

FOR LEASE:

1976 SE OCHOCO STREET, MILWAUKIE, OR 97222



PROPERTY DESCRIPTION

Discover a highly functional 3,200 RSF freestanding executive office building ideally positioned just off of SE McLoughlin Boulevard (Hwy 99E) in Milwaukie. This stand-alone building offers a professional environment with excellent proximity to regional amenities and transit.

PROPERTY HIGHLIGHTS

- Stand-alone office building with excellent street presence.
- Large conference room, multiple private offices, kitchenette, and secure storage areas.
- 7 dedicated parking spaces for staff and visitors.
- 24-hour access and highly functional interior layout suitable for professional firms, administrative operations, or specialty office users.

OFFERING SUMMARY

Lease Rate:	\$17.00/RSF / NNN
Available SF:	3,200 RSF
Year Built:	1975
Zoning:	NME North Milwaukie Employment Zone (City of Milwaukie)

PRIME LOCATION:

- Location near the SE McLoughlin Blvd (Hwy 99E) corridor for outstanding visibility and commuter access.
- Surrounded by abundant retail, service businesses, and mixed-use amenities in the growing Sellwood-Moreland and Milwaukie areas.
- Close proximity to TriMet and MAX transit, enhancing regional accessibility..

JOHN BRANDHORST

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

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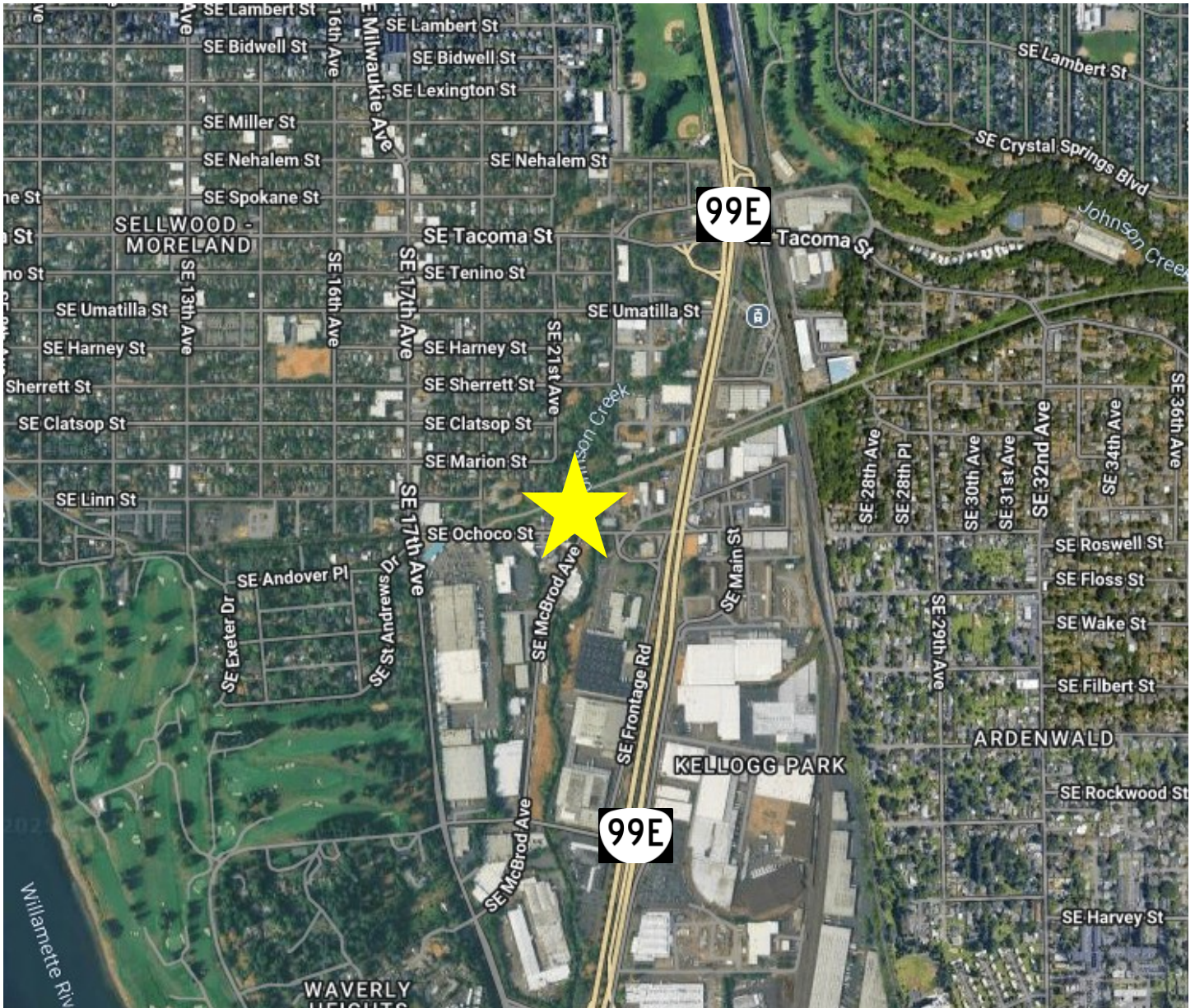
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Map

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