



FOR LEASE

# FLEX SPACE IN DESIRABLE LOCATION

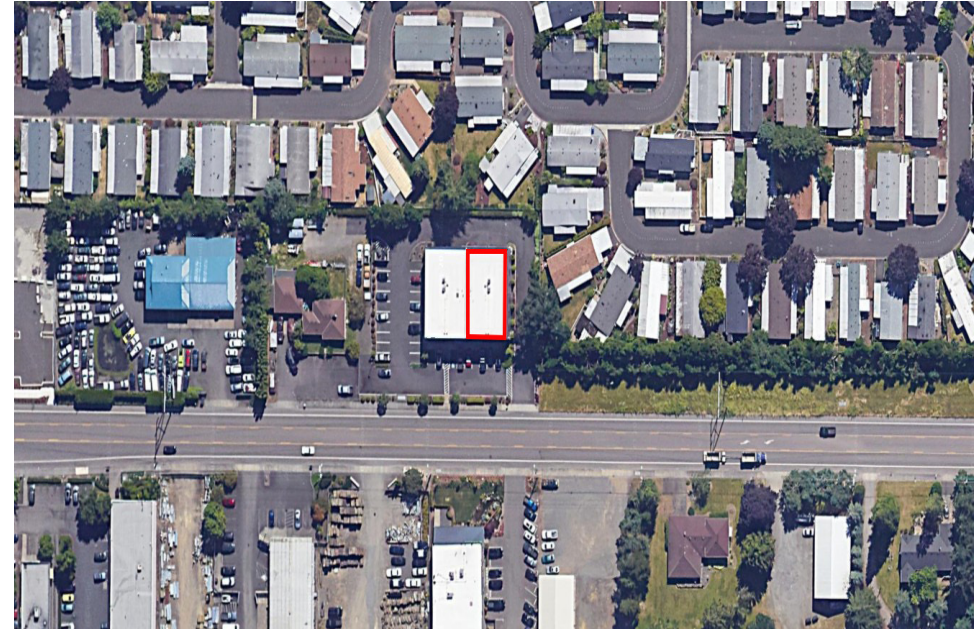
15810 SE 135TH AVENUE, CLACKAMAS, OR 97015

**BRETT BAYNE**

503.972.7280

[bayne@macadamforbes.com](mailto:bayne@macadamforbes.com)





### PROPERTY DESCRIPTION

Formerly occupied by Beaudin Construction, this flex property features two floors of office space totaling 4,000 SF (2,000 SF per floor), along with a 2,000 SF warehouse equipped with two grade-level doors. The office space has been recently updated and offers a functional blend of private offices and open work areas.

Estimated triple nets are approximately \$2,200/month and include property taxes, building insurance, common area maintenance, water/sewer, and garbage services.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$6,800 per month (NNN)
<b>Available SF:</b>	6,000 SF
<b>Building Size:</b>	12,000 SF
<b>Lot Size:</b>	0.96 Acres

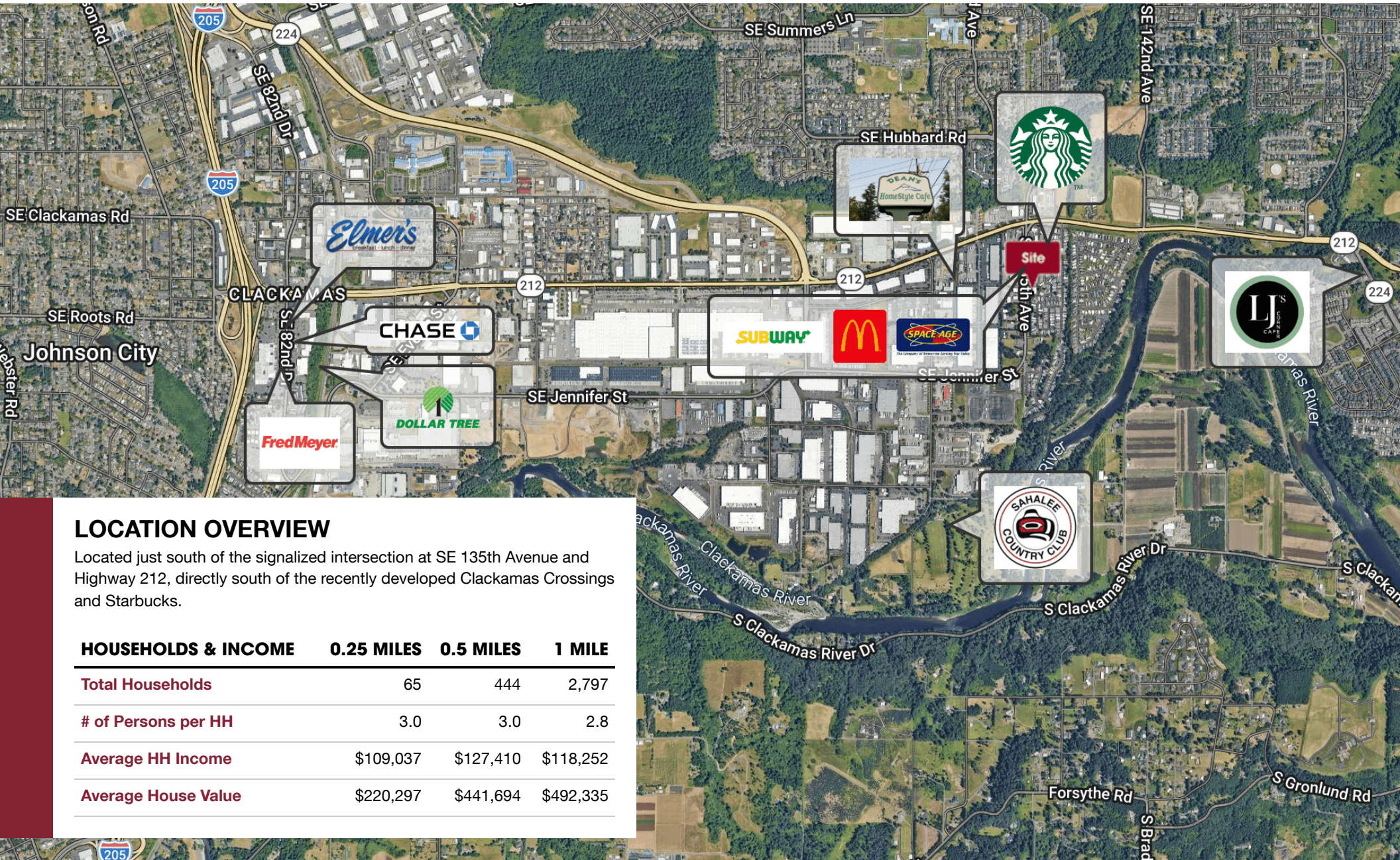
### PROPERTY HIGHLIGHTS

- True flex space with excellent curb appeal.
- Well located in the highly desirable Clackamas submarket.
- Functional office layout, good mix of privates and open floor plan.
- Good off-street parking.
- (2) grade level doors
- Zoning: C2
- Clear height: 18'

### BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com





## LOCATION OVERVIEW

Located just south of the signalized intersection at SE 135th Avenue and Highway 212, directly south of the recently developed Clackamas Crossings and Starbucks.

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	65	444	2,797
<b># of Persons per HH</b>	3.0	3.0	2.8
<b>Average HH Income</b>	\$109,037	\$127,410	\$118,252
<b>Average House Value</b>	\$220,297	\$441,694	\$492,335

### BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com