

FOR LEASE

# 224 MEDICAL CENTER

6542 SE LAKE ROAD, PORTLAND, OR 97222

**KEVIN VANDENBRINK**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

The suites are fully built-out for professional medical use.

## PROPERTY HIGHLIGHTS

- Available Q3 2026
- Abundant parking, 4/1000 SF parking ratio
- Local management and vibrant medical complex

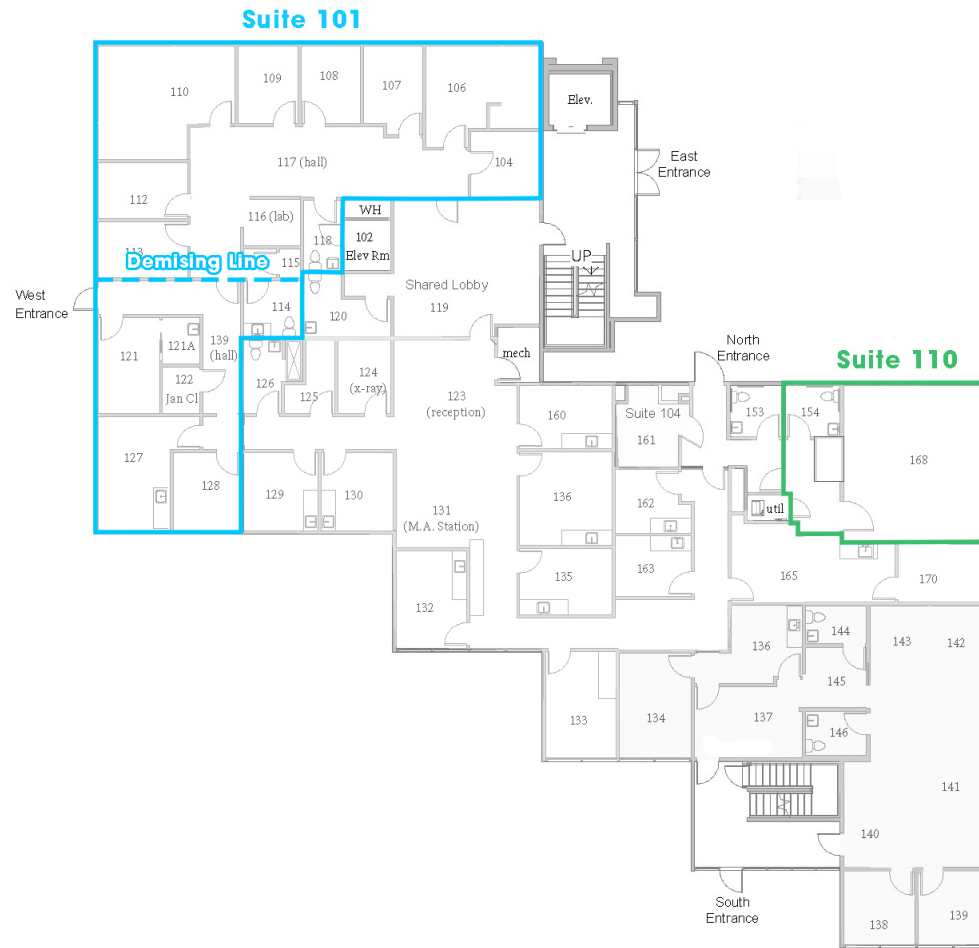
## OFFERING SUMMARY

<b>Lease Rate:</b>	\$22 - 28.50 SF/yr (NNN)
<b>Available SF:</b>	677 - 2,739 SF
<b>Building Size:</b>	21,517 SF



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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 101	1,000 - 2,739 SF	NNN	\$28.50 SF/yr	Can be demised to approx. 1,000 SF with its own exterior entrance(s).
■ Suite 110	677 SF	NNN	\$22.00 SF/yr	-

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## LOCATION DESCRIPTION

The property is situated within the Milwaukie Business-Industrial District, offering excellent access to the I-205 and OR 224 interchange and located approximately 15 minutes from Downtown Portland. Positioned on SE Lake Rd, it provides convenient proximity to the surrounding residential communities of Clackamas, Happy Valley, and Southeast Portland. Although the property may carry a Portland mailing address, it is officially located within the City of Milwaukie in Clackamas County.

## NEARBY COMPLIMENTARY BUSINESSES

- Cascade Family Practice
- Columbia Pain Management
- Lake Road Family Medicine
- Restorative Health
- Beacon Oral Surgery
- Day Wireless

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