



FOR LEASE

MOVE-IN READY OFFICE SPACE

1935 SOUTHEAST JEFFERSON STREET, MILWAUKIE, OR 97222

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY DESCRIPTION

This move-in-ready office space has a fun story to tell of a small company that grew into a real success in both Hollywood and around the globe. Old-world building charm on the outside, with modern finishes throughout, making it ideal for businesses of all sizes. The second floor has a walkout to the rooftop for additional vantage points of the scenic Willamette waterfront and river. Office space is not elevator-served.

PROPERTY HIGHLIGHTS

- Modern, customizable office space
- Newer remodel and update
- 24/7 building access
- Prime, easily accessible location

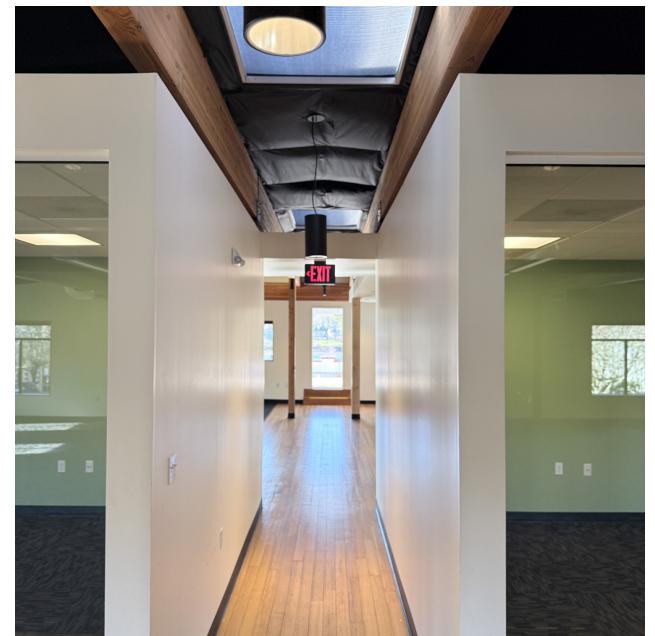
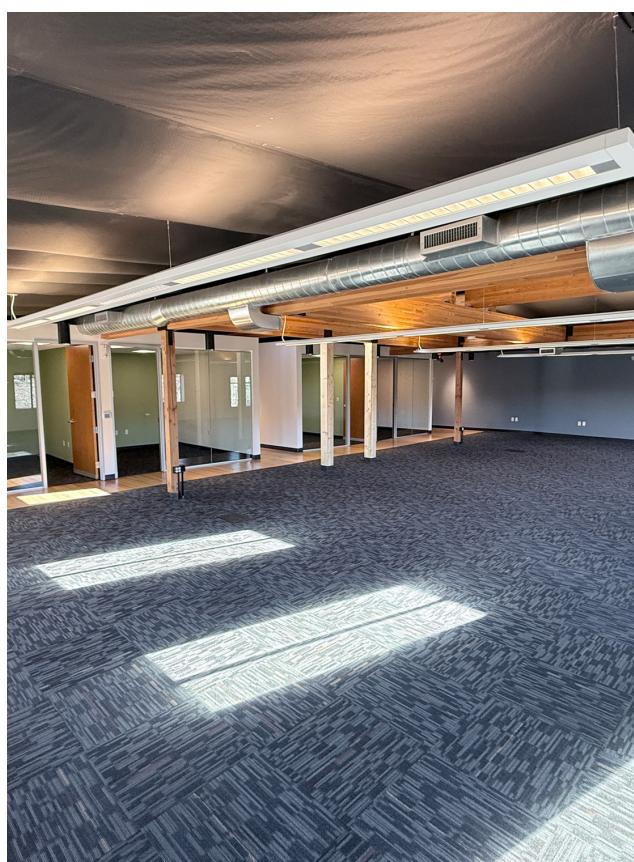
OFFERING SUMMARY

Lease Rate: \$24.50 SF/yr (MG)

Available SF: 4,180 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	276	1,132	4,625
Total Population	582	2,340	10,000
Average HH Income	\$89,194	\$99,870	\$108,658

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LOCATION OVERVIEW

Downtown and urban conveniences combine with the natural beauty of the Willamette River views in the heart of Milwaukie. Outdoor enthusiasts can enjoy walking, biking, or picnicking in nearby Spring Park. The location also provides easy access to public transportation, making commuting a breeze. With its dynamic mix of amenities and attractions, the area surrounding the property offers an inviting, energetic environment for businesses seeking a prime office location.

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