



## OFFERING SUMMARY

**Lease Rate:** \$18.00 SF/yr

**Lease Type:** NNN

**Zoning:** DMU (Downtown Mixed Use)

**Building SF:** 3,500 SF

**Lot Size:** 9,350 SF

## PROPERTY OVERVIEW

Great opportunity for a single-tenant lease with on-site parking. Outfitted with private offices, side lot, back yard, kitchen space and spacious basement area with high ceilings. Major upgrades in 2019 to restore the building to move-in ready condition.

## PROPERTY HIGHLIGHTS

- Excellent location in downtown Milwaukie
- 6 spaces of off-street parking
- Freestanding building
- Excellent access to transit, 1 block from Orange MAX Line stop
- Across the street from brand-new 110 unit apartment and retail building
- New carpet and paint throughout
- Full-height basement with washer and dryer
- Next door to Milwaukie High School, near Portland Waldorf School and across the street from St John the Baptist Catholic School



**Clayton Madey**  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

**Eleanor Aschoff**  
503.972.7296  
eleanor@macadamforbes.com  
Licensed in OR & WA



# FOR LEASE

2206 SE Washington St, Milwaukie, OR 97222



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clayton@macadamforbes.com  
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500