

# 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.*

MARCH 2025

# 6641 SE LAKE RD

MILWAUKIE, OR 97222

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## CONTACT INFO

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## EXECUTIVE SUMMARY



## FEATURES

- Prime location with quick access to Hwy 224
- Private back parking lot with  $\pm$  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  $\pm$  1,800 VPD



## PROPERTY SUMMARY

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

## 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

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## LOCATION OVERVIEW



6641 SE LAKE RD | MILWAUKIE, OR 97222  
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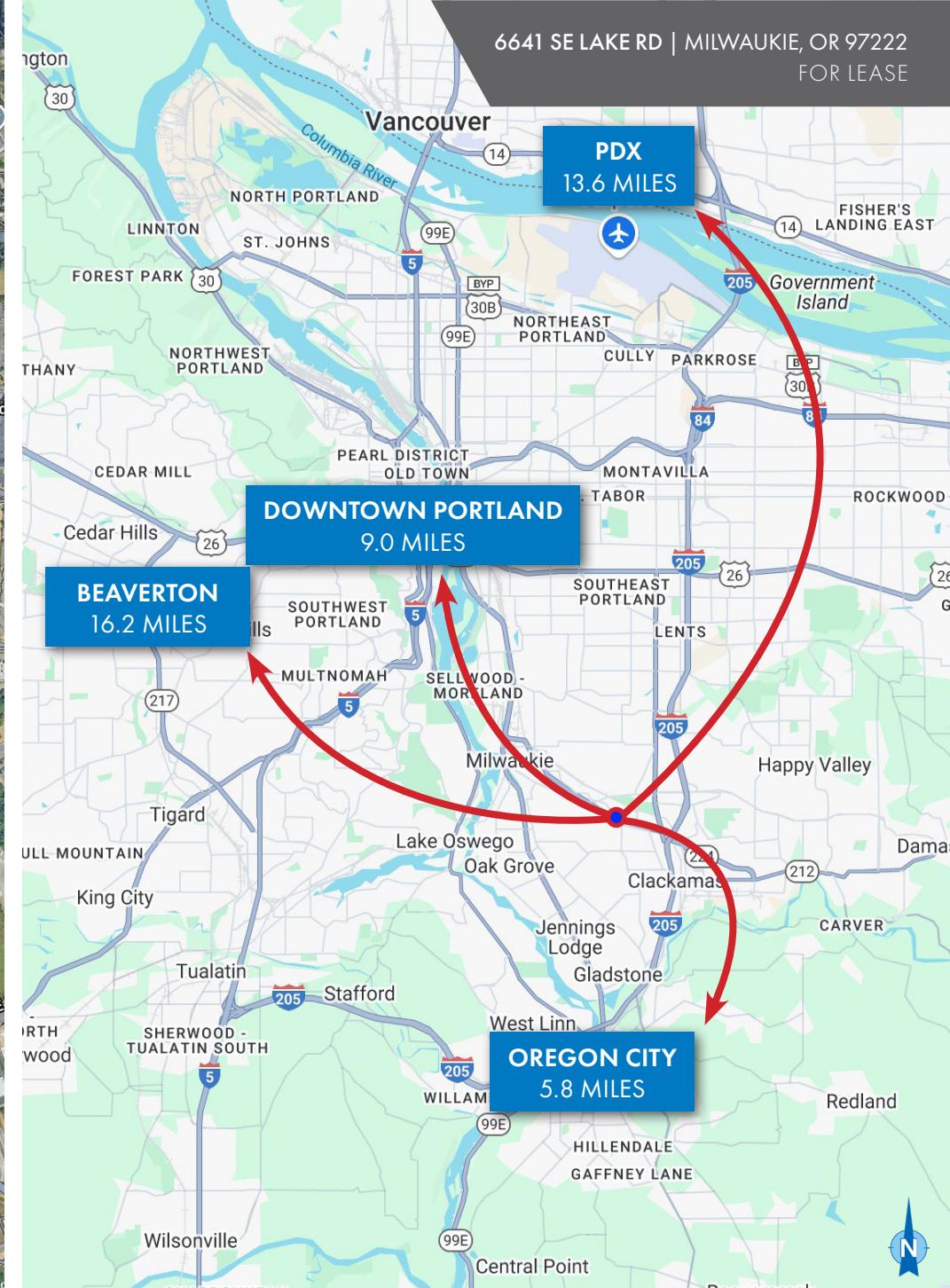
## FOR LEASE

**PDX**  
13.6 MILES

## DOWNTOWN PORTLAND 9.0 MILES

## BEAVERTON 16.2 MILES

**OREGON CITY**  
5.8 MILES



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