



FOR LEASE



GRAMARK OFFICE BUILDING

Industrial Space: 1,220 - 1,601 SF

12300 SE Mallard Way, Milwaukie, OR 97222

- Free-standing Suburban Office Building featuring move-in ready suites
- Abundant parking, creekside water features, and well maintained landscaping
- Adjacent to over 200,000 SF of light manufacturing and distribution space, which could be combined with an office only component

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA

503-517-9877

scottk@capacitycommercial.com

KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

503-517-9875

kenny@capacitycommercial.com

CHRIS KAPPES

Associate Broker | Licensed in OR & WA

503-517-7127

chris@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	12300 SE Mallard Way, Milwaukie, OR 97222
Available Space	1,220 - 1,601 SF
N° of Suites Available	3 Suites
Lease Rate	\$22.00 psf, Full Service
Use Type	Office
Availability	Now

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
109	1,601 SF	Office	\$22 psf FS	Now
275	1,220 SF	Office	\$22 psf FS	12/23/25
285	1,392 SF	Office	\$22 psf FS	Now

Location Features

- Frontage on SE Mallard Way & SE International Way
- Located in the Clackamas Enterprise Zone
- One Block from Hwy 224
- 2 Miles to I-205
- 14 Miles to Portland International Airport

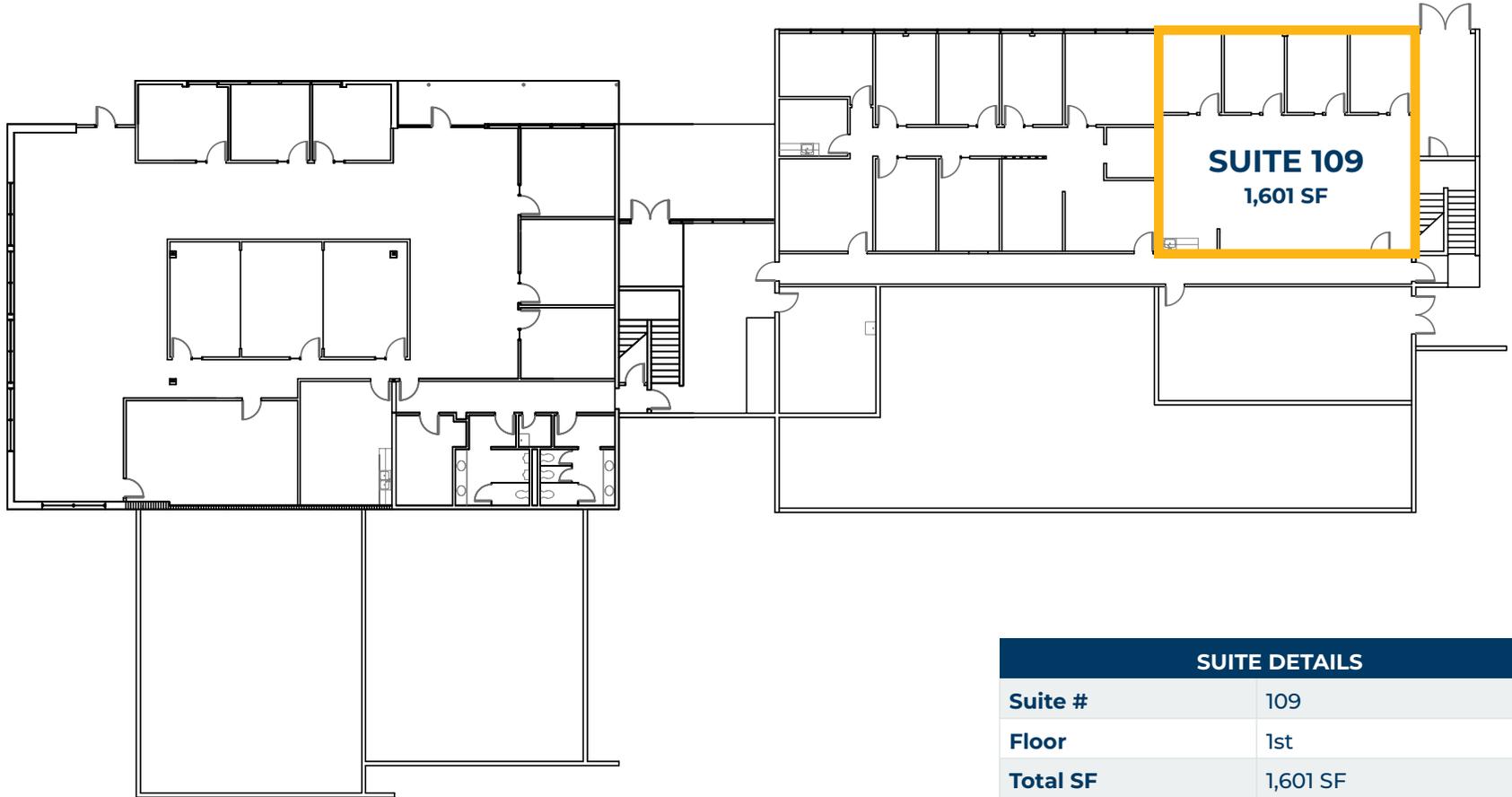
Nearby Highlights

- Breakside Brewery
- Clackamas Town Center
- Costco
- Dave's Killer Bread
- Gensco Inc
- Jo's Saloon & Eatery
- Lowe's
- Makin Thai & Sushi
- Milwaukie Self Storage
- Safeway



FLOOR PLAN

1ST FLOOR

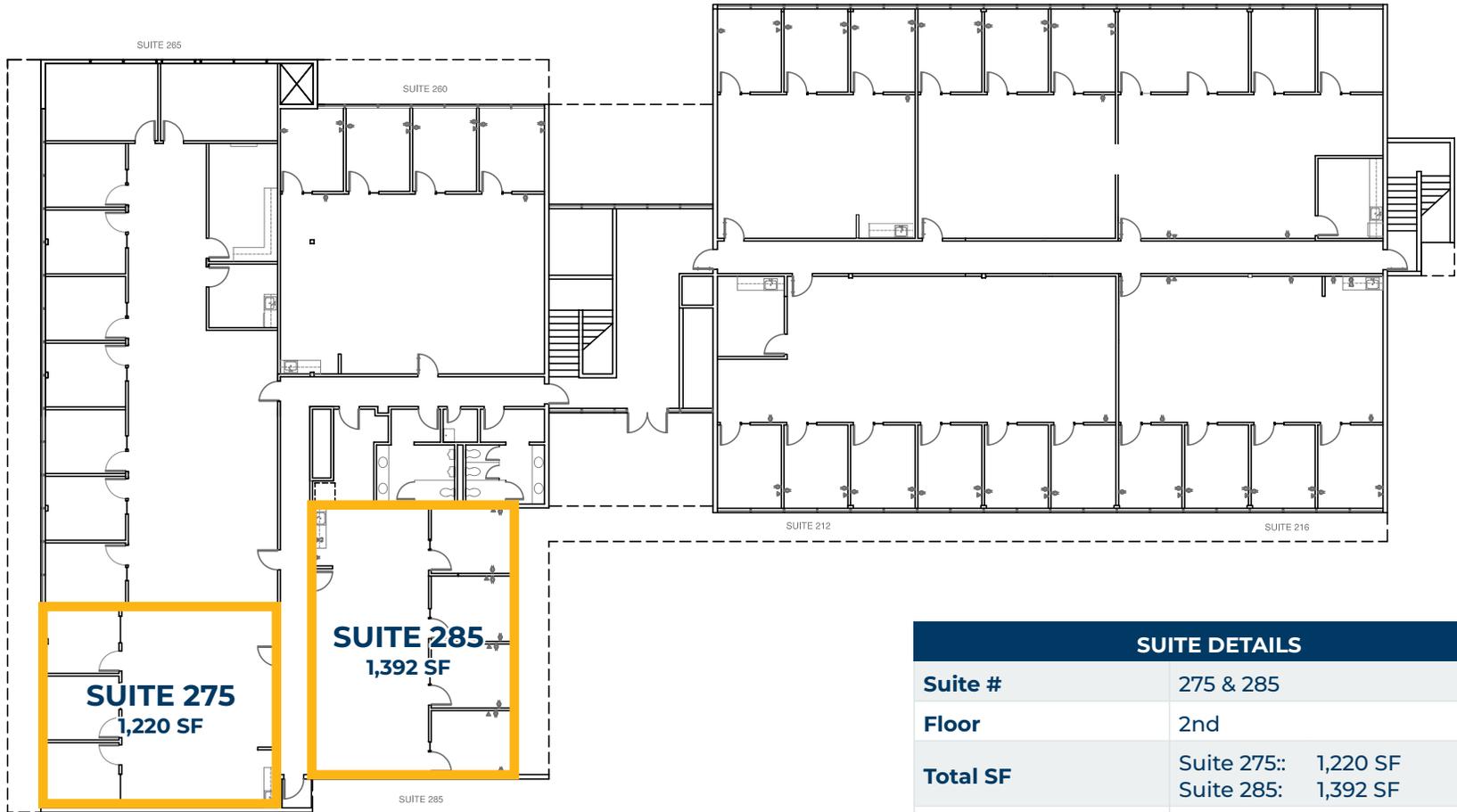


SUITE DETAILS	
Suite #	109
Floor	1st
Total SF	1,601 SF
Rate / SF	\$22.00, Full Service
Availability	Now
Additional Features	<ul style="list-style-type: none">• In Suite Coffee Bar• Creekside Views• New Paint



FLOOR PLAN

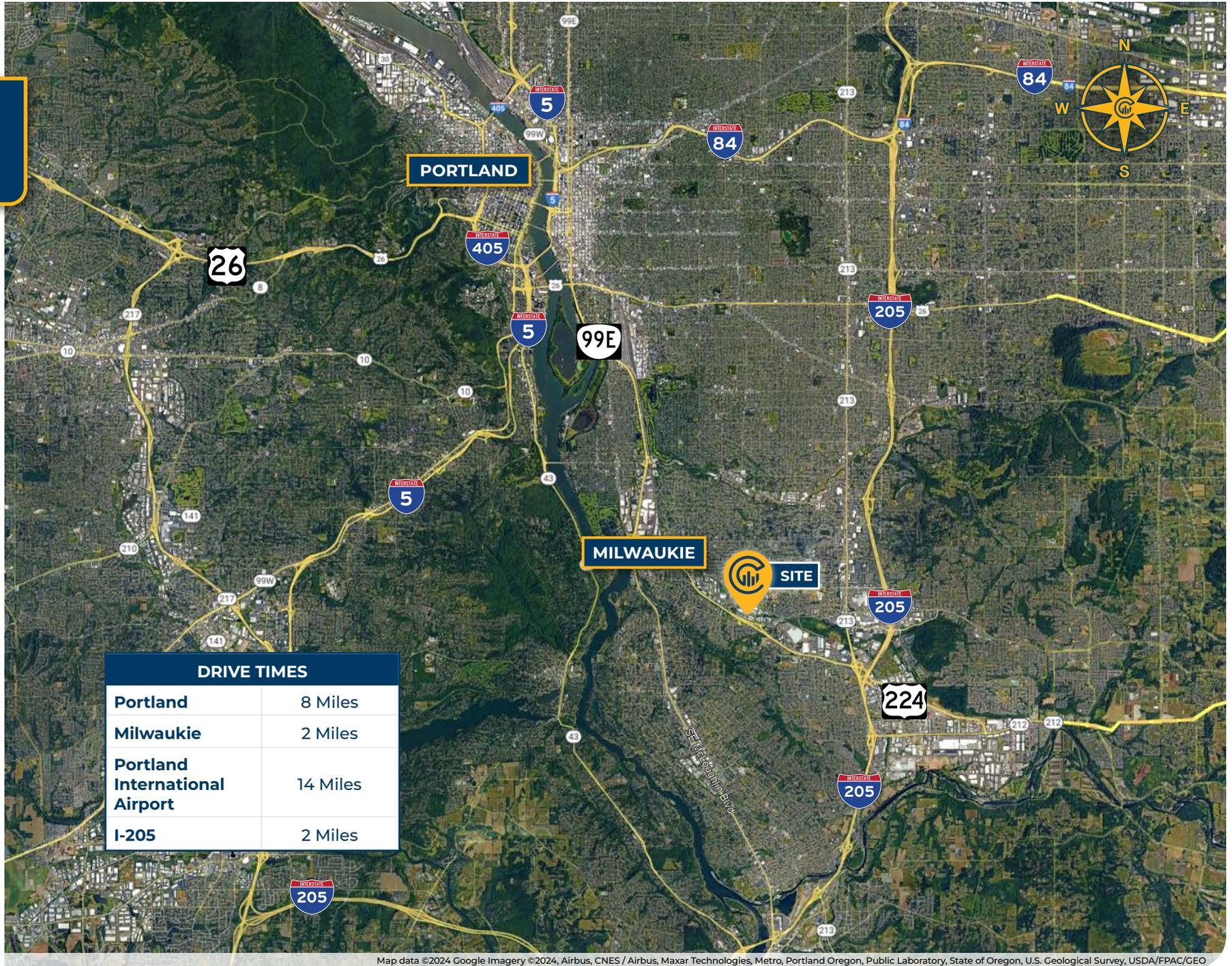
2ND FLOOR



SUITE DETAILS	
Suite #	275 & 285
Floor	2nd
Total SF	Suite 275:: 1,220 SF Suite 285: 1,392 SF
Rate / SF	\$22.00, Full Service
Availability	Suite 275: 12/23/25 Suite 285: Now
Additional Features	<ul style="list-style-type: none">• Break Rooms• New LED Lighting• Large Glass Lines• New Carpet & Paint



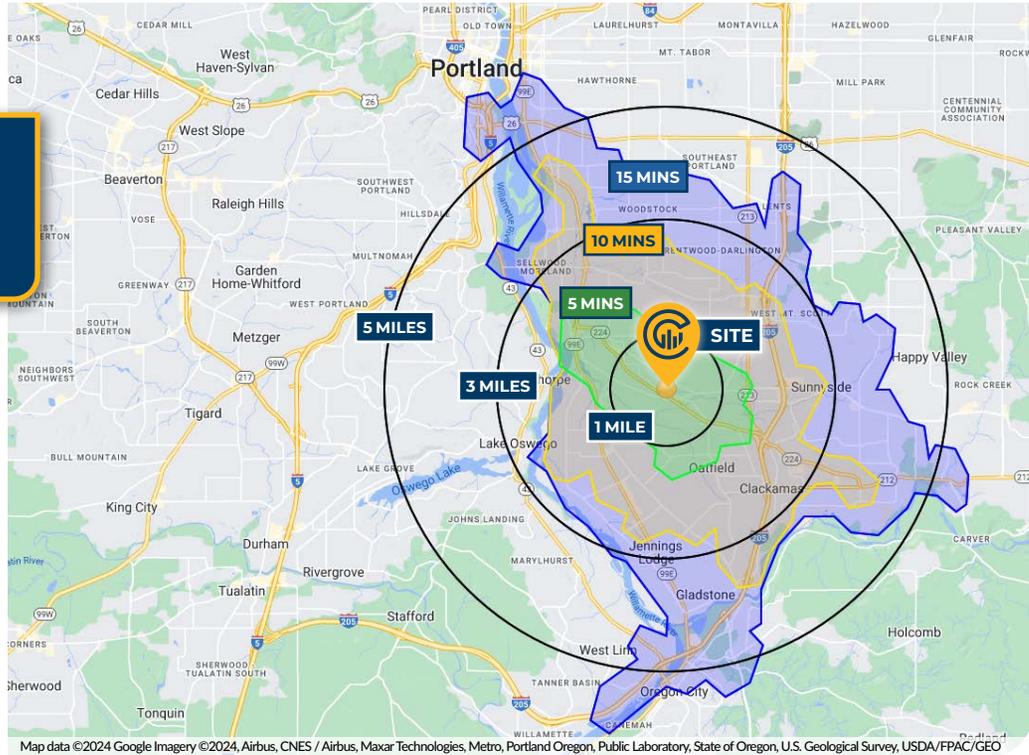
LOCATION MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,802	120,151	300,286
2029 Projected Population	9,699	120,304	296,383
2020 Census Population	9,988	120,435	304,598
2010 Census Population	9,799	113,356	278,546
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2024	-	0.4%	0.6%
Households & Income			
2024 Estimated Households	3,993	50,593	123,455
2024 Est. Average HH Income	\$117,805	\$115,991	\$135,512
2024 Est. Median HH Income	\$98,104	\$88,135	\$101,618
2024 Est. Per Capita Income	\$48,165	\$49,047	\$55,926
Businesses			
2024 Est. Total Businesses	522	6,687	16,944
2024 Est. Total Employees	5,403	53,349	114,181
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1</small>			

SCOTT KAPPES, SIOR
 Principal | Licensed in OR & WA
 503-517-9877
 scottk@capacitycommercial.com

KENNY HOUSER, SIOR
 Principal | Licensed in OR & WA
 503-517-9875
 kenny@capacitycommercial.com

CHRIS KAPPES
 Associate Broker | Licensed in OR & WA
 503-517-7127 | chris@capacitycommercial.com

12300 SE MALLARD WAY