

OWNER/USER OFFICE / DATA CENTER PROPERTY FOR SALE IN CLACKAMAS COUNTY 7303 SE LAKE ROAD, MILWAUKIE, OR 97267



Apex Real Estate Partners
415 NW 11th Avenue / Portland, OR 97209
P. 503.595.2840 / www.apexcre.com

Irfan Tahir, Director
971.346.2512
Irfan@apexcre.com

Brendan Smith, Associate Director
503.595.2848
Brendan@apexcre.com



APEX
REAL ESTATE PARTNERS

FOR SALE

OFFICE / DATA CENTER



Building size \pm 27,605 SF



2 story building built in 1980 / Renovated 2012 / 2018



Open floor plan with a mix of offices, collaboration areas, kitchenettes and ample storage options



Property has undergone major capital expenditures



State-of-the-art temperature-controlled, raised floor telecomm room



Heavy power back-up generator can operate independently for up to 19 days



Large kitchen and break area on 2nd floor leading to exclusive outdoor patio



1 roll-up door



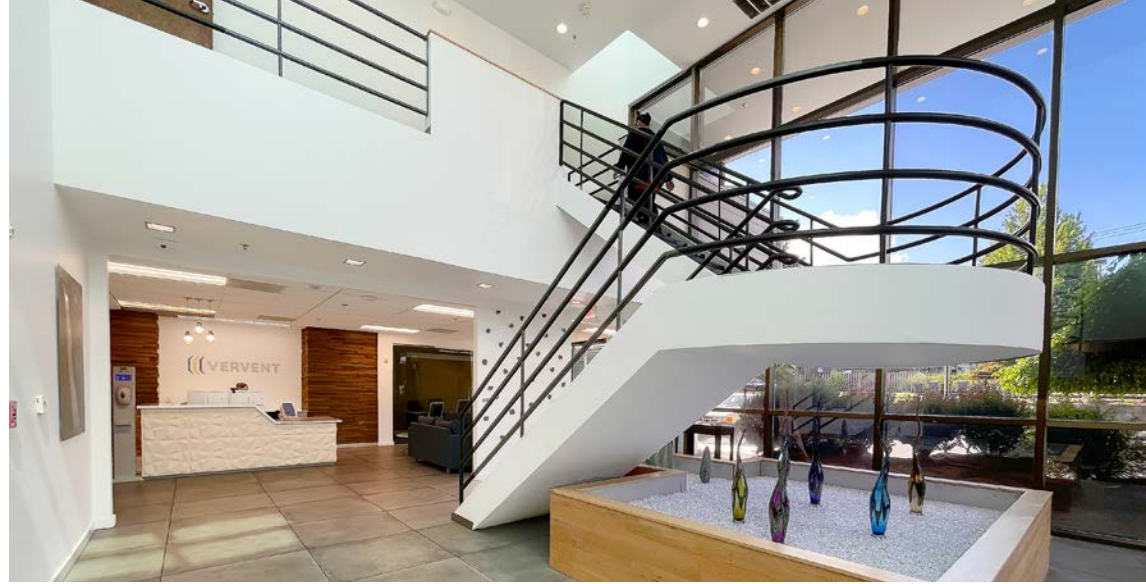
Land size \pm 2.42 AC / \pm 105,415 SF



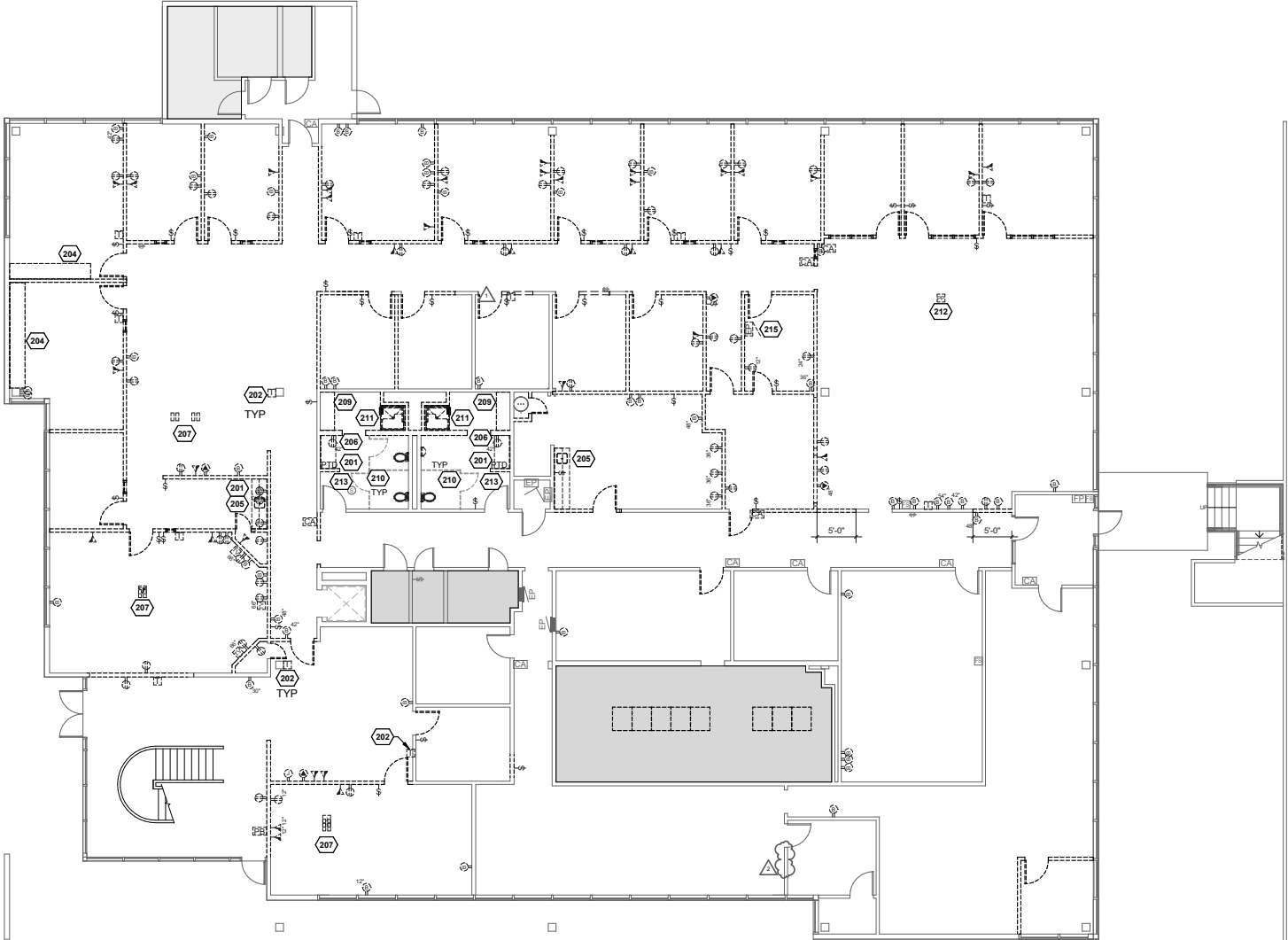
\pm 208 surface stalls with gated entry



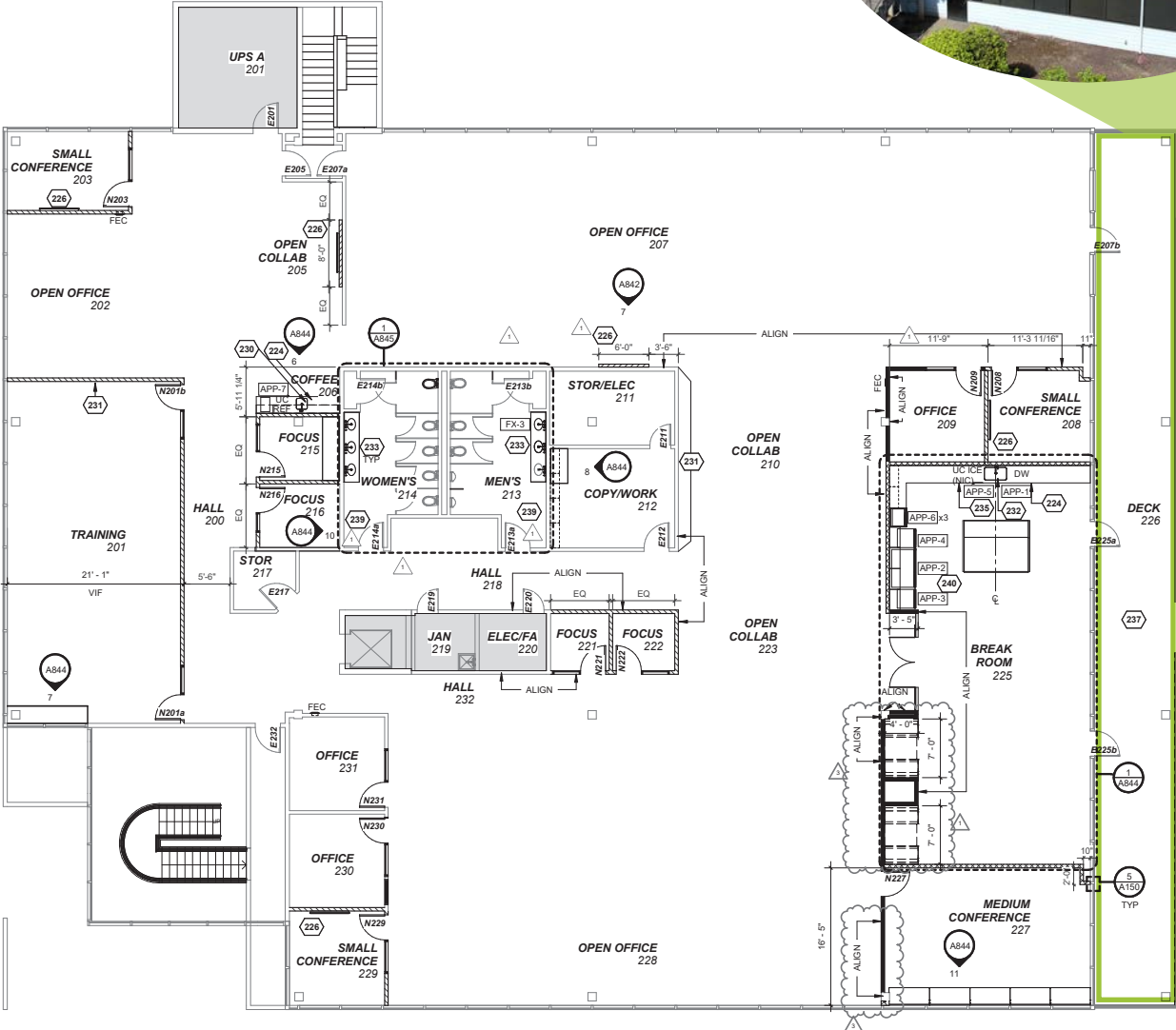
Please call broker for pricing guidance



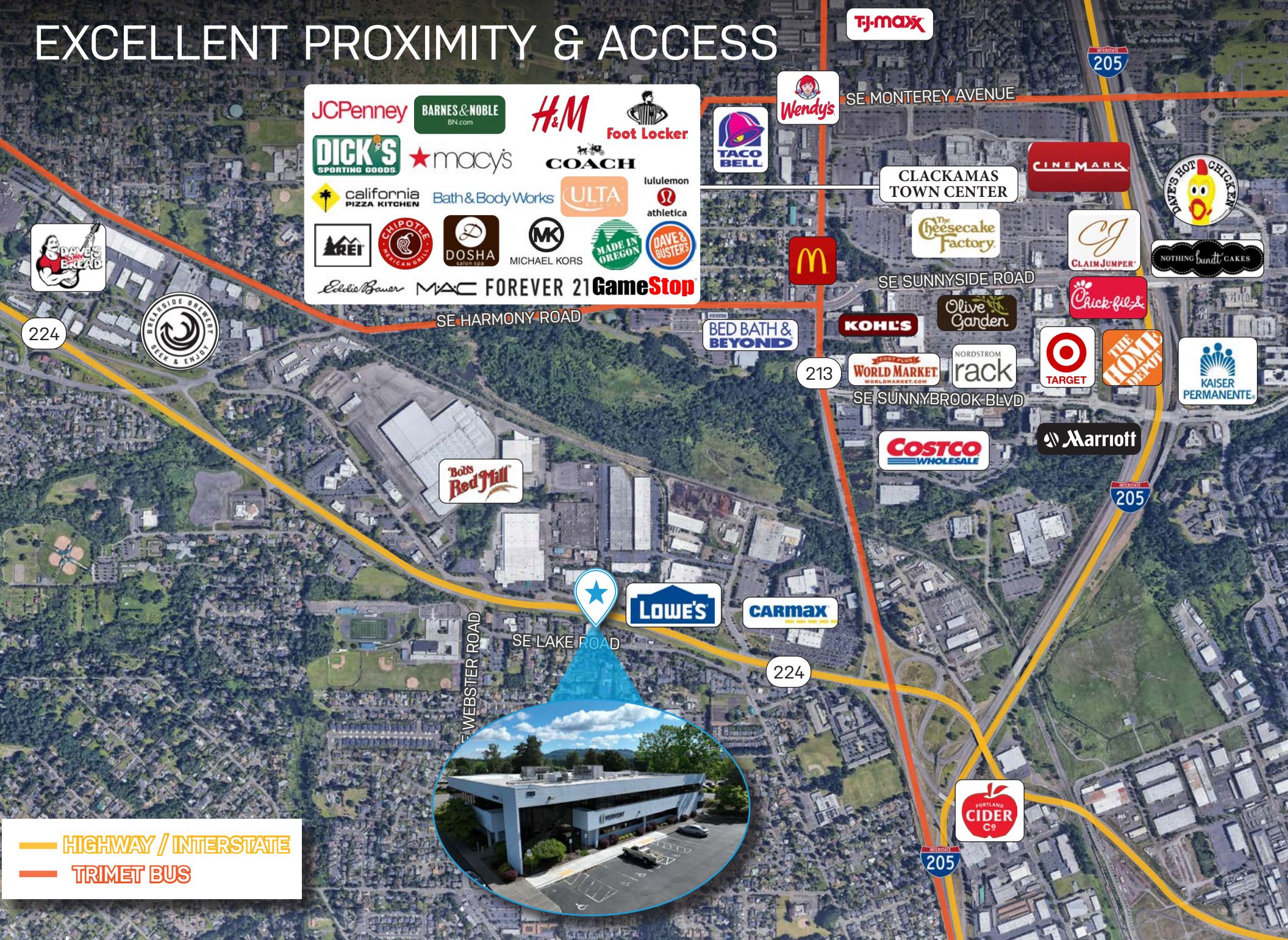
FIRST FLOOR



SECOND FLOOR



EXCELLENT PROXIMITY & ACCESS



JCPenney **BARNES & NOBLE** **H&M** **Foot Locker**
DICK'S SPORTING GOODS **macy's** **COACH** **TACO BELL**
california PIZZA KITCHEN **Bath & Body Works** **ULTA** **lululemon**
athletica
Chipotle **DOSHA** **MICHAEL KORS** **MADE IN OREGON** **DAVE & BUSTERS**
Eddie Bauer **MAC** **FOREVER 21** **GameStop**

T.J. maxx

Wendy's

SE MONTEREY AVENUE

INTERSTATE 205

CLACKAMAS TOWN CENTER

CINEMARK

DAVE'S HOT CHICKEN

The Cheesecake Factory

CLAIM JUMPER

NOTHING BUTT CAKES

McDonald's

SE SUNNYSIDE ROAD

Olive Garden

Chick-fil-A

224

BREWSIDE BREWERY
SEE & ENJOY

SE HARMONY ROAD

BED BATH & BEYOND

213

KOHL'S

NORDSTROM

TARGET

THE HOME DEPOT

KAISER PERMANENTE

SE SUNNYSIDE BLVD

WORLD MARKET

rack

COSTCO WHOLESALE

Marriott

INTERSTATE 205

Bob's Red Mill

★

LOWE'S

CARMAX

SE LAKE ROAD

224

SE WEBSTER ROAD



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