

FOR LEASE: One Monarch

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015



PROPERTY DESCRIPTION

Conveniently located with direct visibility from Interstate 205, One Monarch Center is one of the premier Class A office buildings in the Clackamas/ Happy Valley submarket. The property is located in close proximity to many amenities, including restaurants, retail and medical facilities. The property has undergone recent common area updates and is an attractive option for traditional and medical office users alike.

PROPERTY HIGHLIGHTS

- Approximately 70,000 SF of Class A office building
- Conveniently situated between Sunnyside Rd and Sunnybrook Blvd, just off I-205
- Surrounded by amenities, from local eateries to nearby hotels
- Potential signage opportunities available
- 3.5/1,000 per RSF parking

OFFERING SUMMARY

Lease Rate:	Call for Rate
Available SF:	1,469 - 7,847 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	5,382	39,774	108,494
Total Population:	12,437	105,716	284,460
Average HH Income:	\$70,850	\$104,248	\$106,973

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Full Service	Lease Rate:	Call for Rate
Total Space:	1,469 - 7,847		

AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Lease Rate
Suite 100	7,847	Full Service	Call for Rate / Divisible
Suite 120	2,970	Full Service	Call for Rate; Direct or Sublease
Suite 360	2,576	Full Service	Call for Rate

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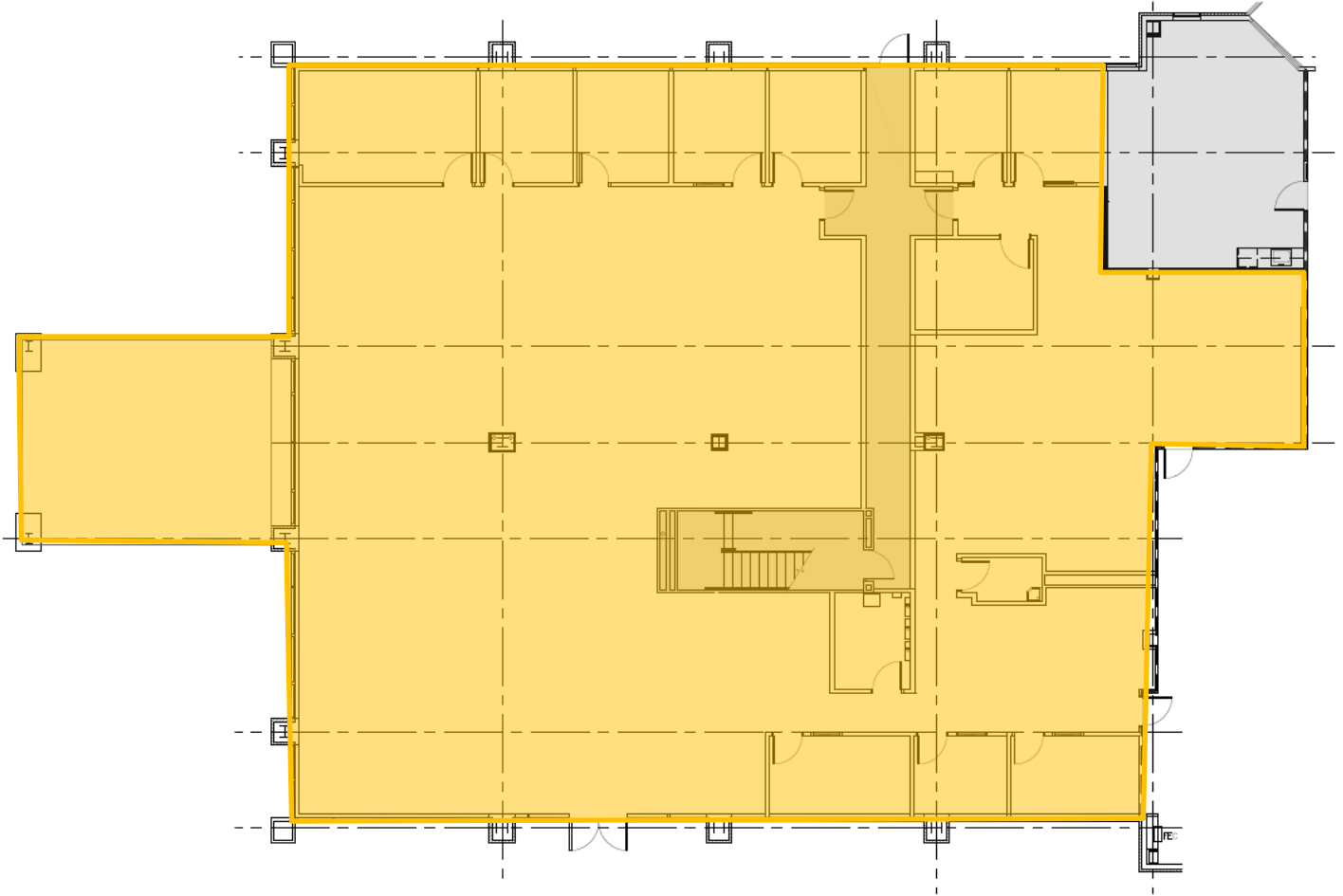
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Suite 100: 7,847 SF (+/-)

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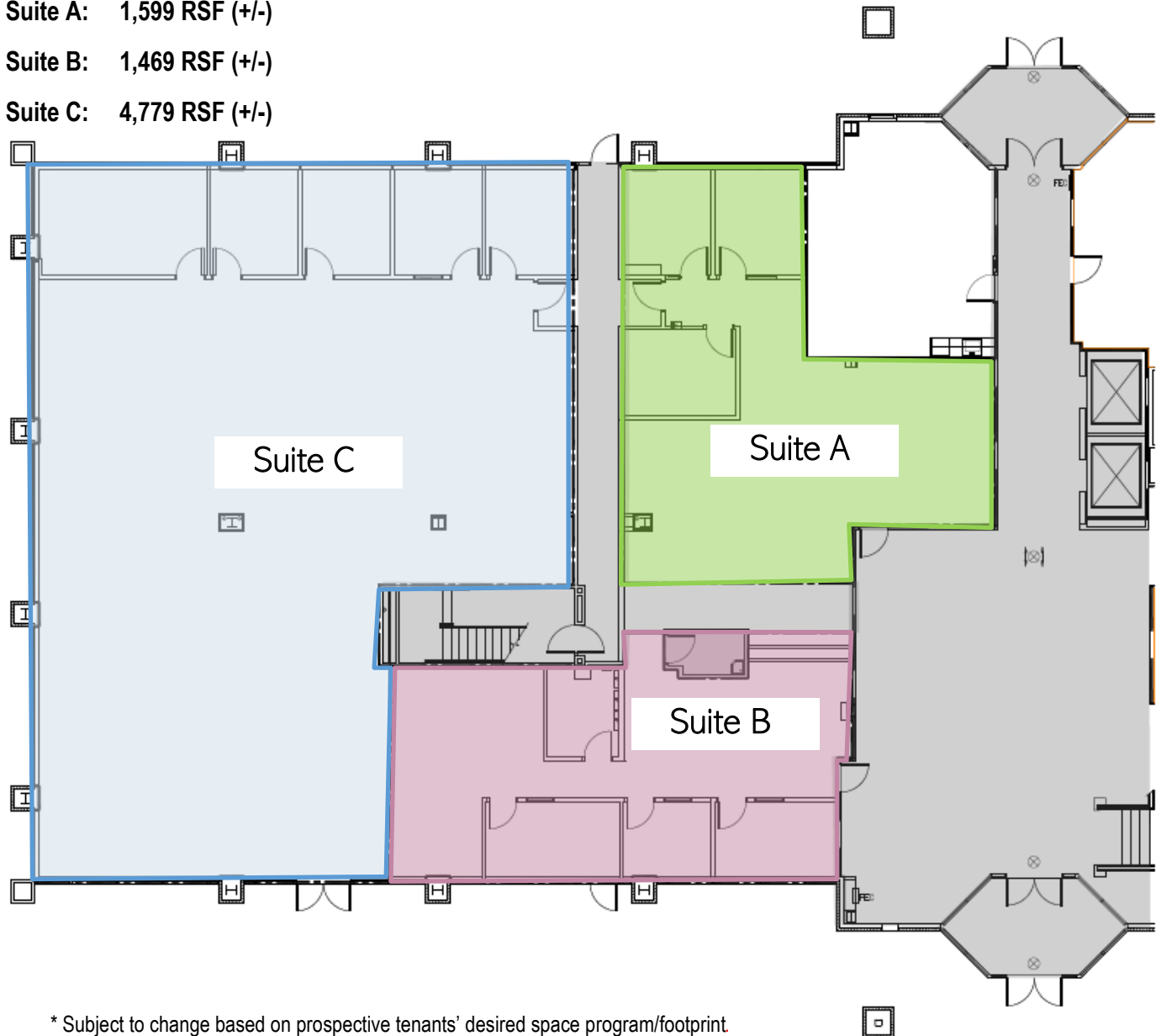
Suite 100: Demising Options

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Suite A: 1,599 RSF (+/-)

Suite B: 1,469 RSF (+/-)

Suite C: 4,779 RSF (+/-)



* Subject to change based on prospective tenants' desired space program/footprint.

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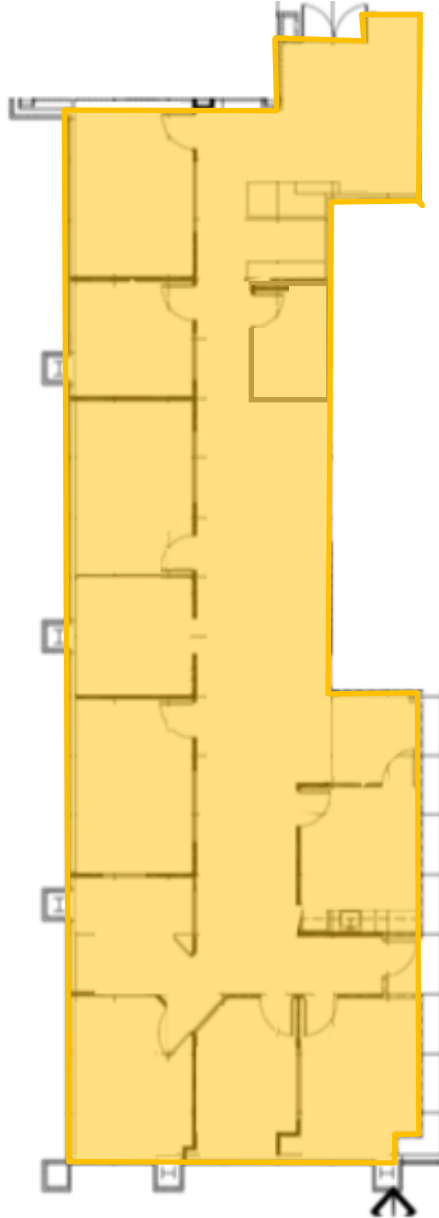
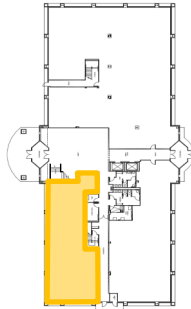
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Suite 120: 2,970 RSF (+/-)

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Direct or Sublease

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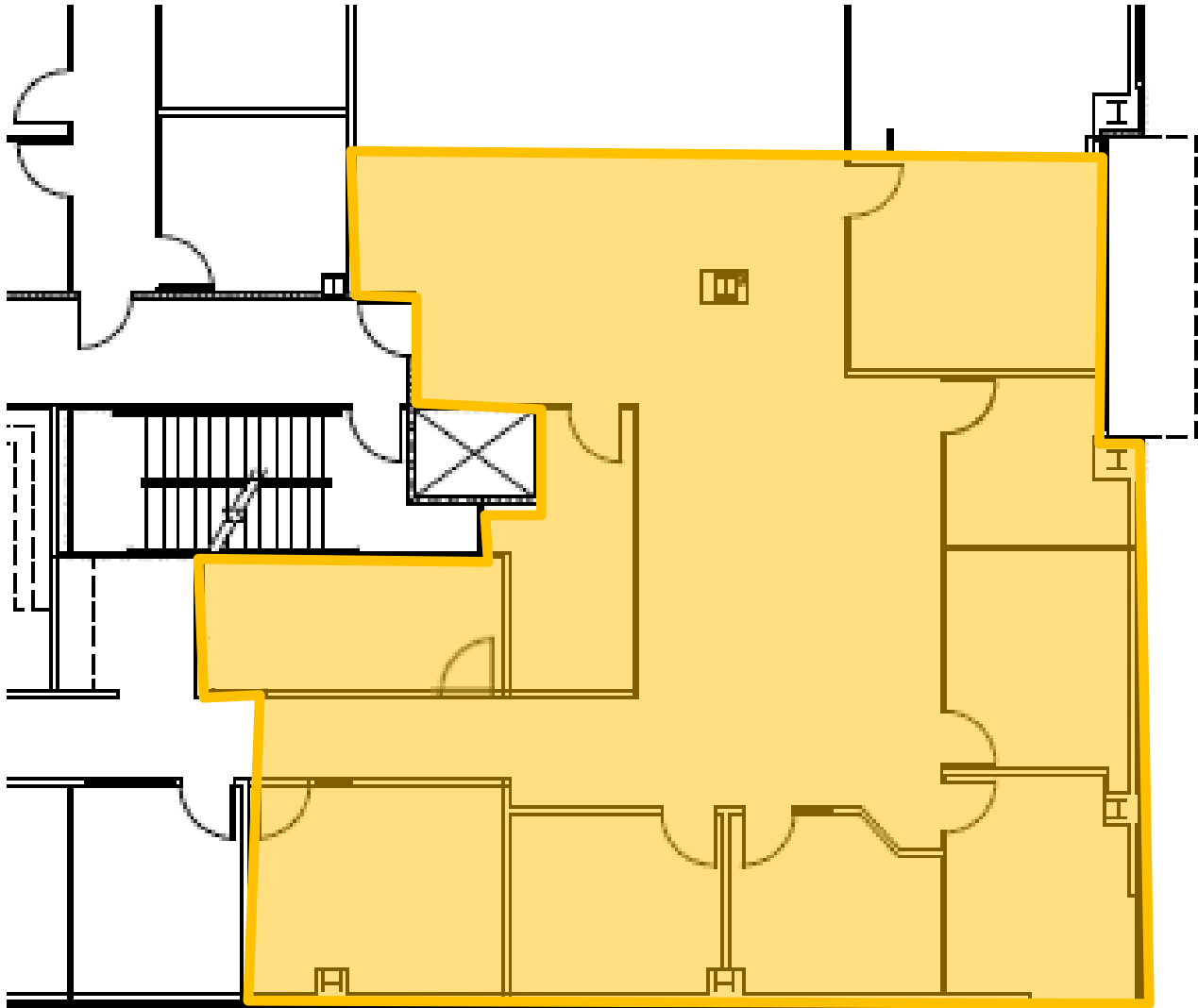
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Suite 360: 2,576 RSF (+/-)

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Map

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