

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

ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbbean.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
doubg@dougbbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

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



Lease Spaces

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015



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 350*	3,214	Full Service	Call for Rate
Suite 360*	2,576	Full Service	Call for Rate

* can be combined 5,790 SF

ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbean.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
dougbean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

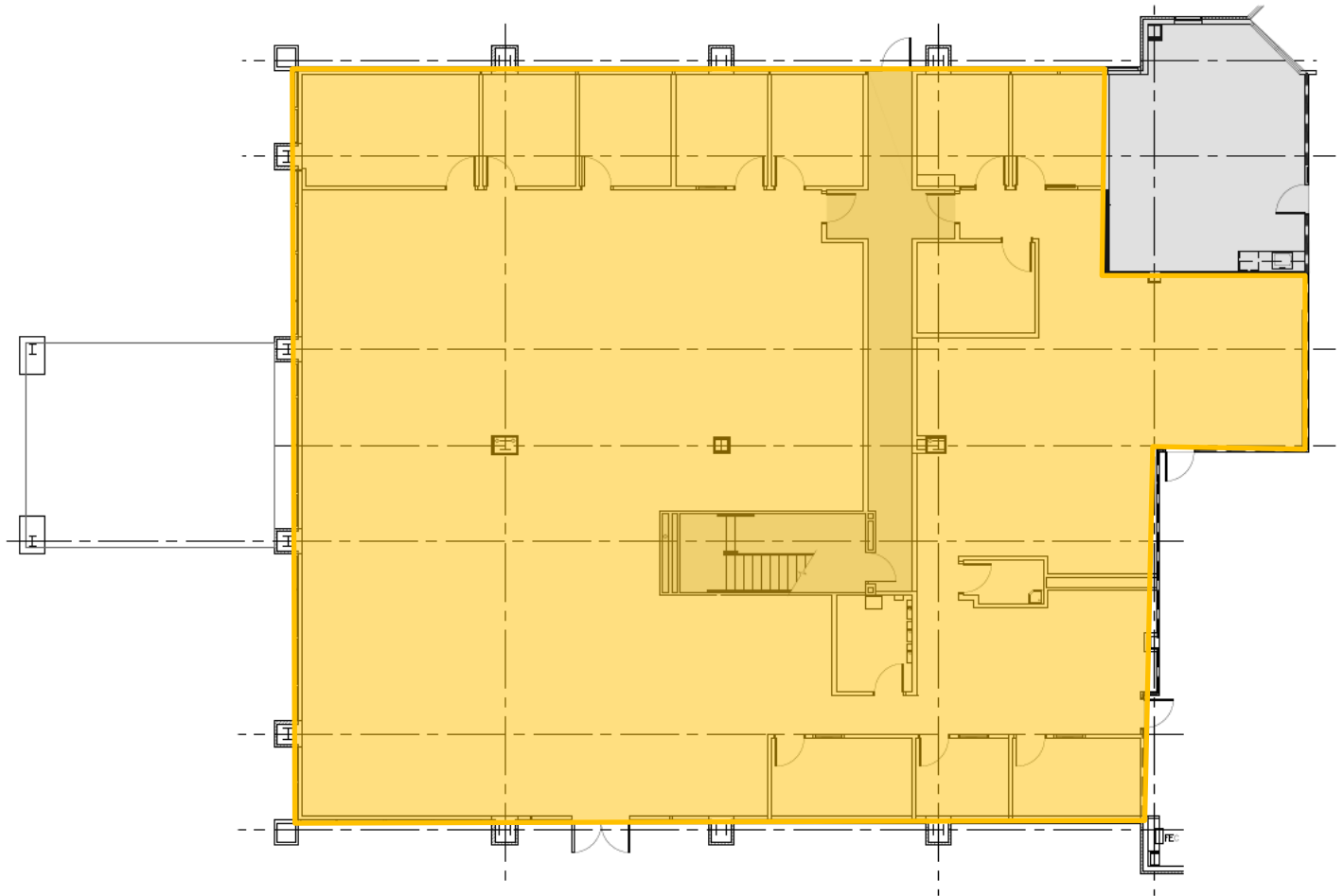
DOUGBEAN.COM

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



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

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015



ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbbean.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
doughb@dougbbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

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



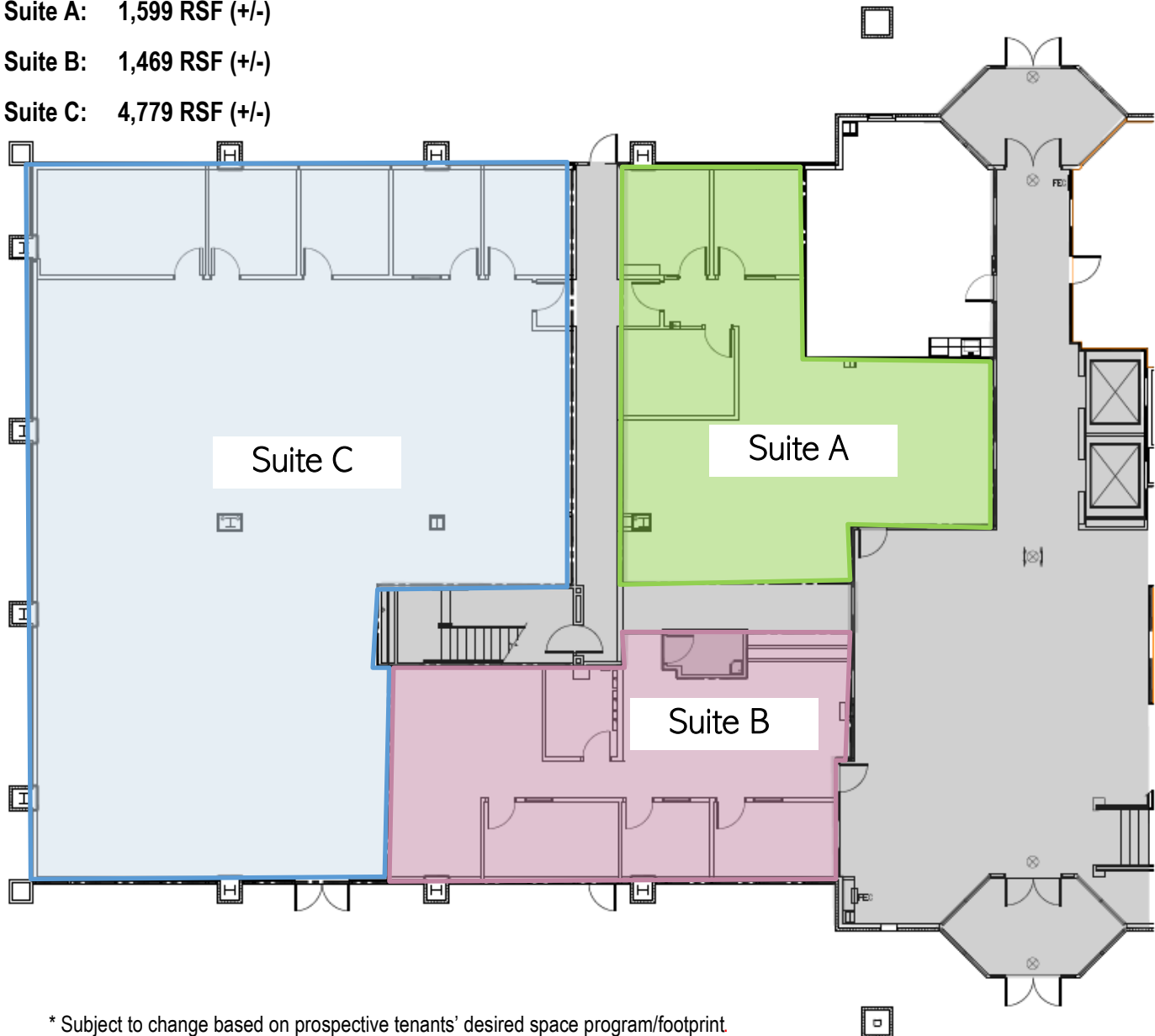
Suite 100: Demising Options

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015

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.

ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbean.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
dough@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

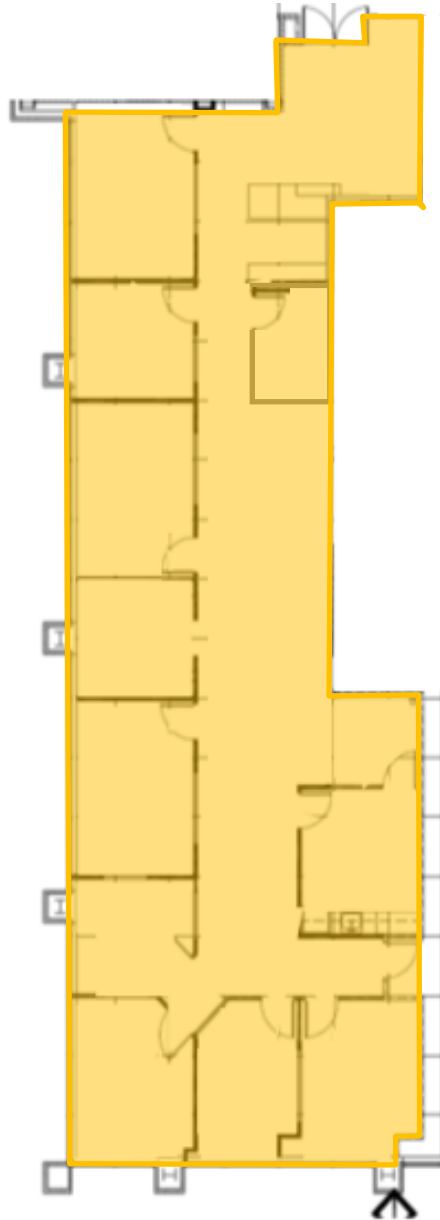
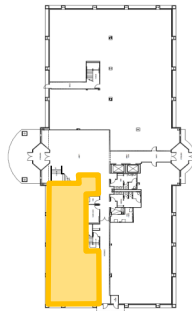
DOUGBEAN.COM

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



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

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015



Direct or Sublease

ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbear.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbear.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
dougbean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

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

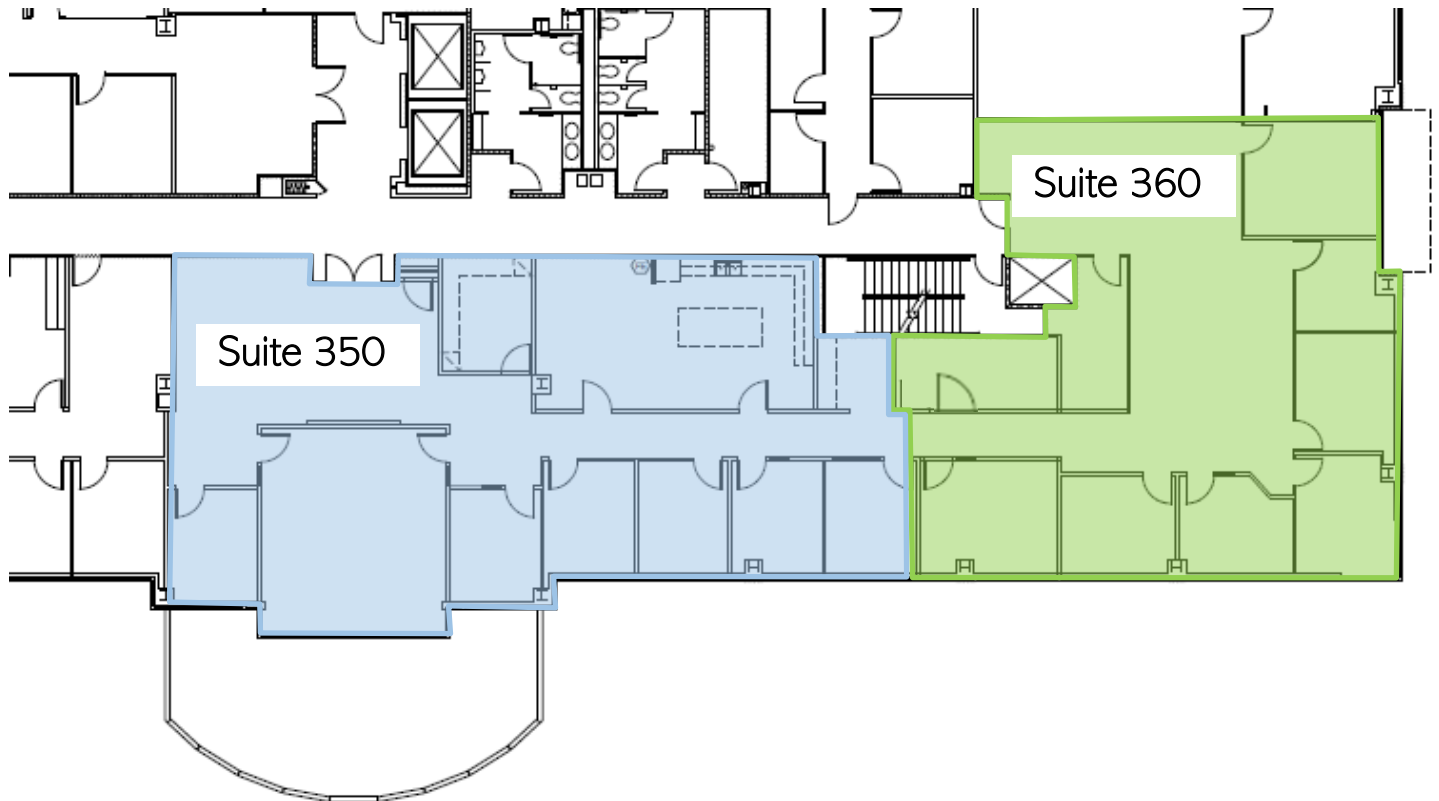


Suite 350/360: 5,790 RSF

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015

Suite 350: 3,214 RSF (+/-)

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



ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbean.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbean.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
dough@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

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



Map

12550 SE 93rd AVENUE, CLACKAMAS, OR 97015



ADAM BEAN, SIOR

President
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbear.com

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbear.com

DOUG BEAN, SIOR, CPM

Designated Broker
Licensed in Oregon
C: 503-720.5100
O: 503.222.5100
dougbean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

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

