

# Turn-Key Office in Happy Valley

13255 SE 130TH AVENUE, HAPPY VALLEY, OR 97015



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SUBLEASE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SUBLEASE

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## PROPERTY DESCRIPTION

The former Allstate Insurance office is move-in ready and available for sublease. The space is ideal for either office or retail tenants looking for under-market rents in the Clackamas-Happy Valley Submarket.

## PROPERTY HIGHLIGHTS

- Turn-key office with private bathroom and kitchenette
- Parking on-site
- Additional storage space available in the self-storage building
- Sublease Expires January 31st, 2025

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	1.546 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,411	39,709	111,001
Total Population	11,072	103,857	283,455
Average HH Income	\$57,448	\$65,516	\$63,478



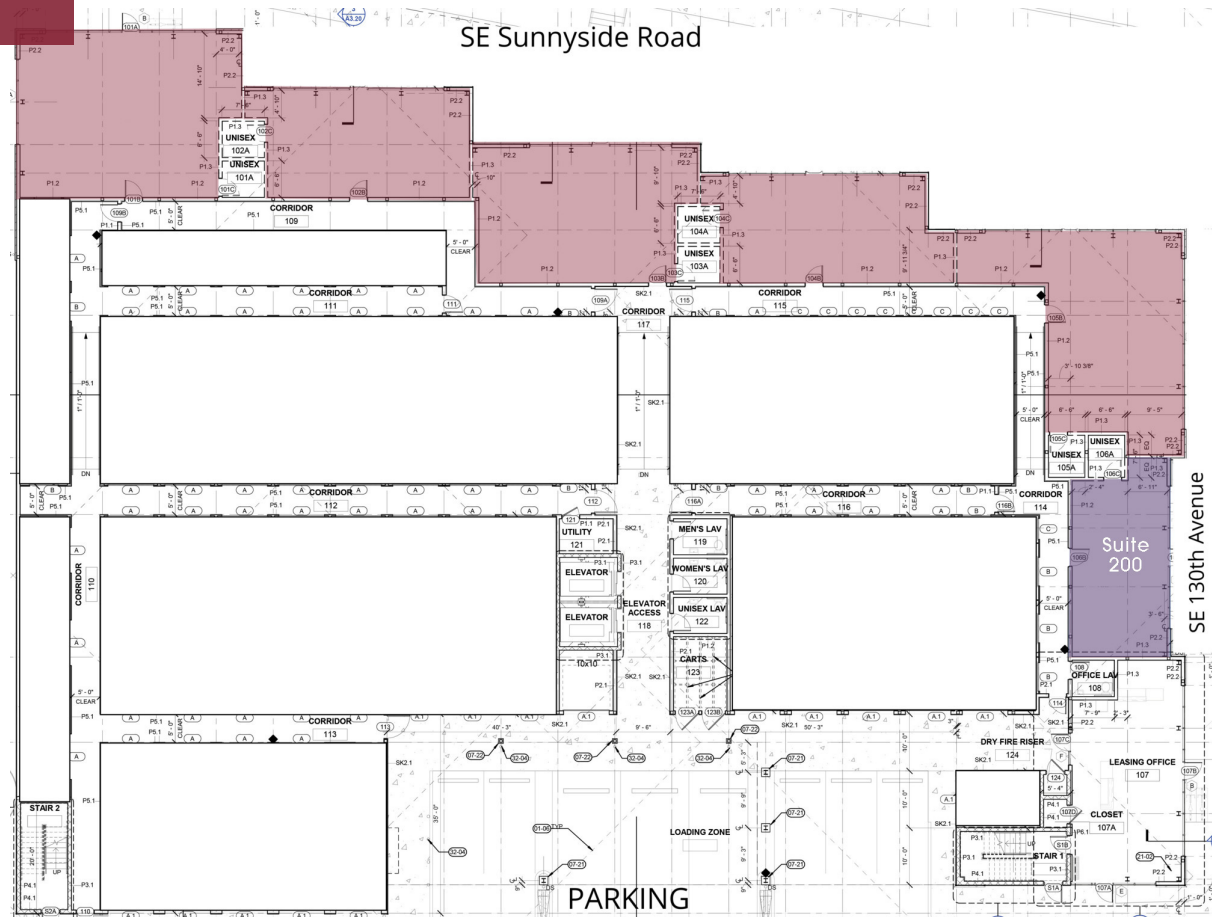
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AVAILABLE SPACES				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	



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## LOCATION DESCRIPTION

Located in Happy Valley, near I-205. Happy Valley is ten miles southeast of downtown Portland and offers outstanding dining options, nature parks and hiking trails. The city is easily accessible via Trimet's MAX Green Line.

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	DISTANCE
SE 132nd Ave	130th Ave N	4,427	0.15 mi
SE Sunny Side Rd	SE 125th Ave W	40,984	0.19 mi
SE Sunny Side Rd	SE Mountain View Ln	32,057	0.30 mi
SE Sunny Side Rd	SE 122nd Ave NW	30,055	0.33 mi



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