

Lawnfield Business Park

9866-9902 SOUTHEAST EMPIRE COURT, CLACKAMAS, OR 97015



Brett Bayne
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Licensed in OR

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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 LEASE



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9866-9902 Southeast Empire Court, Clackamas, OR 97015



LOCATION DESCRIPTION

Located in the highly desirable Clackamas Industrial Submarket.

PROPERTY HIGHLIGHTS

- Dock & grade loading specific to each suite
- 3-Phase power
- 18' Clear height
- Multiple office sizes and configuration

OFFERING SUMMARY

Lease Rate:	\$1.10/SF (NNN)
Triple Nets Est.	\$0.28/SF
Available SF:	2,100 - 21,000 SF



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AVAILABLE SPACES

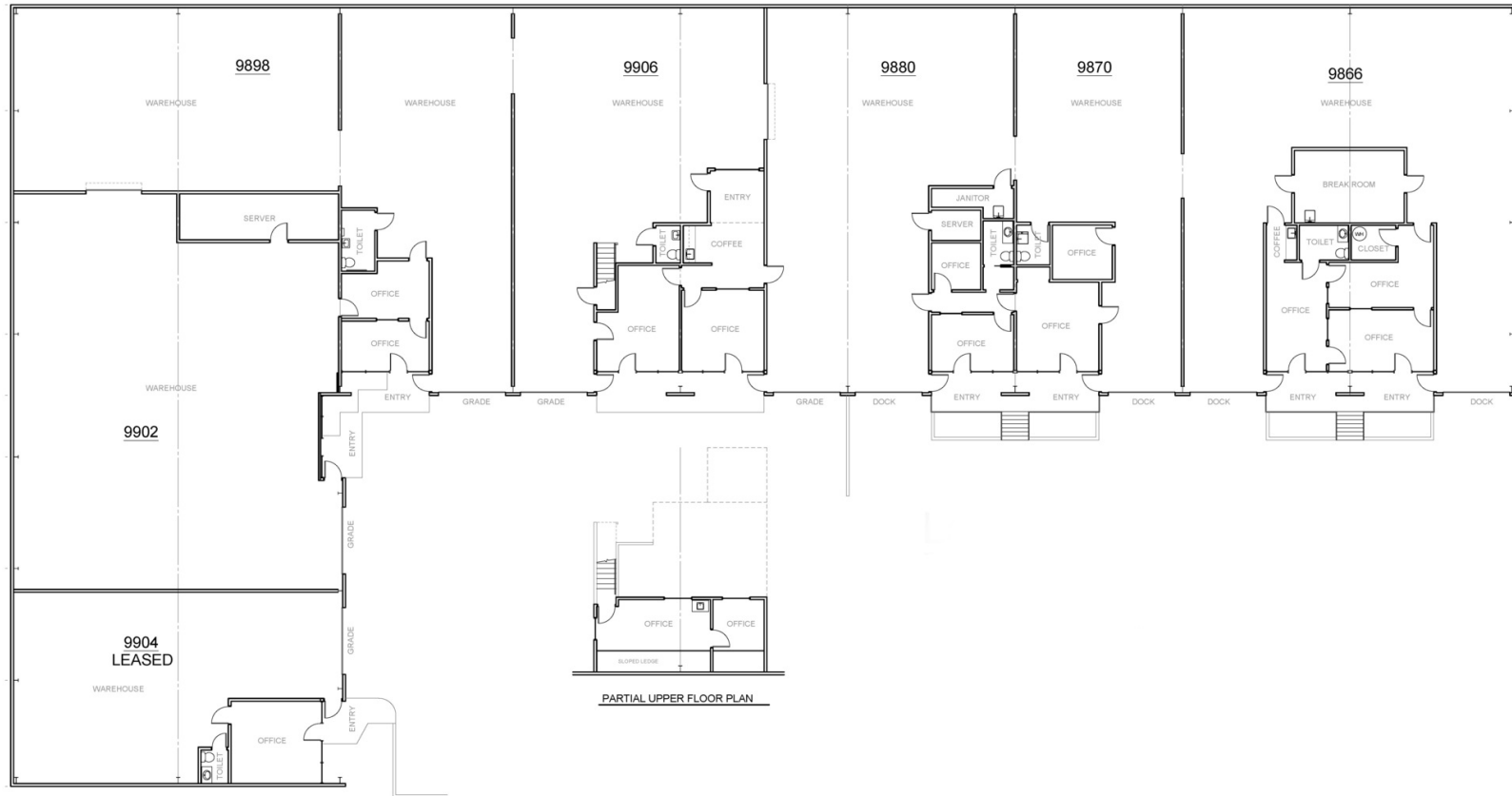
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 9866 SE Empire Court	4,200 SF	\$4,620 per month	1,086 SF Office, 2 Dock Doors - LEASED
■ 9870 SE Empire Court	2,100 SF	\$2,310 per month	433 SF Office, 1 Dock Door - LEASED
■ 9880 SE Empire Court	3,134 SF	\$3,447 per month	509 SF Office, 1 Dock Door, 1 Grade Door



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 9890 SE Empire Court	3,166 SF	\$3,482 per month	804 SF Office, 1 Grade Door - LEASED
■ 9898 & 9902 SE Empire Court	8,400 SF	\$7,980 per month	643 SF Office, 2 Grade Doors - LEASED



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