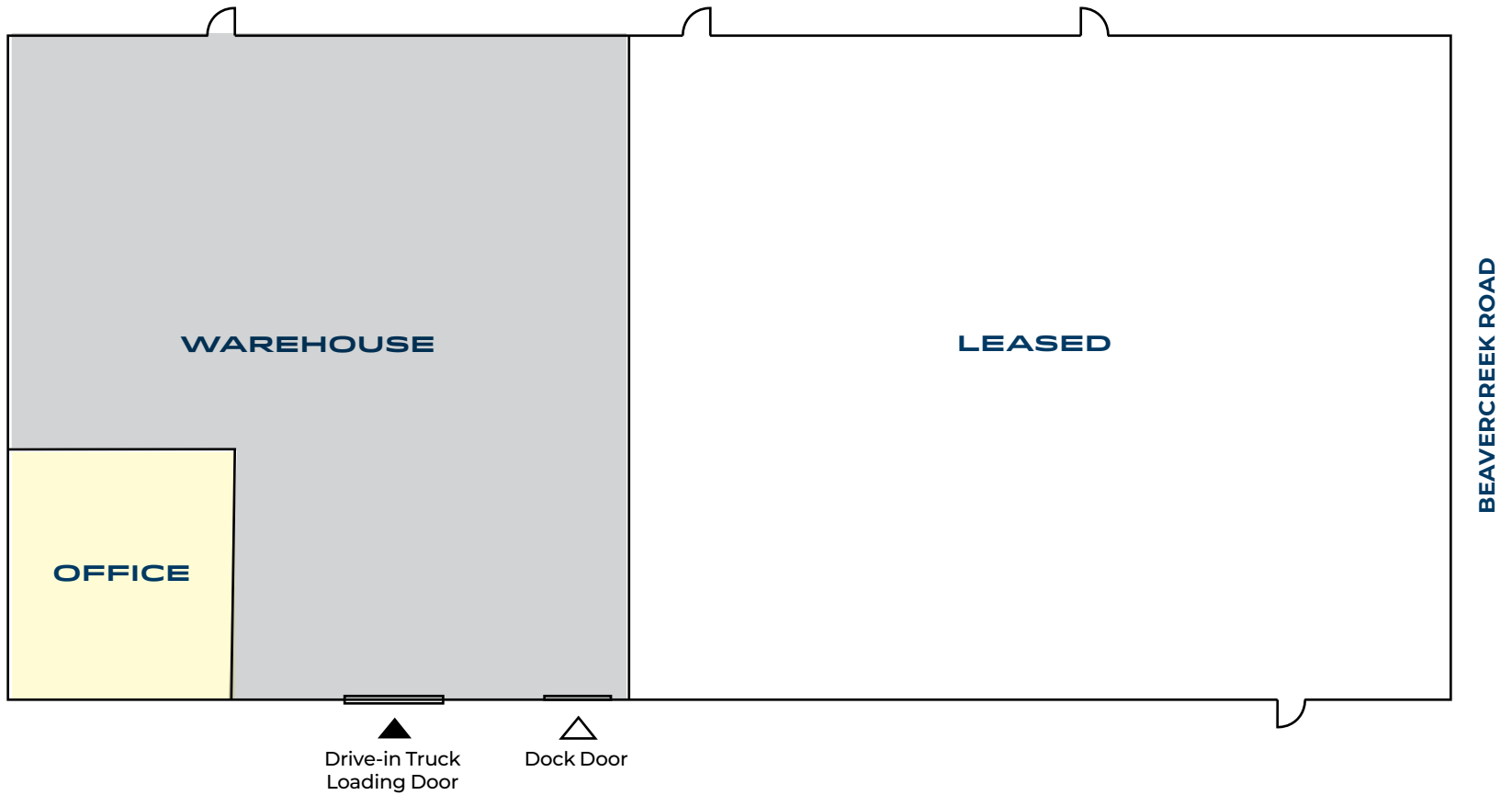
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270 BEAVERCREEK ROAD

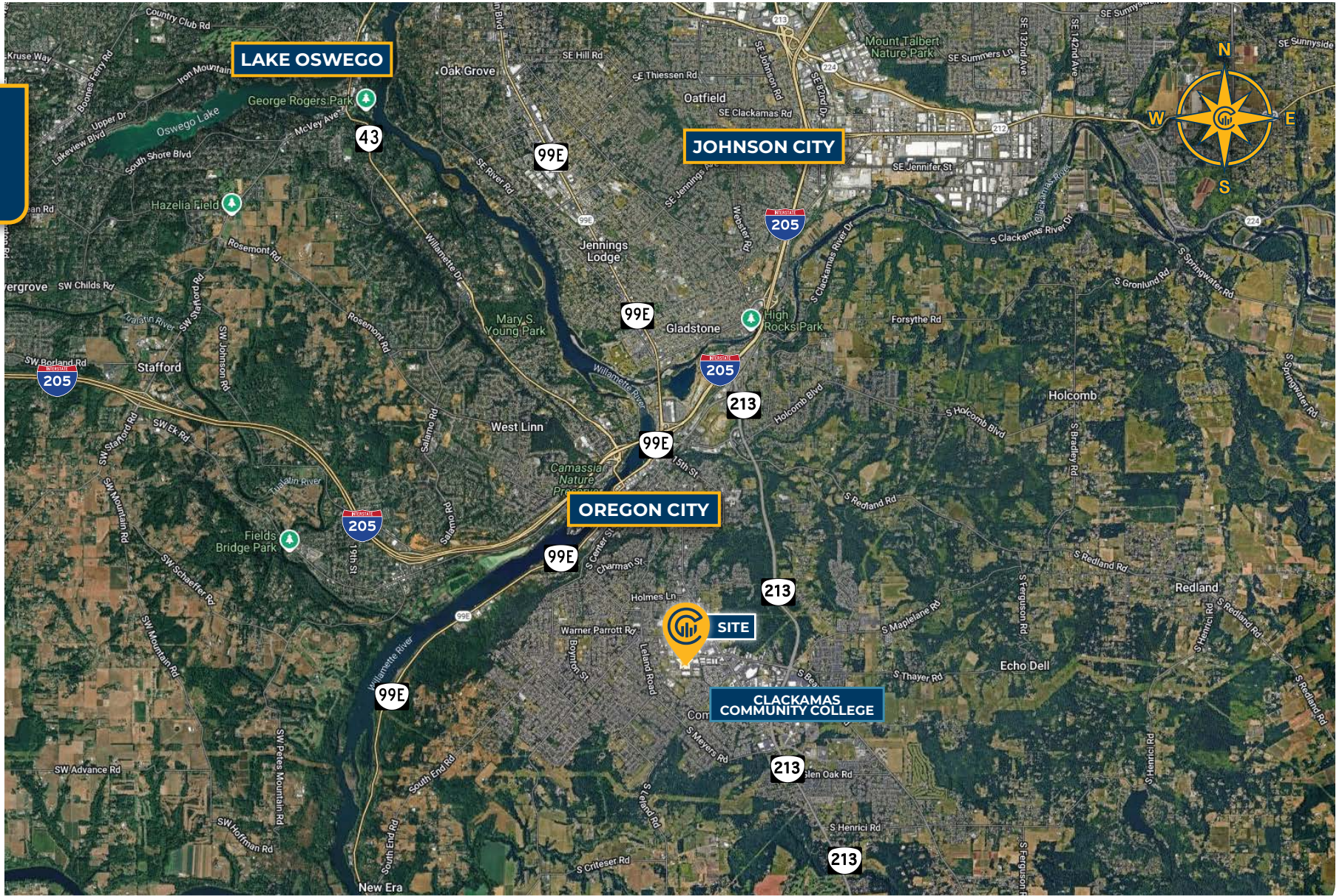


FLOOR PLAN





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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