

# FOR LEASE:

1001 MOLALLA AVE, OREGON CITY, OR 97045



## PROPERTY DESCRIPTION

Mountain View Professional Center is an attractive two-story professional office building with a strong mix of medical, dental and professional office tenants. Beautifully landscaped grounds with private park-like courtyard.

## PROPERTY HIGHLIGHTS

- Attractive professional office space in Oregon City's Hilltop area
- Great mix of medical/dental and professional office tenants
- Excellent central location in Oregon City with easy access to freeways
- Near many amenities such as restaurants, coffee shops and easy access to Downtown Oregon City
- Great for law firms due to its close proximity to the new Clackamas County Courthouse

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$25.00 RSF/yr
<b>Available SF:</b>	1,181 RSF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households:</b>	4,734	22,548	43,678
<b>Total Population:</b>	12,512	60,759	115,044
<b>Average HH Income:</b>	\$78,907	\$96,130	\$97,268

## PROPERTY HIGHLIGHTS

Location in the Hilltop area of Oregon City along a main commercial arterial. Easy freeway access and close to amenities. Close proximity to Willamette Falls Hospital and Clackamas County offices.

## JOHN BRANDHORST

senior director / brokerage services

Licensed in Oregon

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**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

## DOUGBEAN.COM

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# Additional Photos

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# Lease Spaces

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## AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Lease Rate
212	1,181 SF	Full Service Gross	\$25.00 RSF/yr

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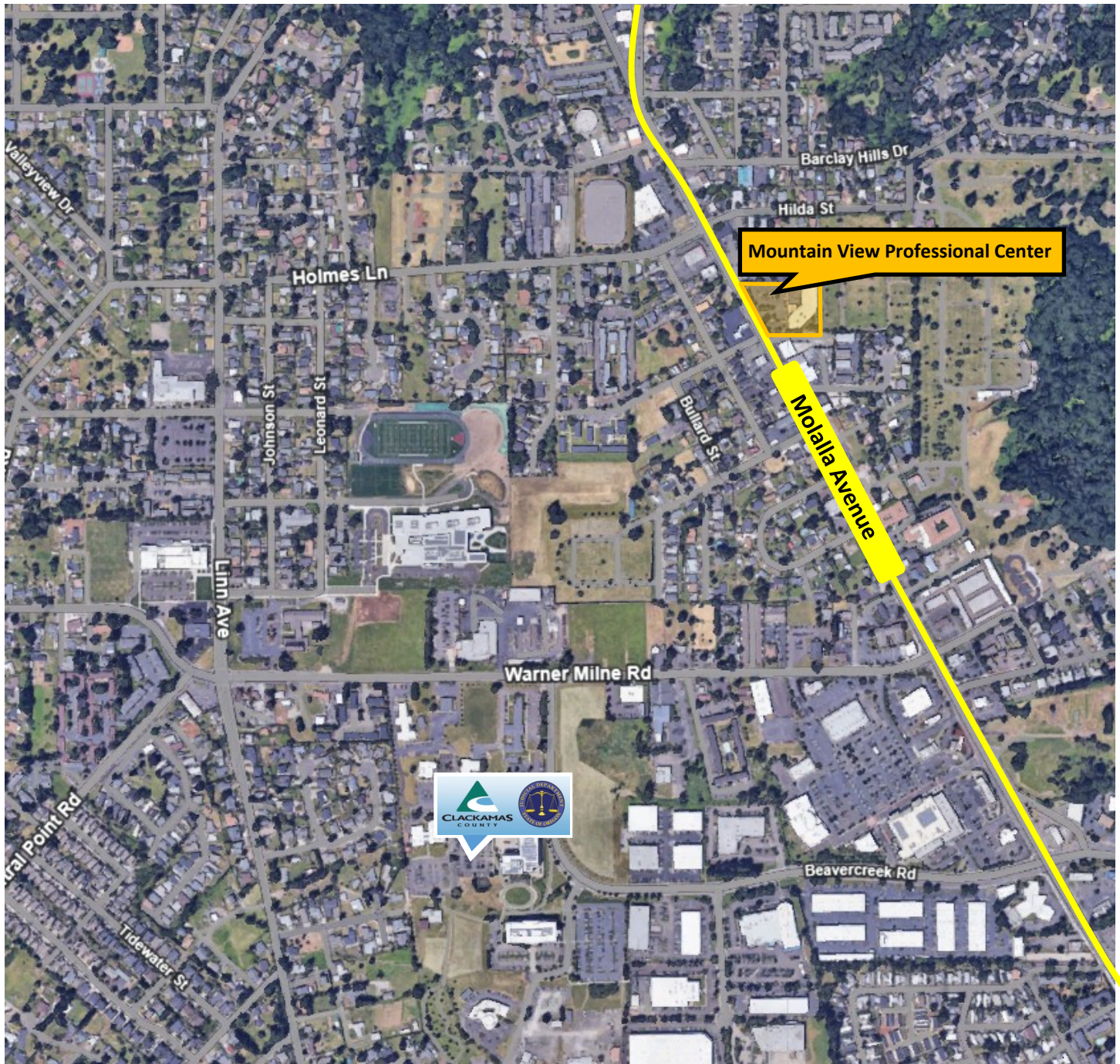
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# Map

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