



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



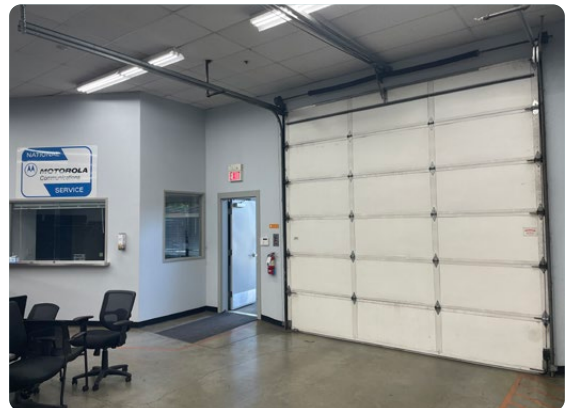
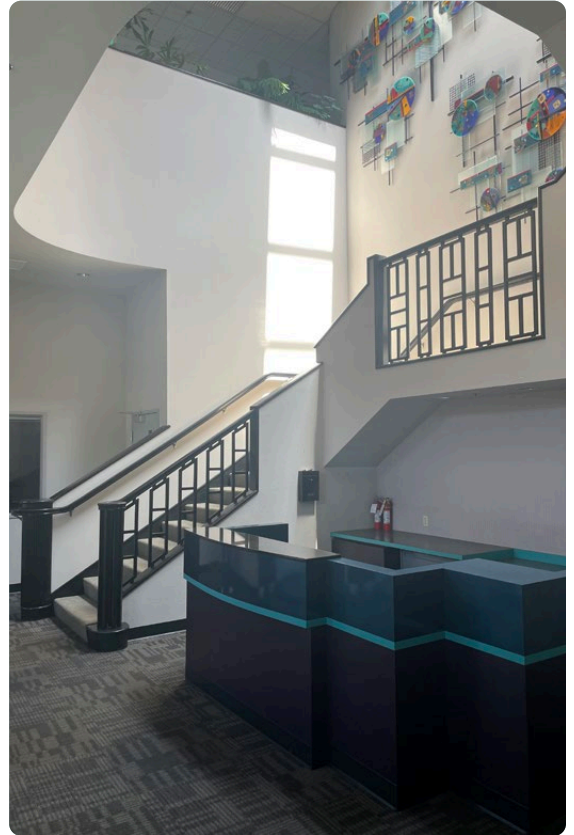
Address	4700 SE International Way Milwaukie, OR 97222
County	Clackamas
Gross Leasable Area	12,402 SF Ground Floor 6,000 SF Second Floor 6,402 SF
Year Built	1989
Parking	+/- 40 Parking Stalls
Reduced Price	\$3,740,000

Investment Highlights

- 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



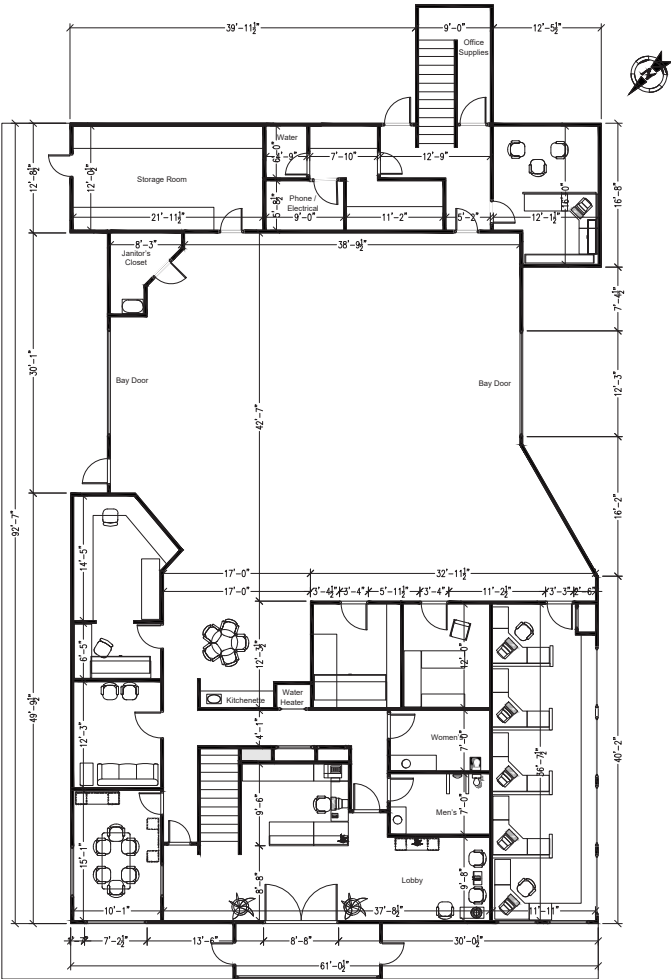
INTERIOR PHOTOS



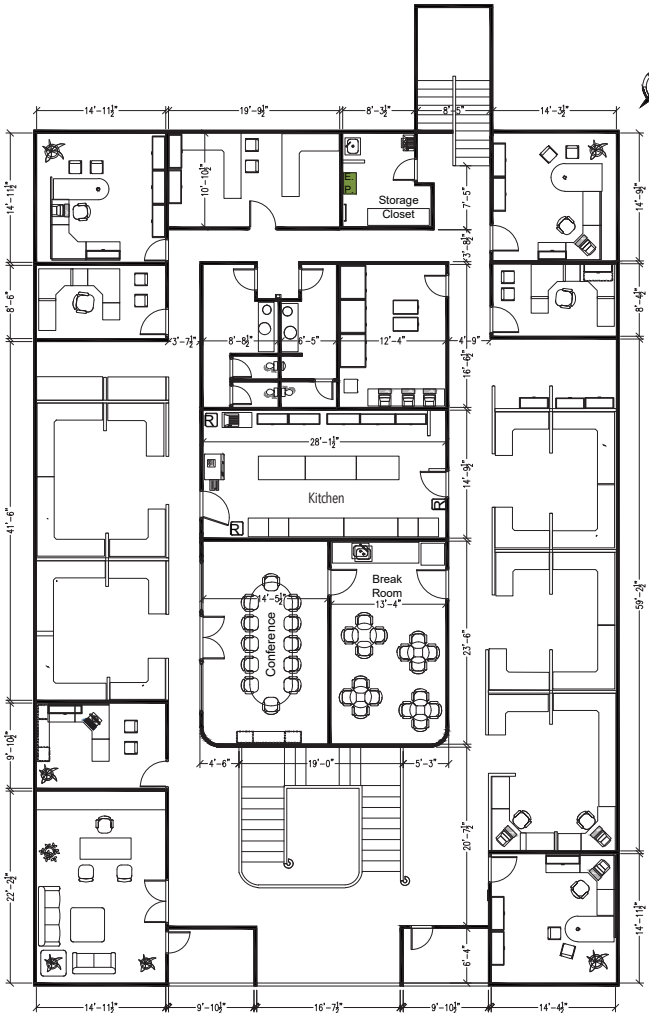
FLOOR PLAN



FIRST FLOOR | 6,000 SF



SECOND FLOOR | 6,402 SF



AREA

