

A photograph of a two-story commercial building with a prominent arched entrance. The building has a light-colored facade and large glass windows. A green semi-transparent overlay covers the left side of the image, containing text. The sky is clear and blue.

Available For Lease

# Lake Plaza South

6902 SE Lake Rd  
Milwaukie, OR 97267

Offering Memorandum Presented By:

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# Lake Plaza South

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# PROPERTY INFORMATION

## Section 1

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## Property Highlights

# Lake Plaza South

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### Location Information

Building Name	Lake Plaza South
Street Address	6902 SE Lake Rd
City, State, Zip	Milwaukie, OR 97267
County	Clackamas

### Building Information

Building Class	B
Tenancy	Multiple
Number of Floors	3
Year Built	1999
Load Factor	10 - 14.0
Number of Buildings	1

### Property Highlights

- Available for lease: Suite 202 - 2,191 USF (2,520 RSF)
- Lease Rate: \$24/RSF/annual, modified gross with base year increases
- Building Details: 32,787 SF, 3-story, 1999 construction
- Zone: OC (Office Commercial)
- Parking: Unreserved, 125 spaces (4:1000)
- ADA: Compliant, elevator-served from main lobby
- Co-tenants include: Kaiser Permanente Kidney & Renal Center, Willamette Dental Group, Northwest Family Services, and Arin Wallington Counseling

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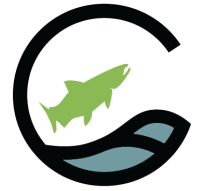
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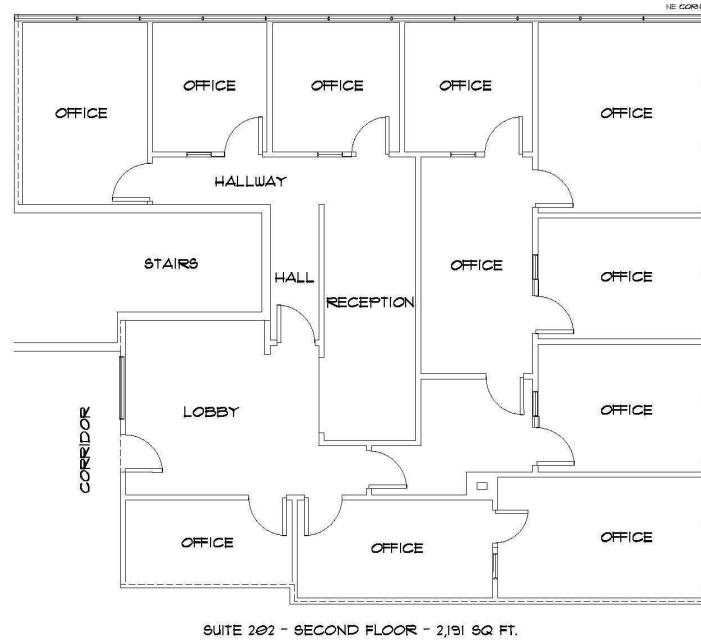
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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,520 RSF	Lease Rate:	\$24.00 SF/yr

## Available Spaces

Suite	Size (RSF)	Lease Type	Lease Rate	Description
■ Suite 202	2,520 SF	Modified Gross	\$24.00 SF/yr	Located on the second floor, Suite 202 consists of 2,191 USF of professional office space and featuring a spacious client lobby, large reception with work space, nine (9) private offices (several large enough to act as conference rooms), a large storage/file/IT room, and a large open back-office space suitable for workstations or as a secondary reception and lobby.

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## Lease Highlights

- Second floor NE corner location featuring nine (9) large private offices, spacious client lobby, large reception counter and work area, storage and IT room, and large open back-office area.
- Space features nice finish levels with all private offices having large windows that provide excellent natural light and territorial views.
- Design of the suite provides a ready-built opportunity for compatible businesses to co-tenant or sub-lease a portion of the space utilizing a shared lobby and reception with a very functional, private secondary office space of approximately 785 SF, featuring four (4) private offices and a large open office area, which could also act as a second lobby/reception.



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# LOCATION INFORMATION

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# DEMOGRAPHICS

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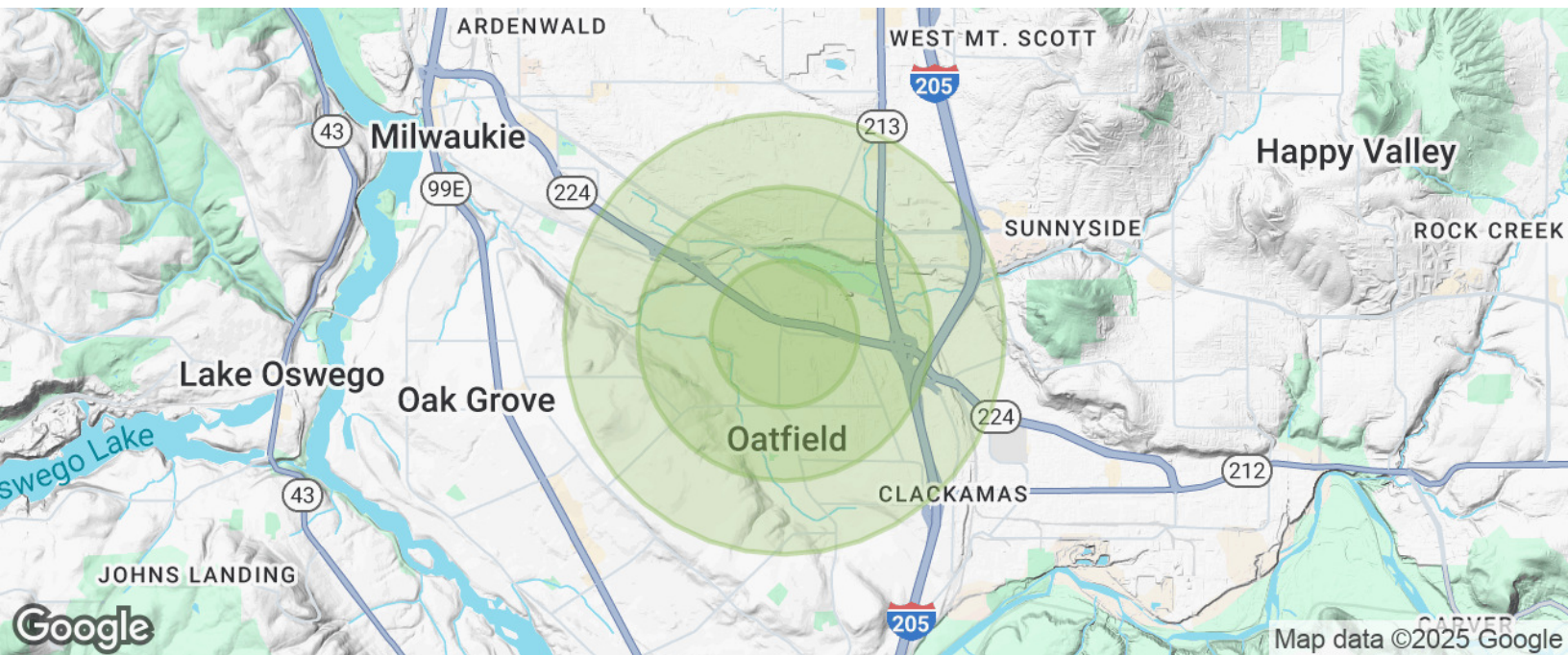






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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,646	10,295	25,695
Average Age	54.6	44.9	41.9
Average Age (Male)	48.1	43.0	40.1
Average Age (Female)	59.1	46.5	43.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	750	4,315	10,800
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$74,093	\$84,277	\$85,192
Average House Value	\$379,503	\$371,481	\$338,736

\* Demographic data derived from 2020 ACS - US Census

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