

# 6641 SE LAKE RD

MILWAUKIE, OR 97222

STANDALONE OFFICE BUILDING FOR LEASE



## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



**MIKE BROWN**

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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

NOVEMBER 2024

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MILWAUKIE, OR 97222

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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

Asking Rate:	\$3,100/Month + NNN
Address:	6641 SE Lake Rd
City/State/Zip Code:	Milwaukie, OR 97222
County:	Clackamas
Space Size:	± 2,116 SF
Year Built:	1956
Zoning:	I-3

## FEATURES

- Prime location with quick access to Hwy 224
- Private back parking lot with ± 25 spaces
- Five private offices on main level
- Three additional offices on lower level
- Two fireplaces
- Small kitchen on lower level
- Signage opportunity on SE Lake Rd with ± 1,800 VPD



## DEMOGRAPHICS

	1 MILE	3 MILES
2024 Population:	9,675	112,577
2029 Est. Population:	9,541	113,398
2024 Households:	3,807	36,662
2029 Est. Households:	3,789	47,532
Median Household Income:	\$89,923	\$84,380
Daytime Employees:	6,568	52,851

# INTERIOR PHOTOS – MAIN LEVEL

6641 SE LAKE RD | MILWAUKIE, OR 97222  
FOR LEASE



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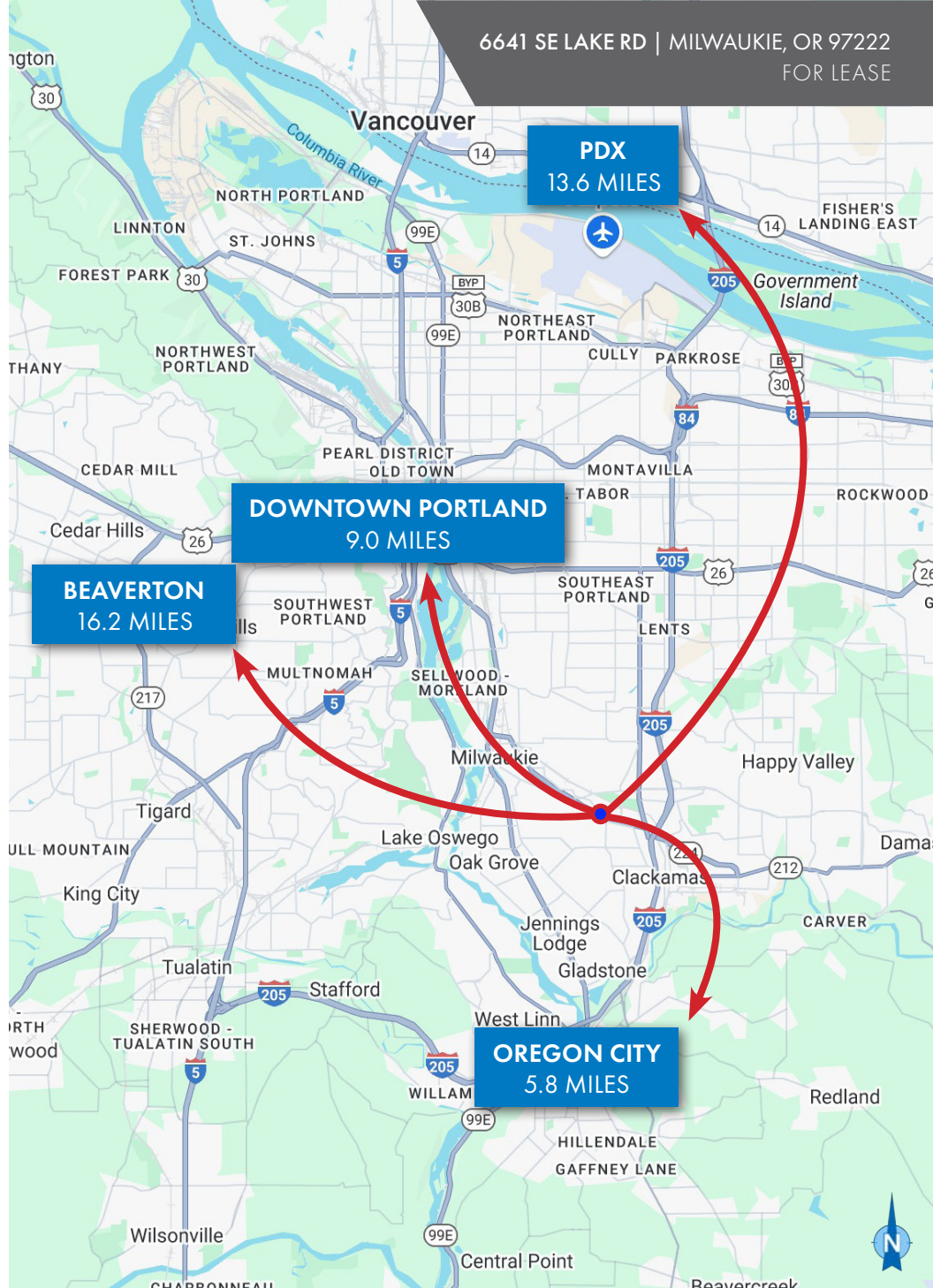
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# LOCATION OVERVIEW





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