

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.

SEPTEMBER 2024

6641 SE LAKE RD

MILWAUKIE, OR 97222

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

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

FEATURES

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



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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INTERIOR PHOTOS – LOWER LEVEL

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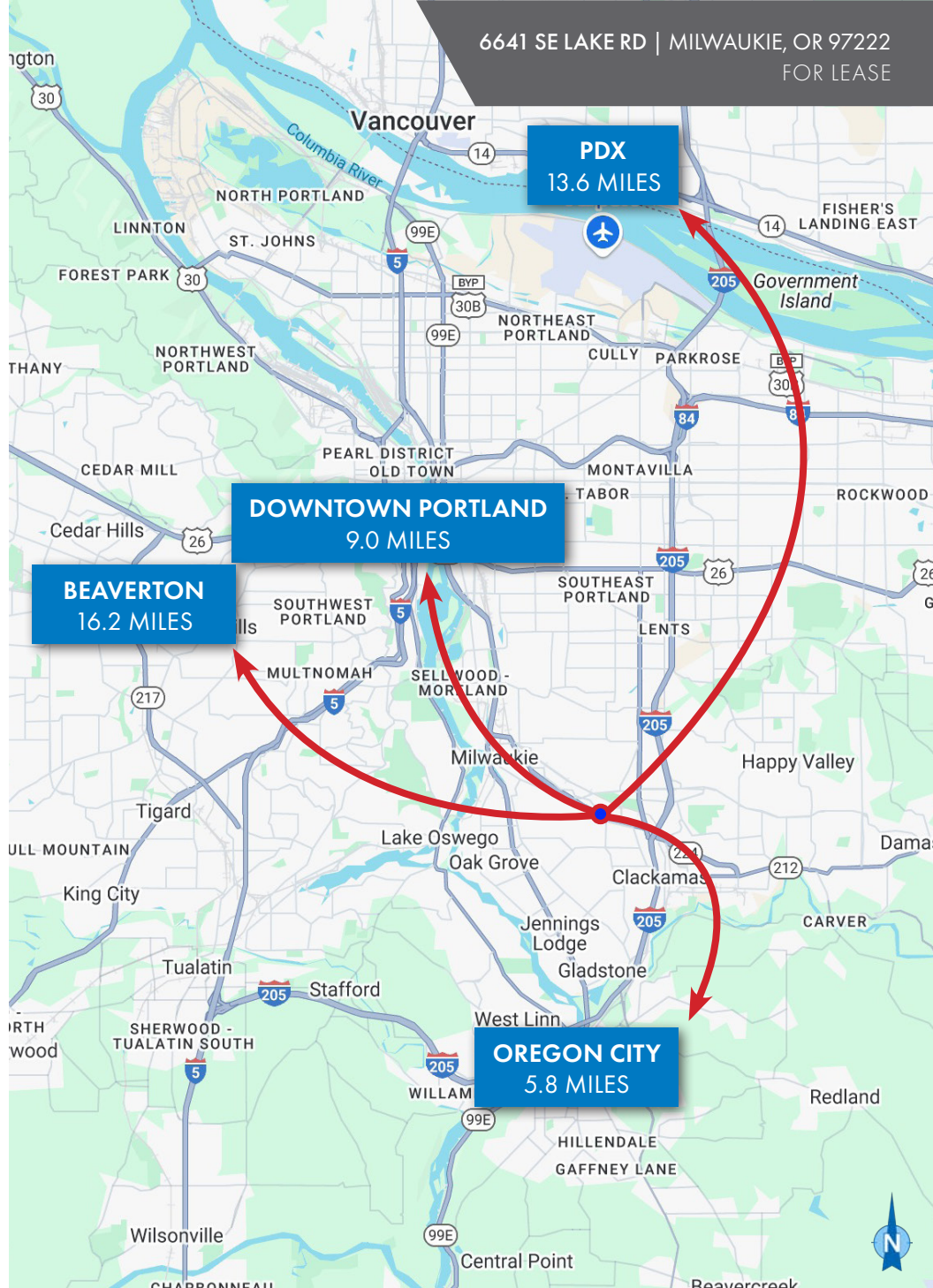
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LOCATION OVERVIEW





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