

Promotion on Qualified Leases Before September 2026
Broker Bonus: \$1/SF & 6-months Rent Abatement

LAKE ROAD
PROFESSIONAL CENTER

7831 SE LAKE ROAD

FOR LEASE

LAKE ROAD PROFESSIONAL CENTER

7831 SE LAKE RD, PORTLAND, OR 97267

CHARLES HASELWOOD

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Lake Road Professional Center is a quality professional office building conveniently located in Clackamas, with on-site property management. The vacancy is located immediately off the lobby and offers a mix of private offices and larger rooms. With a great window line and excellent visibility from HWY 224, Lake Road Professional Center is a great fit for professional services and medical tenants. The property is easily accessible from I-205 and provides generous parking.

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (Full Service)
Available SF:	2,067 SF
Parking:	51 Spaces (3.40/1,000)
Zoning:	C3

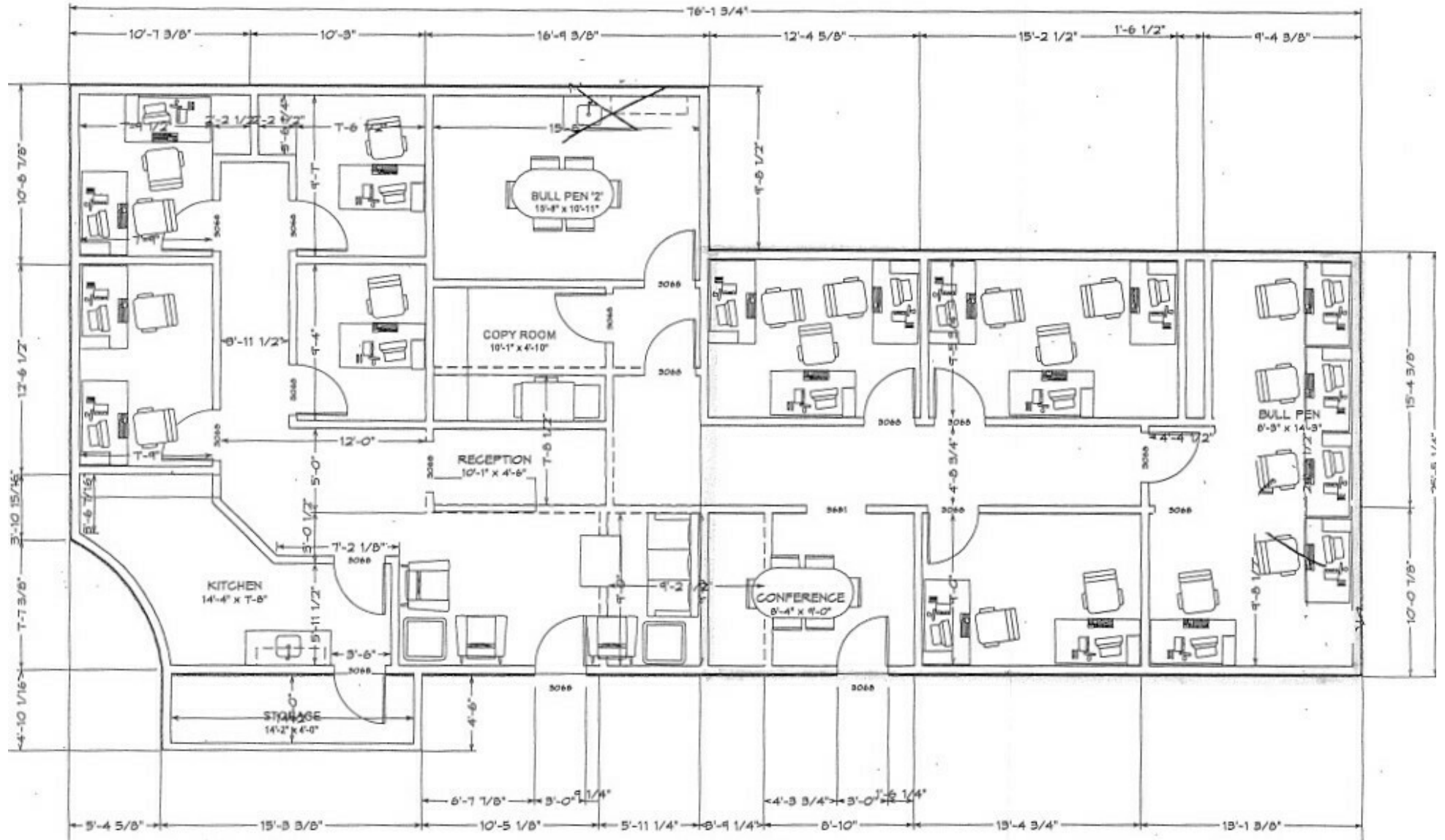


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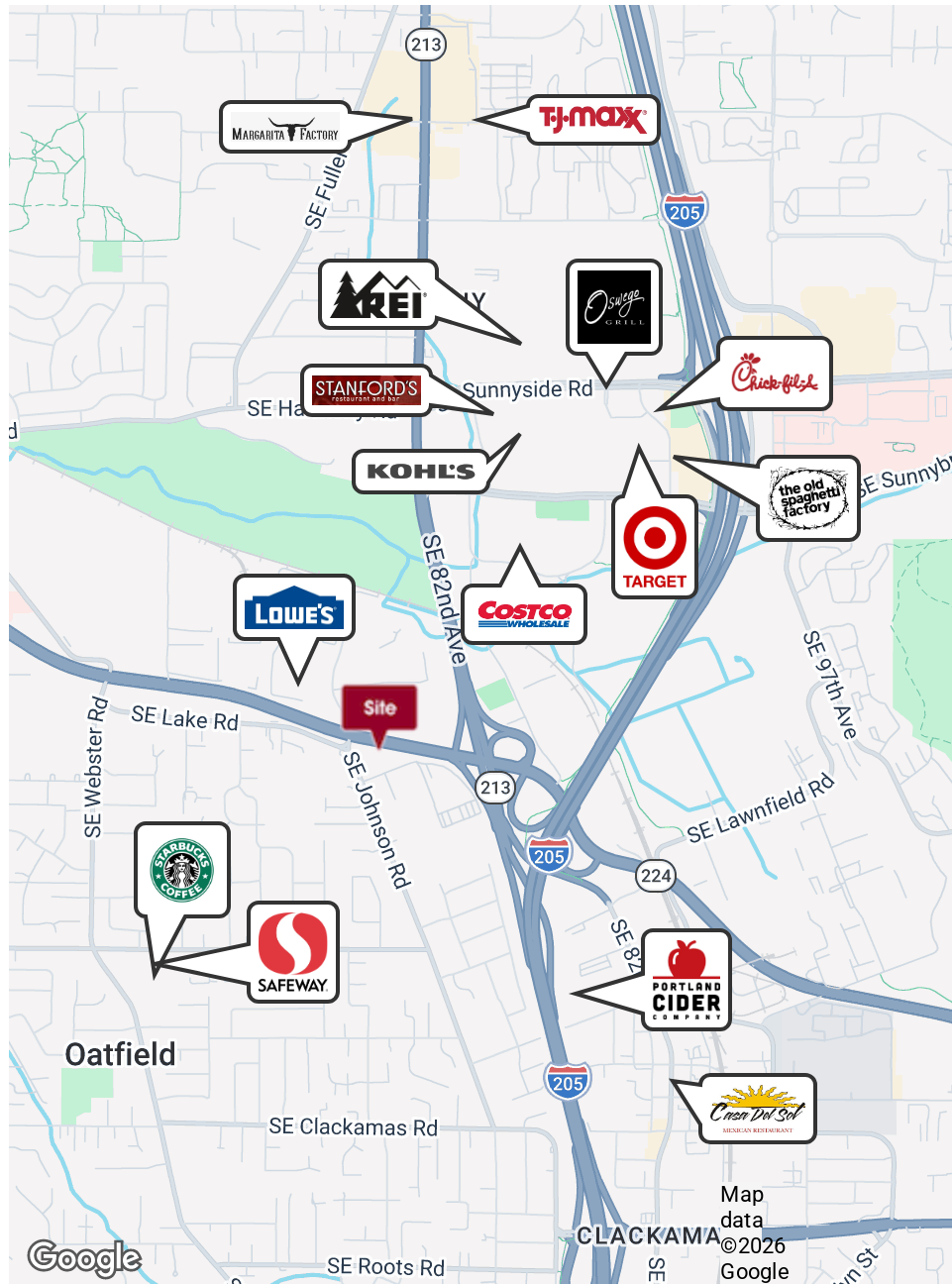


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LOCATION OVERVIEW

This location offers a good blend of urban convenience, proximity to transportation, and easy access to major thoroughfares. Within a few minutes' drive, you'll find significant commercial destinations like Clackamas Town Center, Costco, and a variety of restaurants, stores, and services.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	699	1,667	8,113
Average Age	47	49	44
Average Age (Male)	45	46	42
Average Age (Female)	49	51	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	620	3,154
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$96,628	\$93,797	\$98,370
Average House Value	\$536,241	\$532,954	\$530,886

DRIVE TIMES	DISTANCE	TIME
Highway 224	0.2 mi	1 min
Highway 213	0.6 mi	3 min
Interstate 205	0.8 mi	4 min
Highway 212	1.3 mi	4 min

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