



FOR LEASE



GRAMARK OFFICE BUILDING

Industrial Space: 1,210 - 2,903 SF

12300 SE Mallard Way, Milwaukie, OR 97222

- Free-standing Suburban Office Building featuring move-in ready suites
- Abundant parking, creekside water features, and well maintained landscaping
- Adjacent to over 200,000 SF of light manufacturing and distribution space, which could be combined with an office only component

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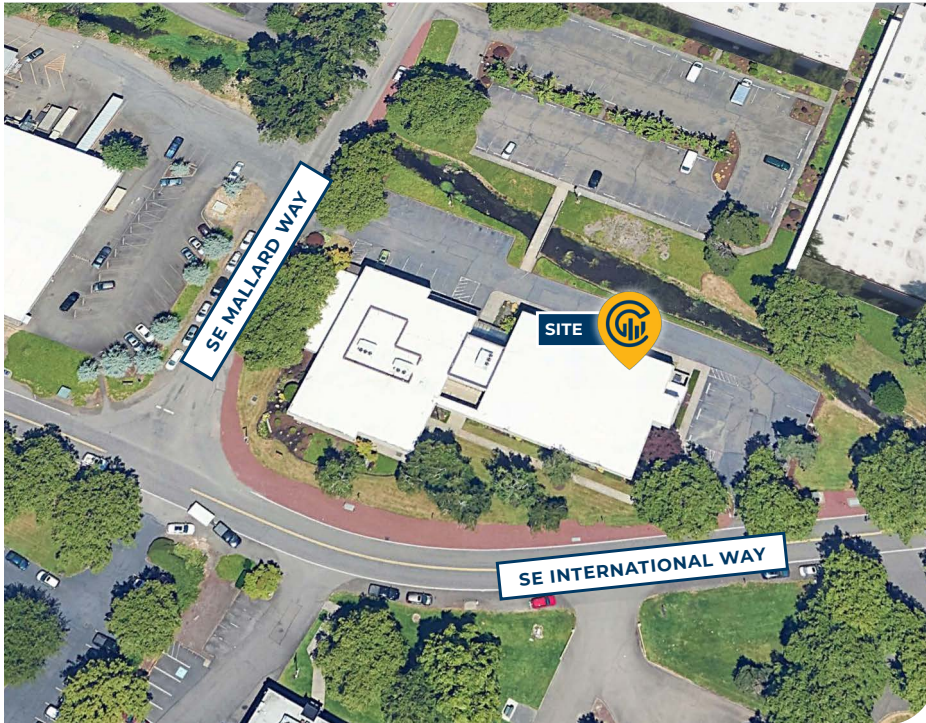
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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	12300 SE Mallard Way, Milwaukie, OR 97222
Available Space	1,210 - 2,903 SF
N° of Suites Available	4 Suites
Lease Rate	\$22.00 psf, Full Service
Use Type	Office
Availability	Now - November 2024

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
109	1,400 SF	Office	\$22 psf FS	Now
210	2,500 SF	Office	\$22 psf FS	Nov 2024
265	2,903 SF	Office	\$22 psf FS	Sep 2024
285	1,210 SF	Office	\$22 psf FS	Feb 2025

Location Features

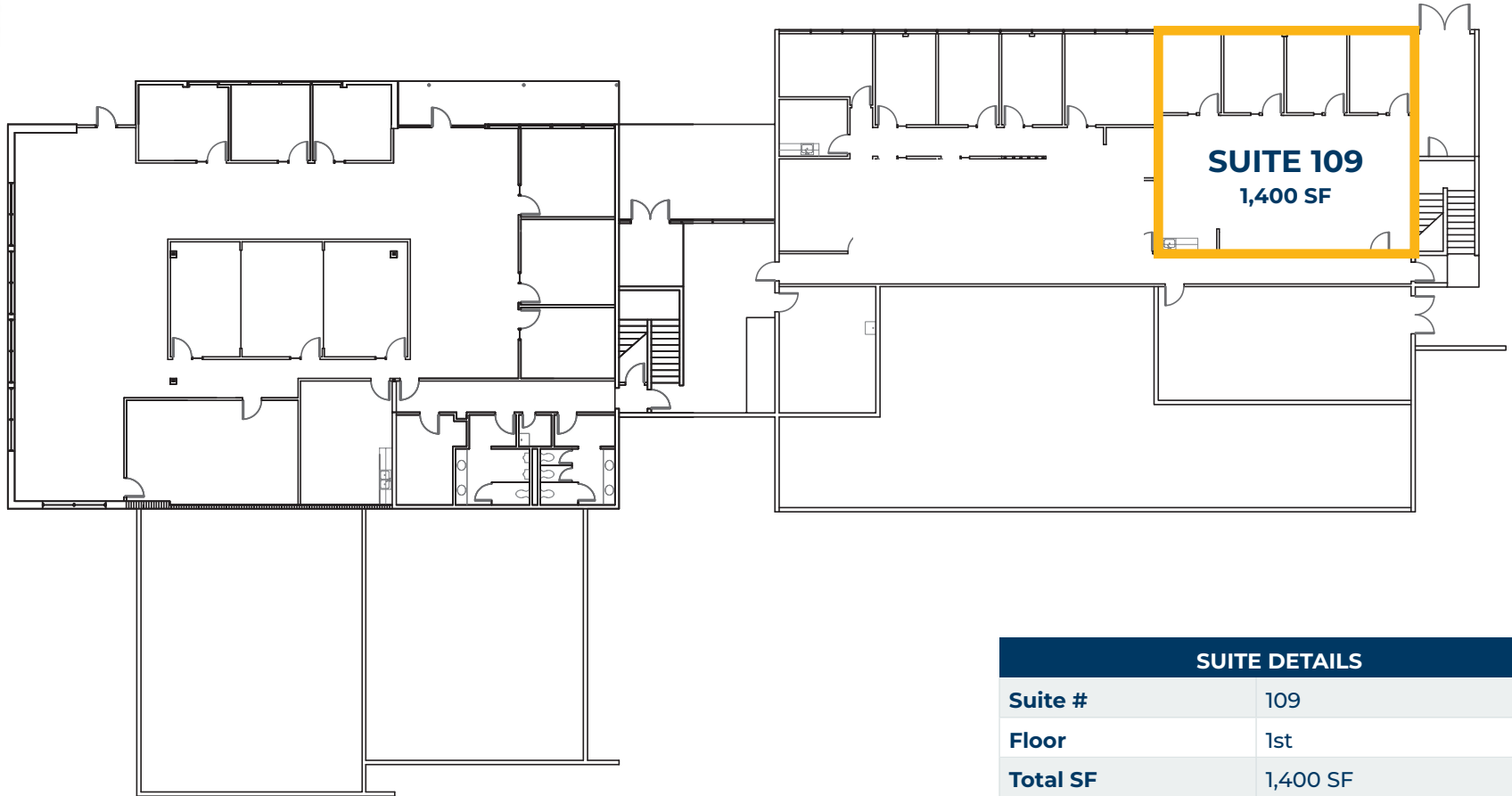
- Frontage on SE Mallard Way & SE International Way
- Located in the Clackamas Enterprise Zone
- One Block from Hwy 224
- 2 Miles to I-205
- 14 Miles to Portland International Airport

Nearby Highlights

- Bob's Red Mill - Headquarters
- Breakside Brewery
- Clackamas Town Center
- Costco
- Dave's Killer Bread
- Gensco Inc
- Jo's Saloon & Eatery
- Lowe's
- Makin Thai & Sushi
- Milwaukie Self Storage
- Safeway



1ST FLOOR

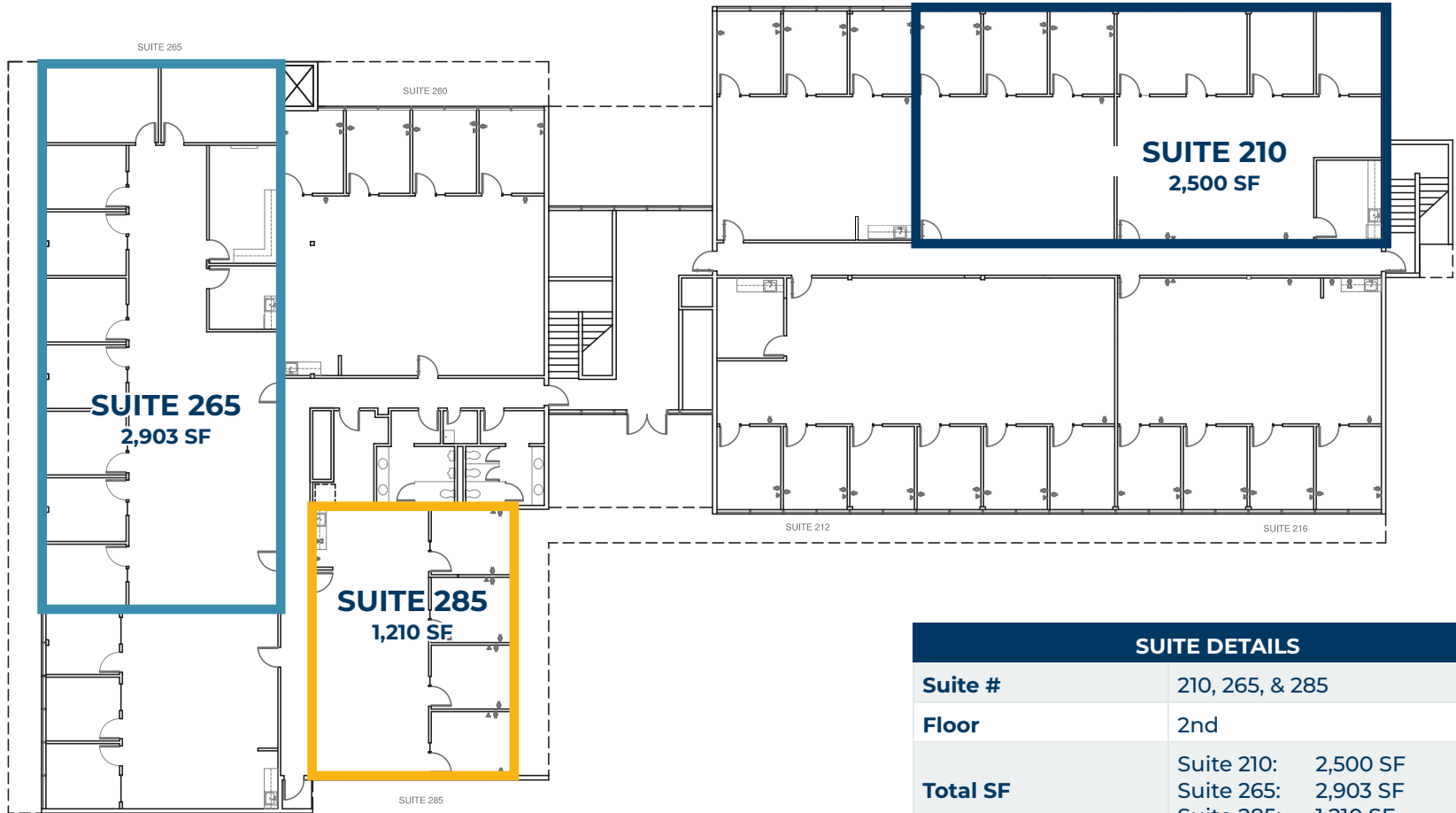


SUITE DETAILS	
Suite #	109
Floor	1st
Total SF	1,400 SF
Rate / SF	\$22.00, Full Service
Availability	Now
Additional Features	<ul style="list-style-type: none">• In Suite Coffee Bar• Creekside Views• New Paint



FLOOR PLAN

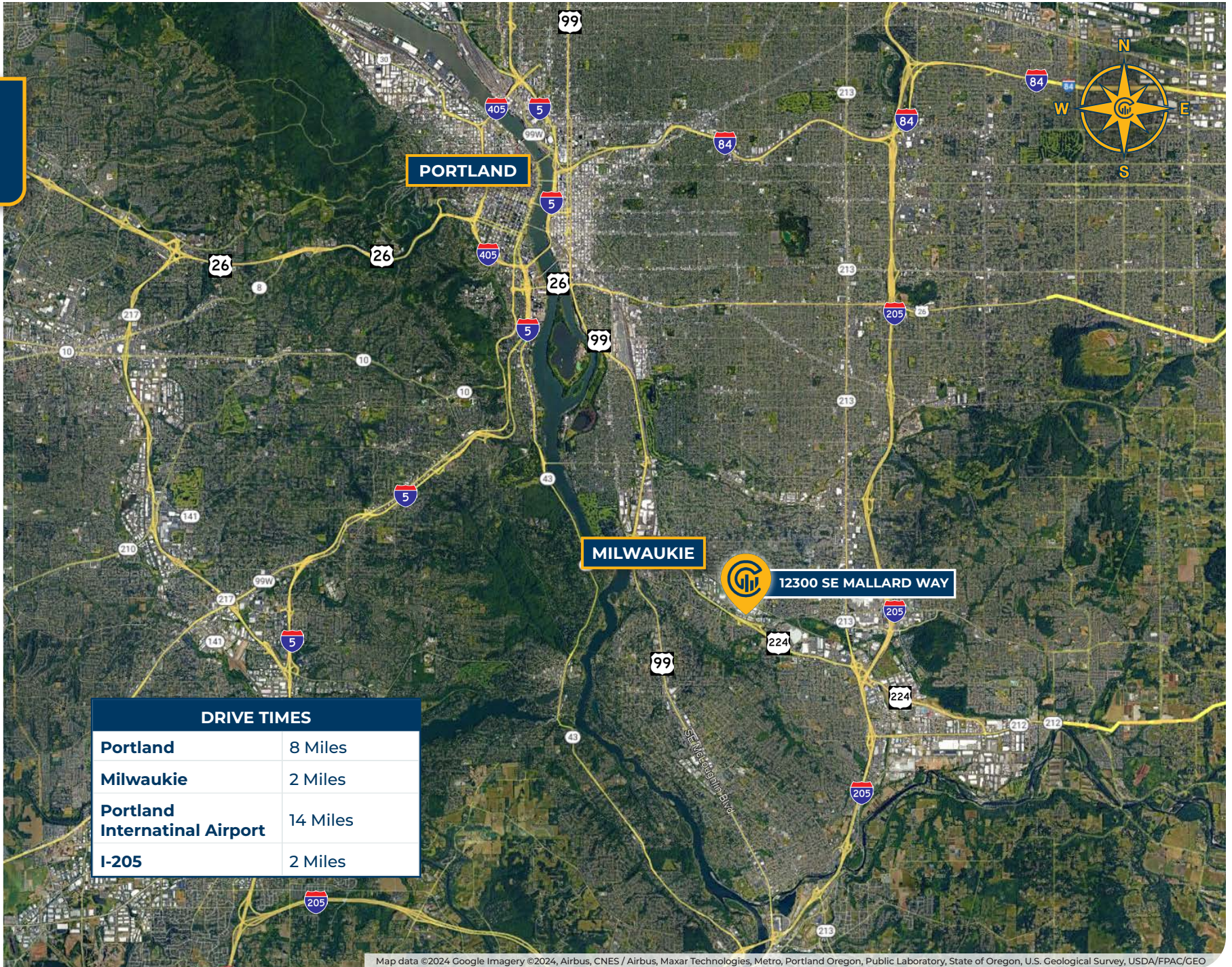
2ND FLOOR



SUITE DETAILS	
Suite #	210, 265, & 285
Floor	2nd
Total SF	Suite 210: 2,500 SF Suite 265: 2,903 SF Suite 285: 1,210 SF
Rate / SF	\$22.00, Full Service
Availability	Suite 210: November 2024 Suite 265: September 2024 Suite 285: February 2025
Additional Features	<ul style="list-style-type: none">• Break Rooms• New LED Lighting• Large Glass Lines• New Carpet & Paint



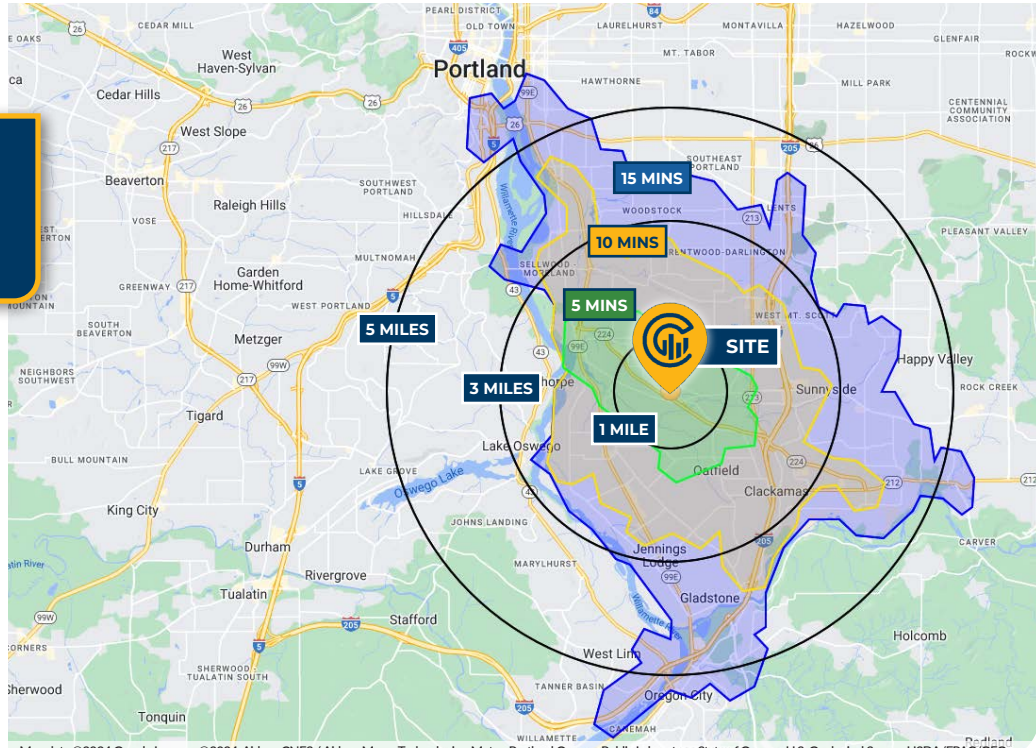
LOCATION MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,802	120,151	300,286
2029 Projected Population	9,699	120,304	296,383
2020 Census Population	9,988	120,435	304,598
2010 Census Population	9,799	113,356	278,546
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2024	-	0.4%	0.6%
Households & Income			
2024 Estimated Households	3,993	50,593	123,455
2024 Est. Average HH Income	\$117,805	\$115,991	\$135,512
2024 Est. Median HH Income	\$98,104	\$88,135	\$101,618
2024 Est. Per Capita Income	\$48,165	\$49,047	\$55,926
Businesses			
2024 Est. Total Businesses	522	6,687	16,944
2024 Est. Total Employees	5,403	53,349	114,181

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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