

# TARLETON BUILDING

619 Madison St. Oregon City, OR 97045



**FOR LEASE**  
**\$14.00 SF/ Gross**

**Craig Gilbert**

Principal Broker Licensed in OR

[CGilbert@windermere.com](mailto:CGilbert@windermere.com)

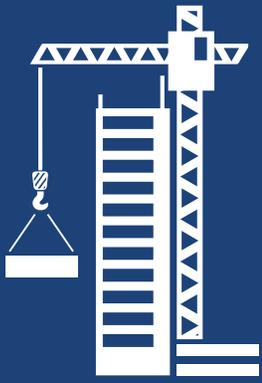
Direct: 503/313-8282



Portland Office

**Office: 503-208-2538**

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212



# Space's Available

- ~ Suite 102 with 714 SF.
- ~ Suite 106 with 870 SF
- ~ Tenants are Responsible for Electric, Gas and Internet service



## Location

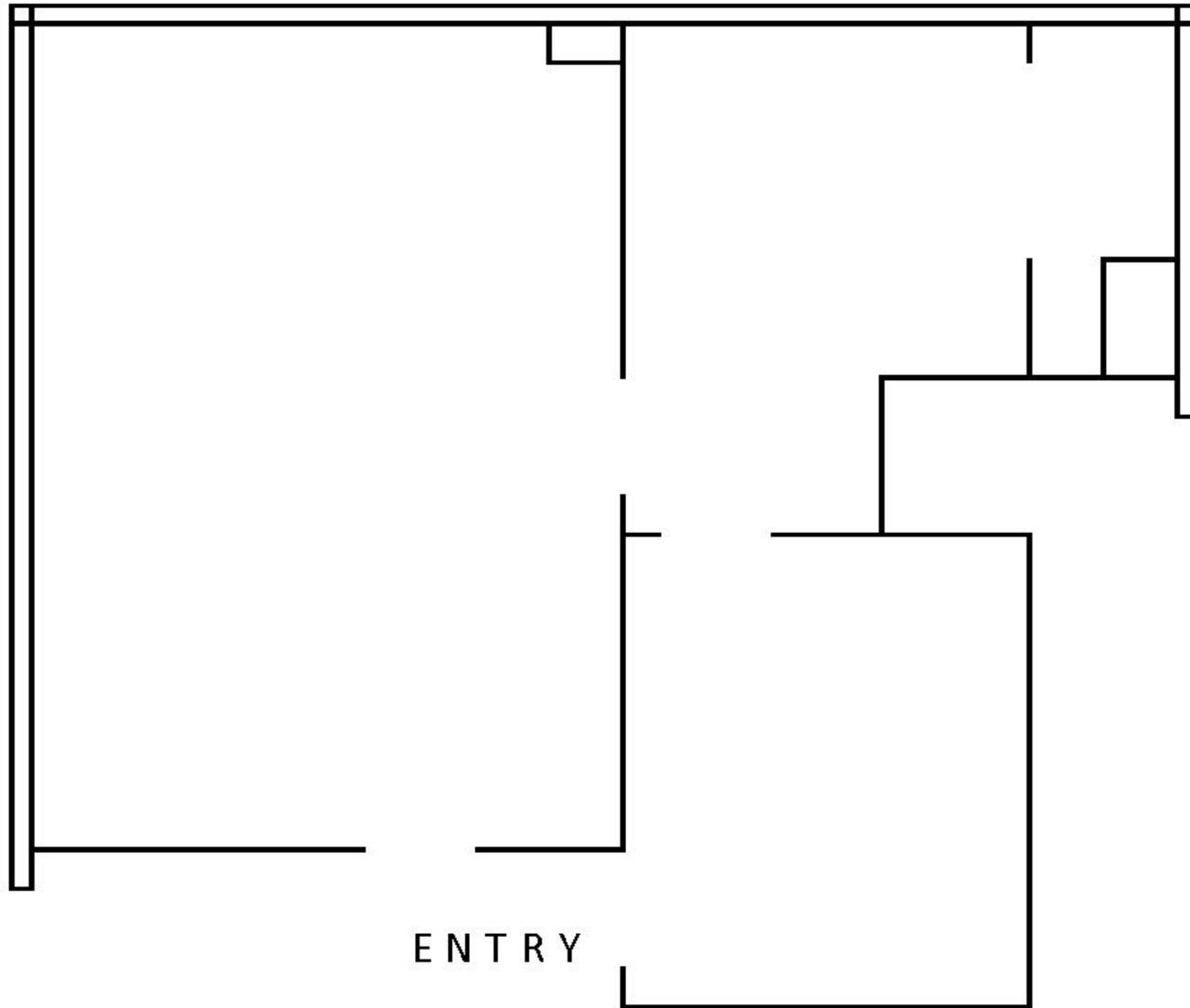
Located in the McLoughlin District of Oregon City with easy access to Historic Downtown Oregon City, 99E, and I-205. Excellent visibility form 7th St.

## Description

- ~ Flexible floor plans.
- ~ Off-street private parking.
- ~ Exterior signage opportunity
- ~ Tenant improvements negotiable.



# SUITE 102 FLOOR PLAN - 714 SF

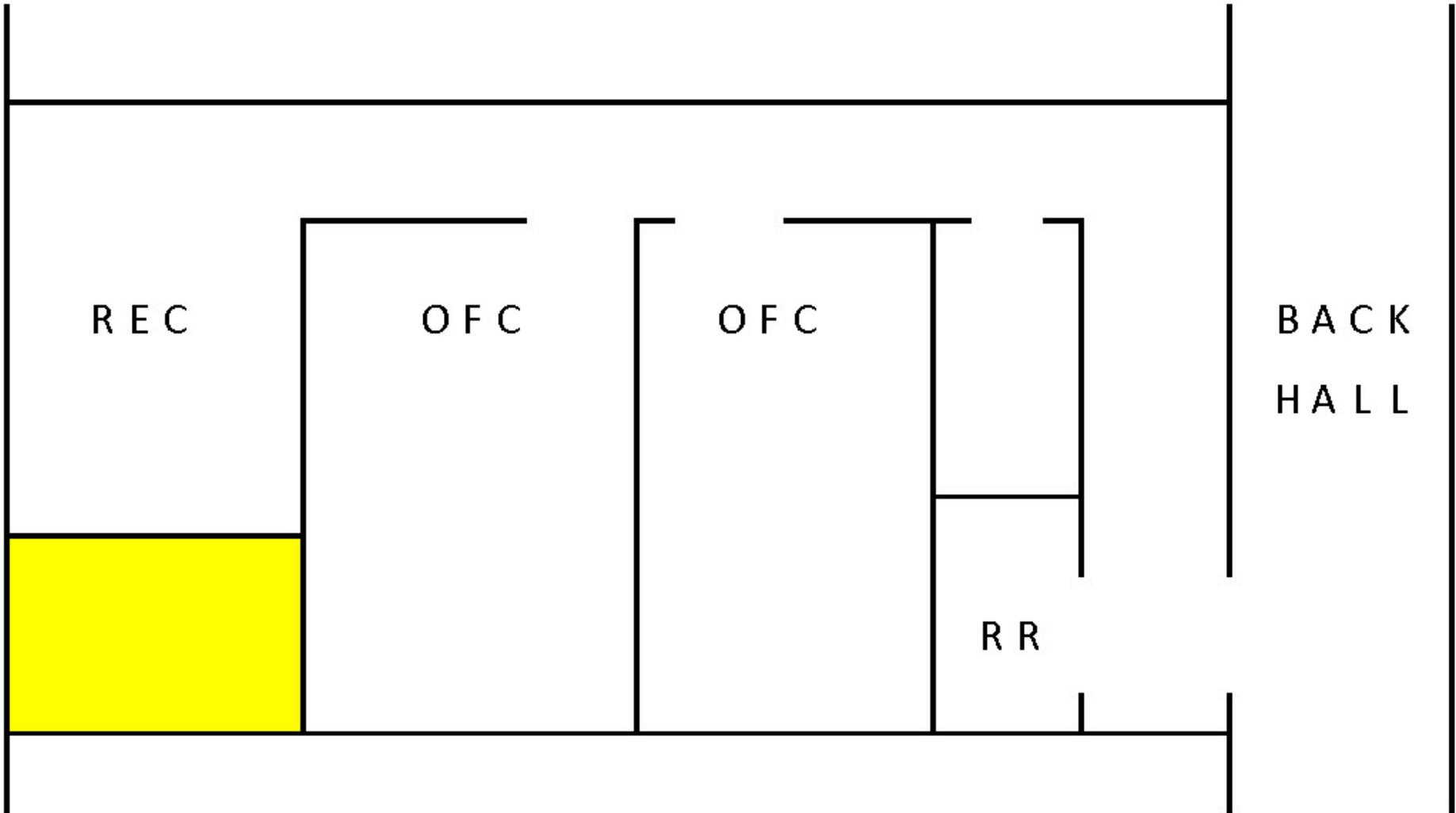


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# SUITE 106 FLOOR PLAN - 870 SF

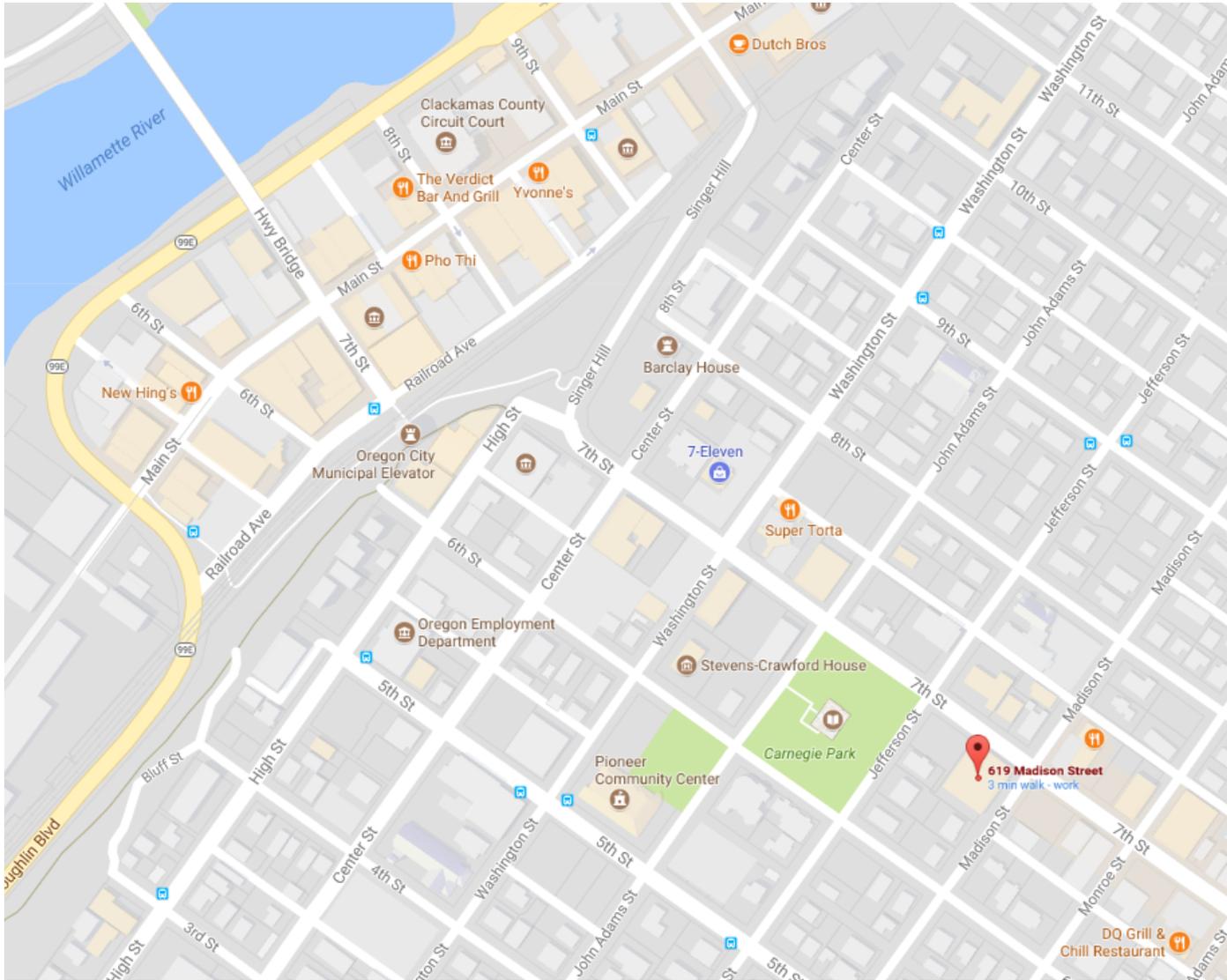


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# AERIAL MAP & DEMOGRAPHICS



There is approximately 37,000 Oregon City residents as of the latest census.

Median age is around 38, with a balanced mix of age groups.

Median household income is approximately \$75,000, reflecting a diverse economic landscape.

High percentage of residents hold a high school diploma or higher, with many pursuing higher education.

A mix of single-family homes and apartments, with a median home price around \$450,000.



Windermere Community  
Commercial Realty

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