



# FOR SALE/LEASE

4700 SE INTERNATIONAL WAY  
MILWAUKIE, OR



**HEADQUARTERS OPPORTUNITY**

**BUILDING SIZE: 12,402 SF | LOT SIZE: APPROX. 1.13 AC**

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# THE OPPORTUNITY



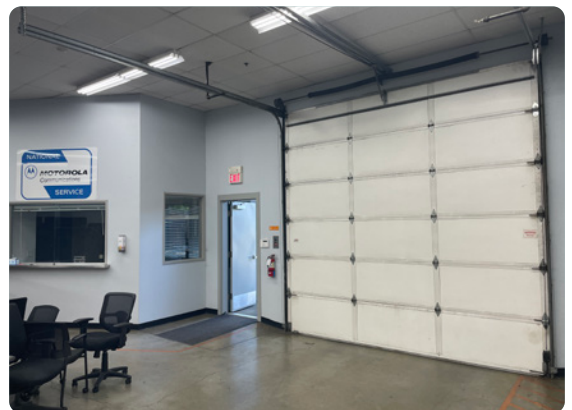
## Investment Highlights

<b>Address</b>	4700 SE International Way Milwaukie, OR 97222
<b>County</b>	Clackamas
<b>Gross Leasable Area</b>	12,402 SF Ground Floor   6,000 SF Second Floor   6,402 SF
<b>Year Built</b>	1989
<b>Parking</b>	+/- 40 Parking Stalls

- Incredible turn-key owner/user opportunity in Clackamas County
- Excellent visibility and dedicated monument sign facing the Milwaukie Expressway (30,417 CPD)
- Easy access with connection to major highways and freeways
- Expansive window lines with skylights providing ample natural light
- Building is well laid out including open bullpen spaces, private offices, kitchenette and break room, large conference space, clean warehouse space, and expansive entry
- Two roll-up bay doors
- On-site green space and pedestrian walking paths
- Immediate proximity to public transit



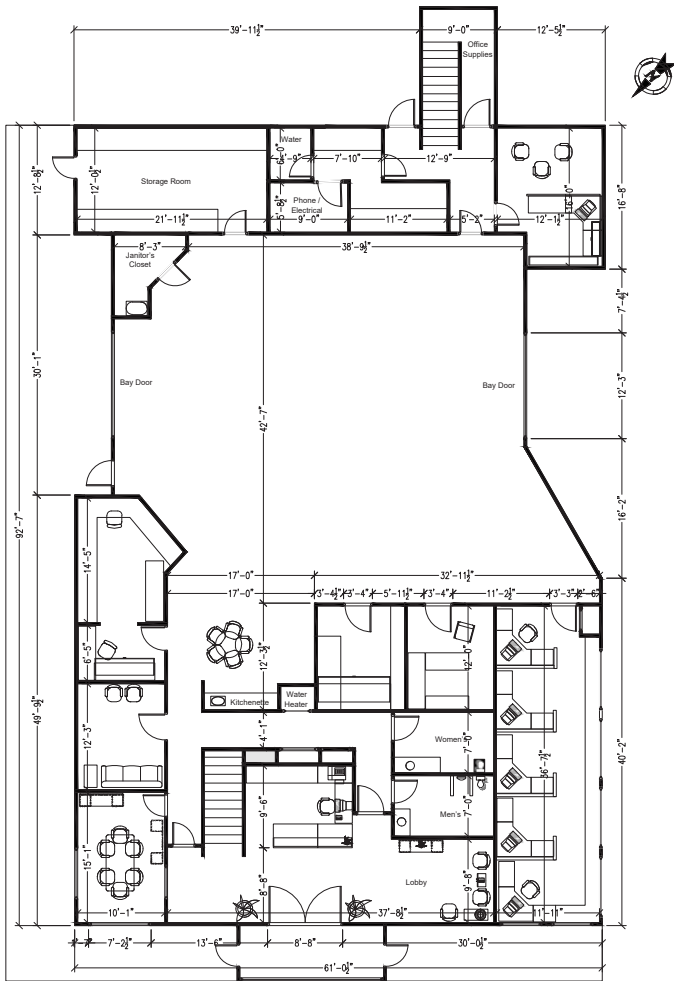
# INTERIOR PHOTOS



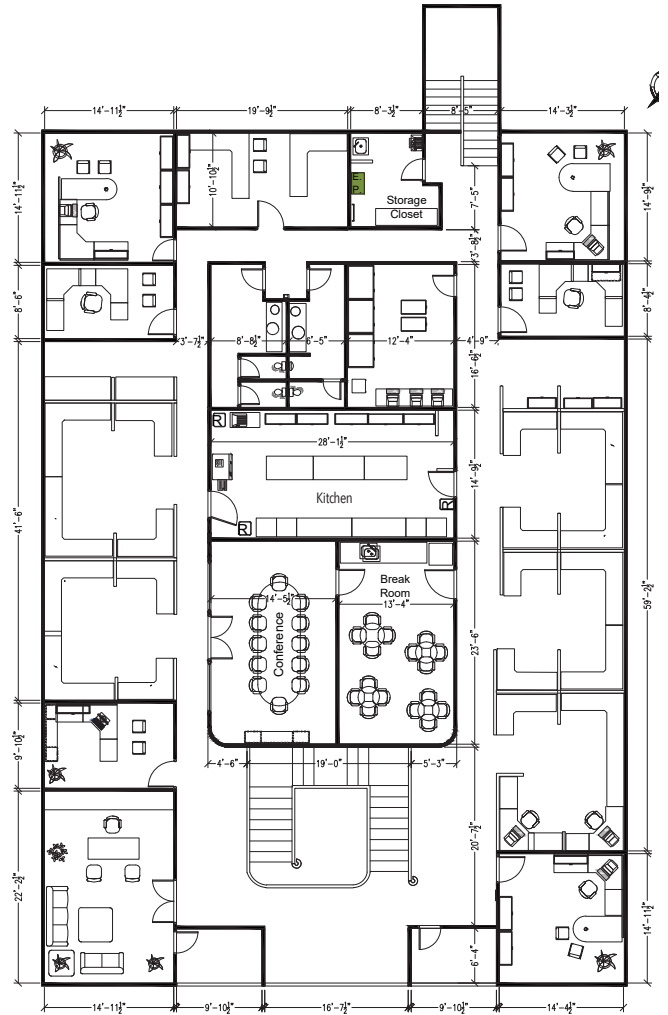
# FLOOR PLAN



FIRST FLOOR | 6,000 SF



SECOND FLOOR | 6,402 SF



# AREA

