

# 224 MEDICAL CENTER

6542 - 6564 SE Lake Road, Portland, OR 97222

**BUILD TO SUIT OPPORTUNITY**

**3**

**FOR SALE  
OR LEASE**

For More Information, Contact:

**Kevin VandenBrink**  
503.972.7289  
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Licensed in OR

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

**PROPERTY DESCRIPTION**

New construction located in the Milwaukie Business-Industrial District. It is conveniently located near I-205 and OR 224 and is approximately 15 minutes from Downtown Portland.

**PROPERTY HIGHLIGHTS**

- Building signage available
- Abundant parking, 4/1000 SF parking ratio
- Existing medical campus

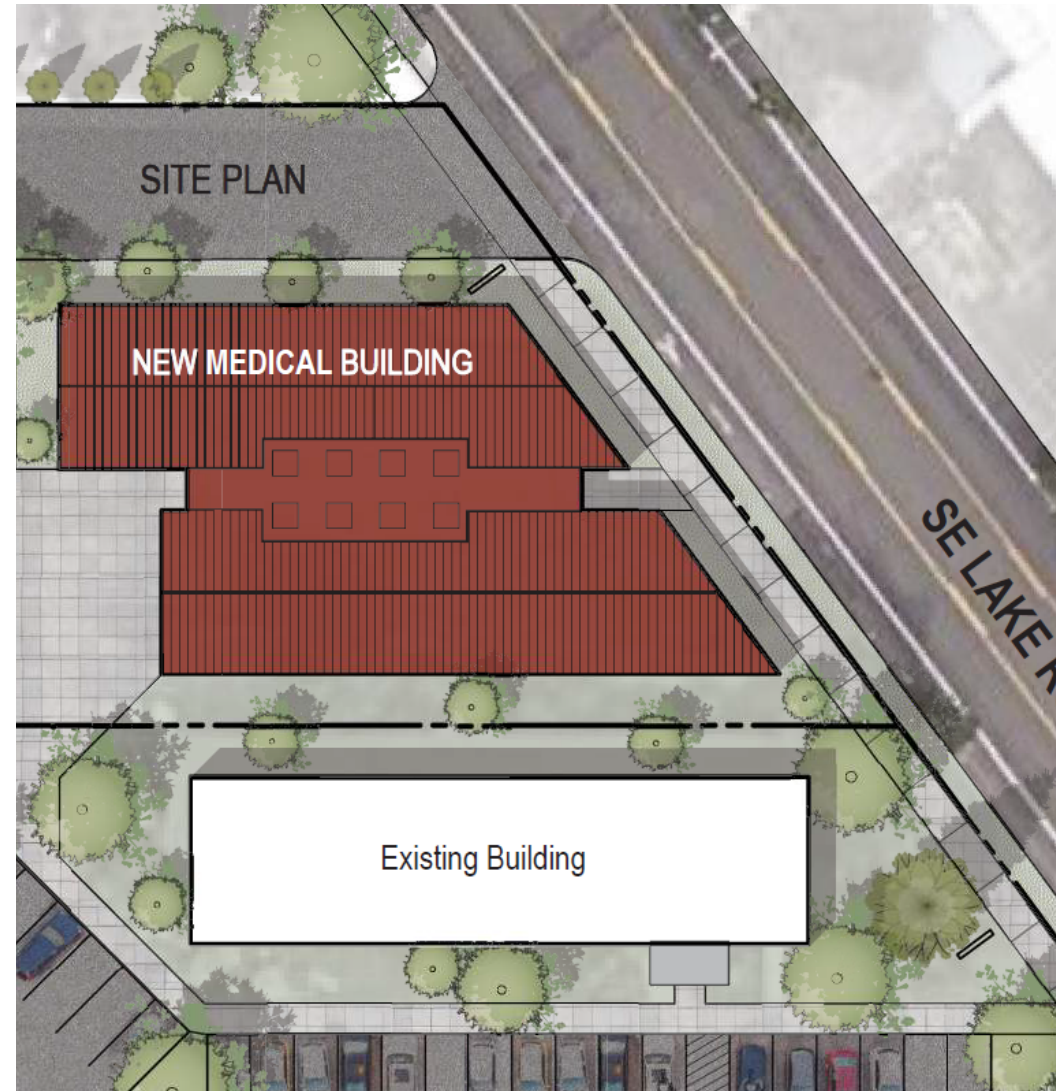
**OFFERING SUMMARY**

Lease Rate:	Call for Rates
Sale Price:	Call for Price
Available SF:	7,655 SF
Zoning:	OC

**ZONING**

224 Medical Center is zoned as OC (Office Commercial), Clackamas County Jurisdiction.

Permitted uses include office, medical, outpatient clinic, and research/lab facilities.



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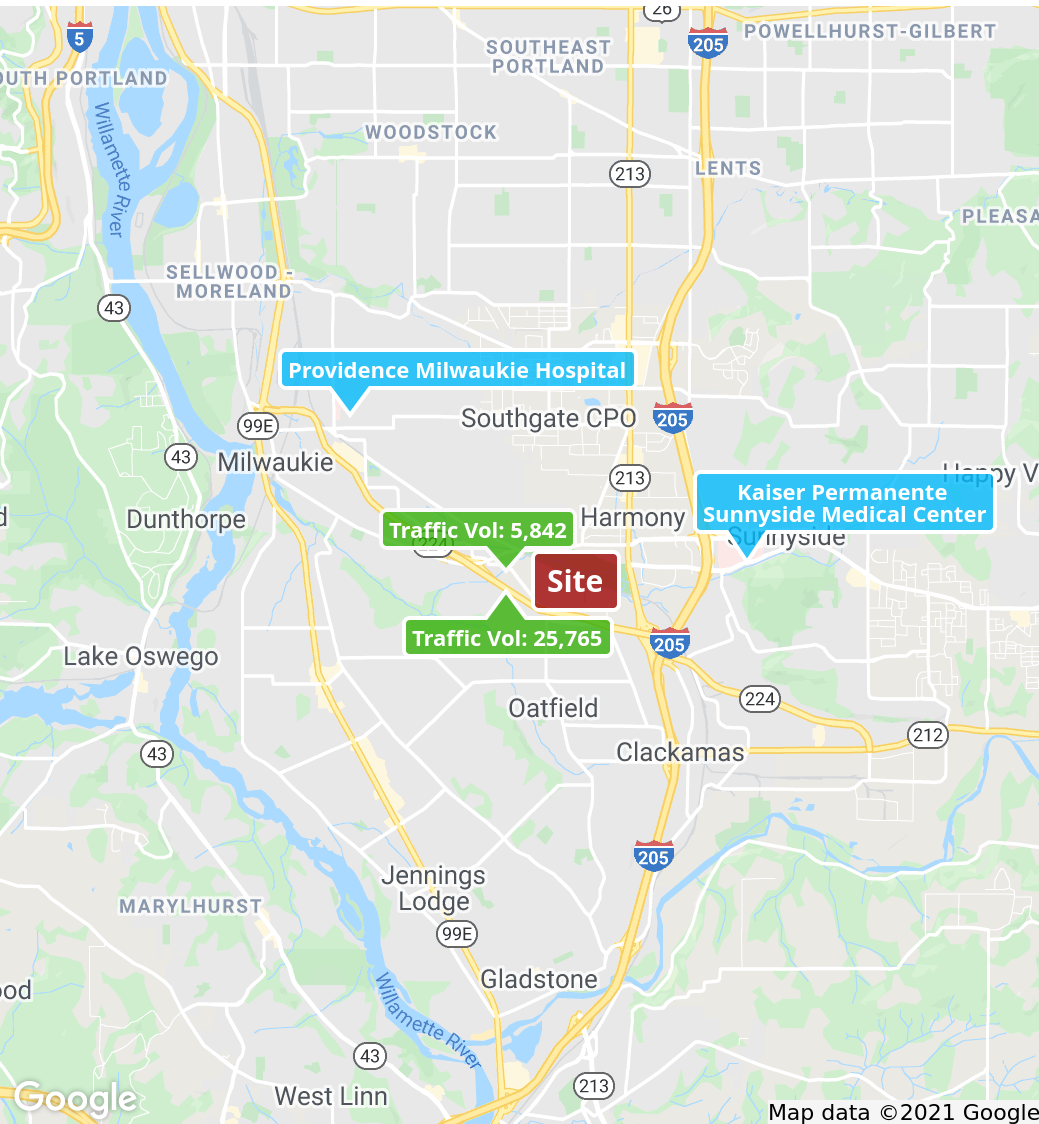
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■ SINGLE TENANT      APPROX 7,300 SF



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**HOSPITALS**

**DISTANCE**

Kaiser Permanente Sunnyside Medical Center	2.7 mi
Providence Milwaukie Hospital	2.8 mi

**TRAFFIC COUNTS**

**COLLECTION STREET**

**CROSS STREET**

25,765	Milwaukie Expy	SE Rusk Rd SE
5,842	SE Lake Rd	SE Rusk Rd NW



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**CORPORATE NEIGHBORS**

- 1 - Blount International, Inc.
- 2 - Gensco, Inc.
- 3 - Concentrates, Inc.
- 4 - Core-Mark International, Inc.
- 5 - Bob's Red Mill Natural Foods (Headquarters)
- 6 - Titan Freight Systems
- 7 - Dave's Killer Bread
- 8 - Unified Grocers, Inc.

**AMENITIES**

- 9 - Jo's Saloon & Eatery
- 10 - Hot Rice 2
- 11 - Breakside Brewery & Tasting Room
- 12 - Denny's
- 13 - Nori Sushi
- 14 - McDonlad's
- 15 - Costco Wholesale
- 16 - 24 Hour Fitness
- 17 - Pieology Pizzeria Clackamas Town Center
- 18 - Claim Jumpers Restaurants
- 19 - Stanford's Clackamas
- 20 - Olive Garden Italian Restaurant
- 21 - Chick-fil-A
- 22 - Target



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