



FOR SALE



## 2700 SE HARRISON OFFICE

### Owner-User Office or Medical Property

± 6,584 RSF | \$1,595,000

#### 2700 SE Harrison St, Milwaukie, OR 97222

- Clackamas County office property with some in-place income
- 25% leased
- 4 individual suites
- Perfect for office or medical uses
- Walk Score: 80, Bike Score: 84
- Backs up to Spring Creek
- Short walk to Downtown Milwaukie where there are tons of amenities
- Two stories

#### MCCOY DOERRIE, SIOR

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	2700 SE Harrison St Milwaukie, OR 97222
Available Space	± 6,584 RSF
Use Type	Office / Medical
Auto Parking	Yes
Signage Opportunity	Yes
Sales Price	\$1,595,000
Availability	Now

Location Features

- Quiet neighborhood
- Immediate access to Downtown Milwaukie
- Close proximity to Portland CBD without Portland taxes/regulation burden
- Near the MAX Orange Line / Milwaukie Main Street Station
- Strong regional connectivity via McLoughlin Blvd, Hwy 224, I-205, and SE Tacoma corridor
- Walkability to restaurants, coffee, and neighborhood amenities

Nearby Highlights

- Good Measure
- Decibel Sound & Drink
- Awakening Coffee
- Mike's Drive-In
- Gramma's Corner Kitchen
- Ohana Hawaiian Cafe
- Giving Cafe & Bistro
- pFriem Family Brewers
- River Roadhouse
- Rendered BBQ
- Cali Frito & Fuego
- Authentics Gourmet Comfort Food
- The Smoking Jay
- Vida33 Latin Bistro
- LJ's Cafe
- The Wind Horse
- Keeper Coffee
- Hello Cafe
- The Pit Stop Coffee Shop
- Country Coffee Milwaukie
- Milwaukie Cafe and Bottle Shop
- Kings Row Inn
- Budget Lodge Milwaukie Inn
- Sunnyside Inn and Suites
- Rose City Inn and Suites
- Holiday Inn Express
- Made in Milwaukie
- the little blue store
- Harrison Mart
- New Seasons Market
- Milwaukie Marketplace
- Dollar Tree

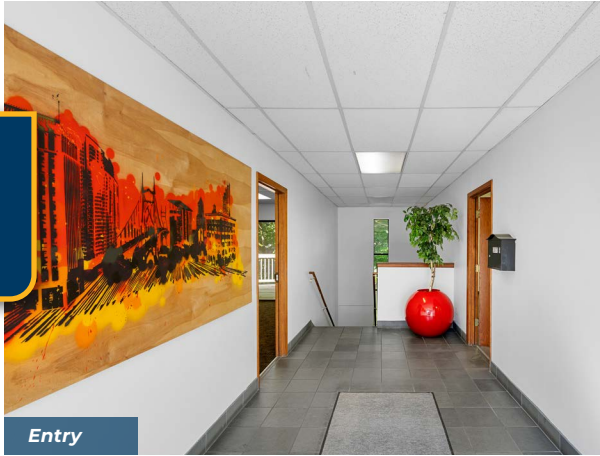


# INTERIOR PHOTOS





# FLOOR PLANS



Entry

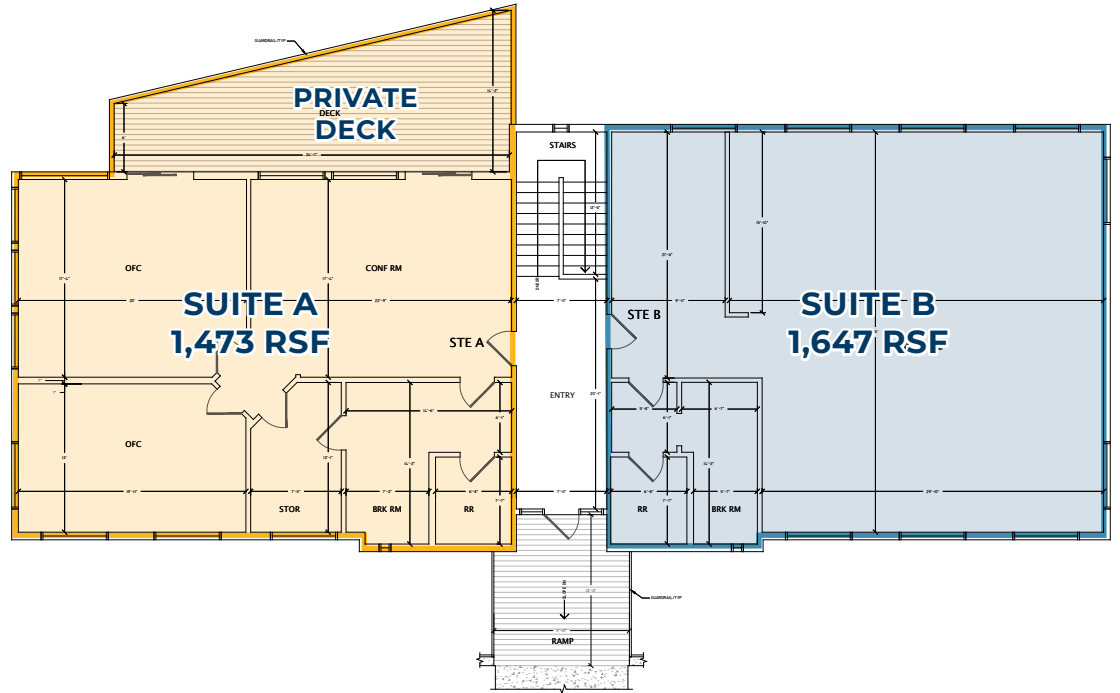


Suite A - Private Deck

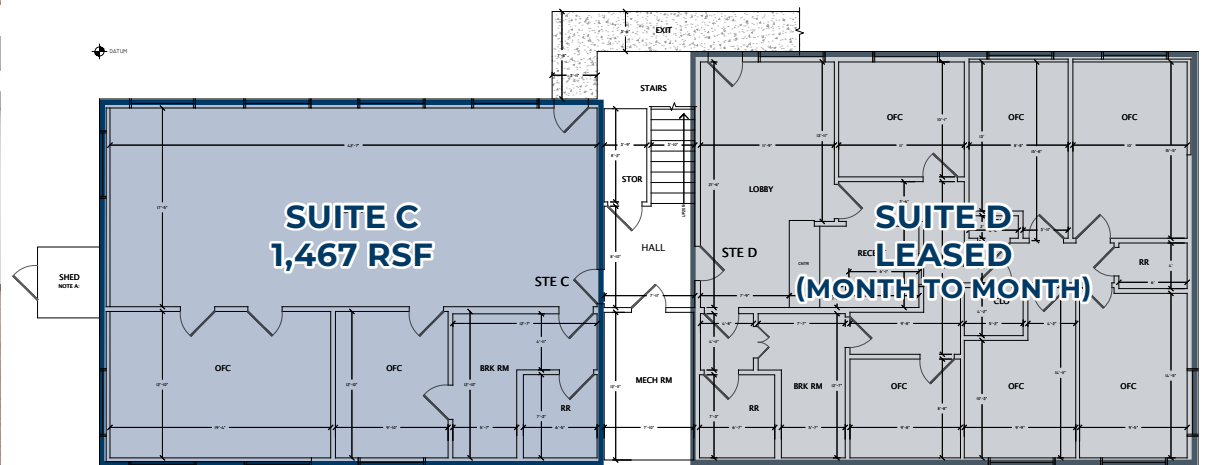


Suite C

## Main Level - 3,469 RSF



## Lower Level - 1,467 RSF



## FINANCING SCENARIO

### Example Owner-Occupied Financing (Illustrative)

Purchase Price	\$1,595,000
Maximum LTV	80%
Down Payment	\$319,000
Loan Amount	\$1,276,000
Interest Rate	6.75%
Fixed Period (Years)	5
Amortization (Years)	25
Estimated Monthly Payment	\$8,816

### Alternative SBA Financing Option

SBA Down Payment %	10%
SBA Loan Amount	\$1,435,500
Programs	SBA 7(a) or SBA 504
Benefits	Lower down payment and longer fixed rate options

**Approximate Payment: \$6,030 per \$1MM borrowed** (Blended rate, 25-year amortization)

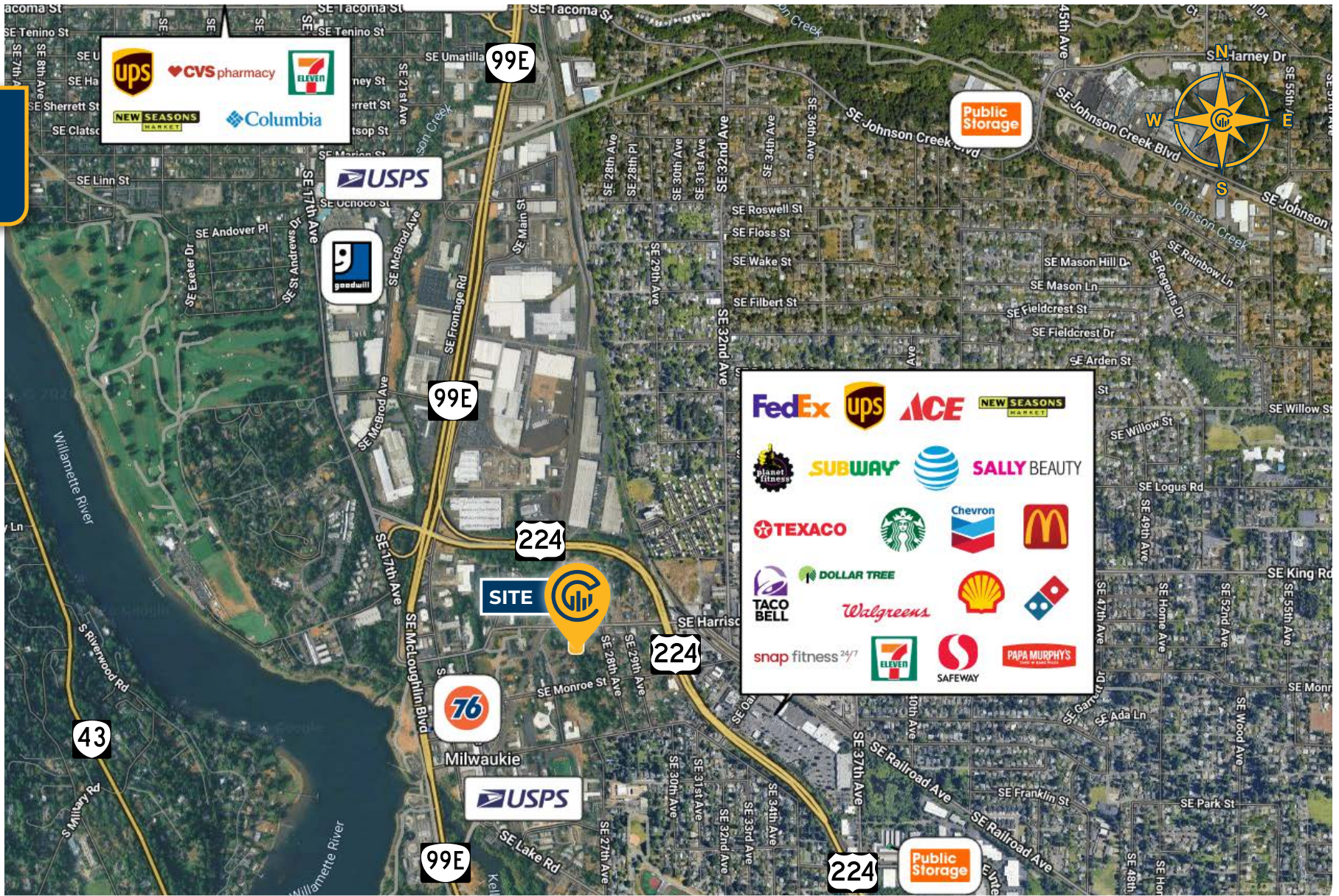
Financing scenario provided for illustrative purposes only. Actual terms subject to underwriting, borrower qualifications, credit approval, appraisal, and market conditions. Interest rates and loan structures may change without notice. Assumes owner-occupied commercial real estate financing, SBA financing subject to program eligibility requirements.

**Financing Provided By**  
Erik Selden  
SVP, Commercial Banking  
Washington Trust Bank  
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# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

 <p><b>capacity</b> POWER OF PLACE</p>	<p><b>MCCOY DOERRIE, SIOR</b> Senior Vice President   Licensed in OR &amp; WA 503-517-7120 mccoy@capacitycommercial.com</p>	<p><b>JEFF VALDES</b> Senior Vice President   Licensed in OR, WA, &amp; TN 503-887-4921 jeffvaldes@capacitycommercial.com</p>
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