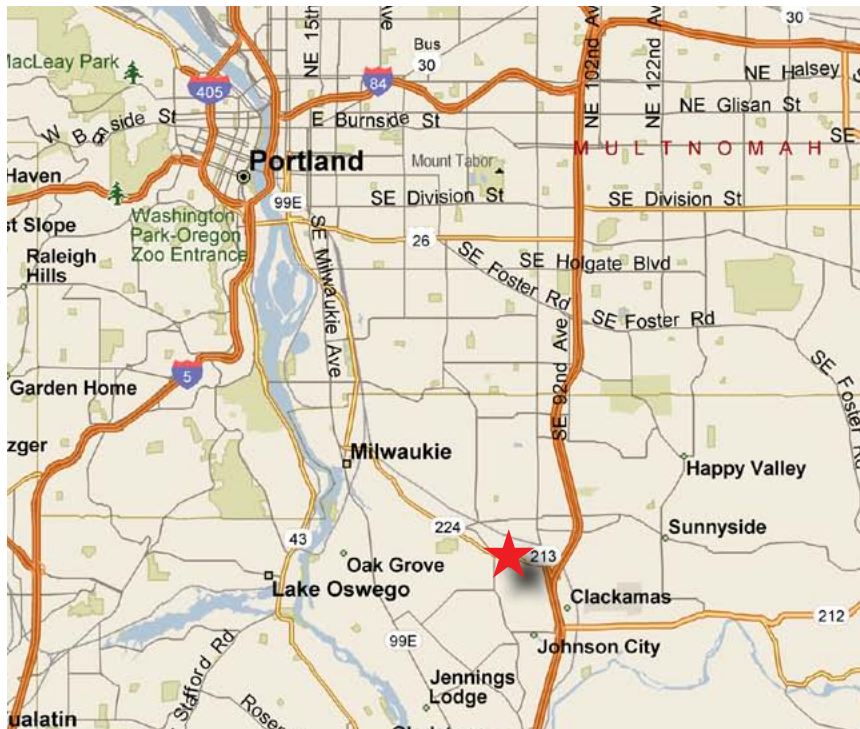
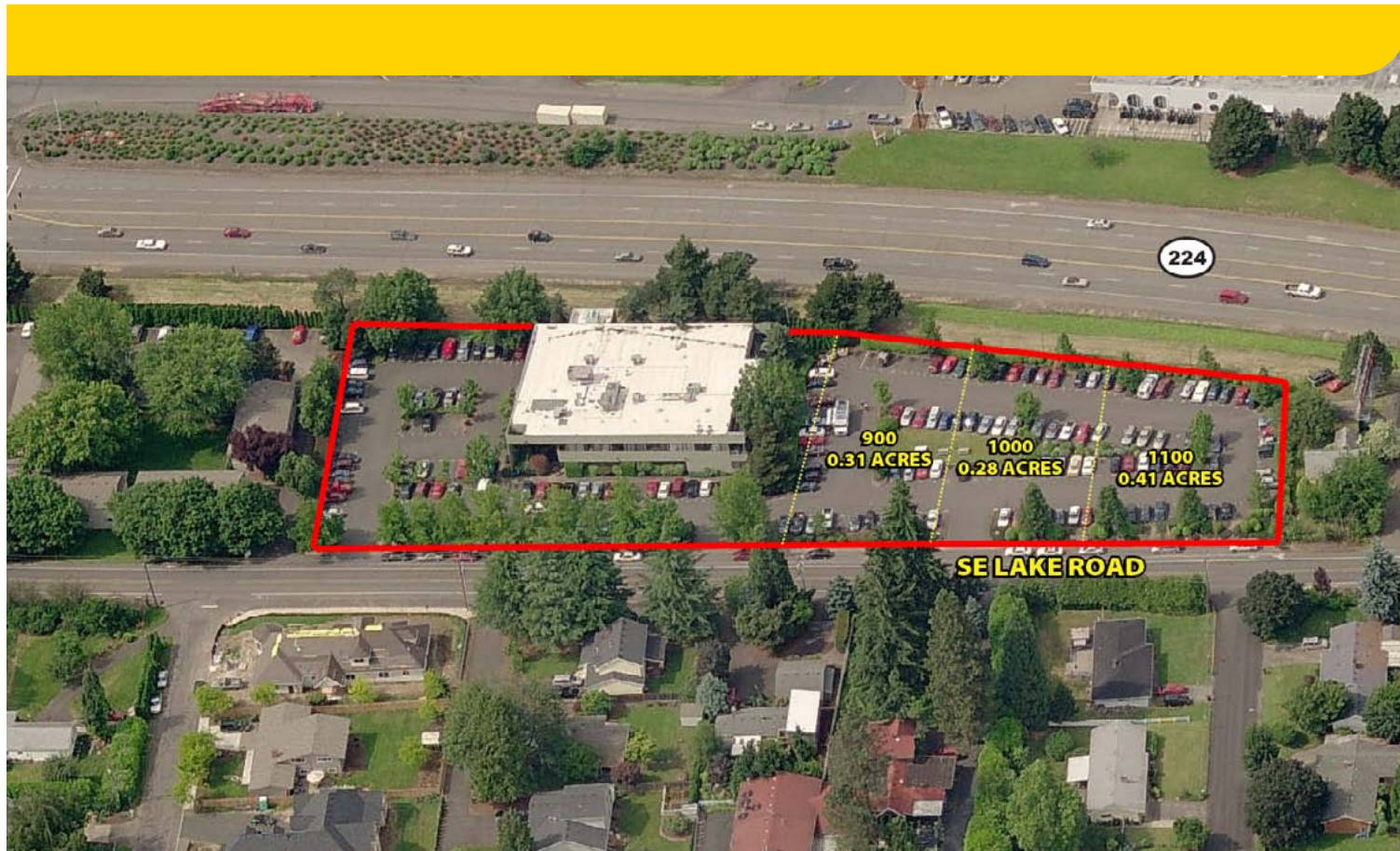


For Sale or Lease 7303 SE Lake Road

Portland, Oregon 97267



Significant Retail and Restaurant Amenities Nearby

- Chan's Garden, Subway, Stanford's, Sweet Tomato's, McDonald's, Chili's Grill, Taco Time, and Old Spaghetti Factory, Home Depot, and Kmart
- Minutes from Clackamas Town Center and Clackamas Promenade
- 20 minutes to Portland International Airport
- 18 minutes to Downtown Portland

To learn more, please contact:

Greg Gonzalez
503.972.5524
greg.gonzalez@grubb-ellis.com

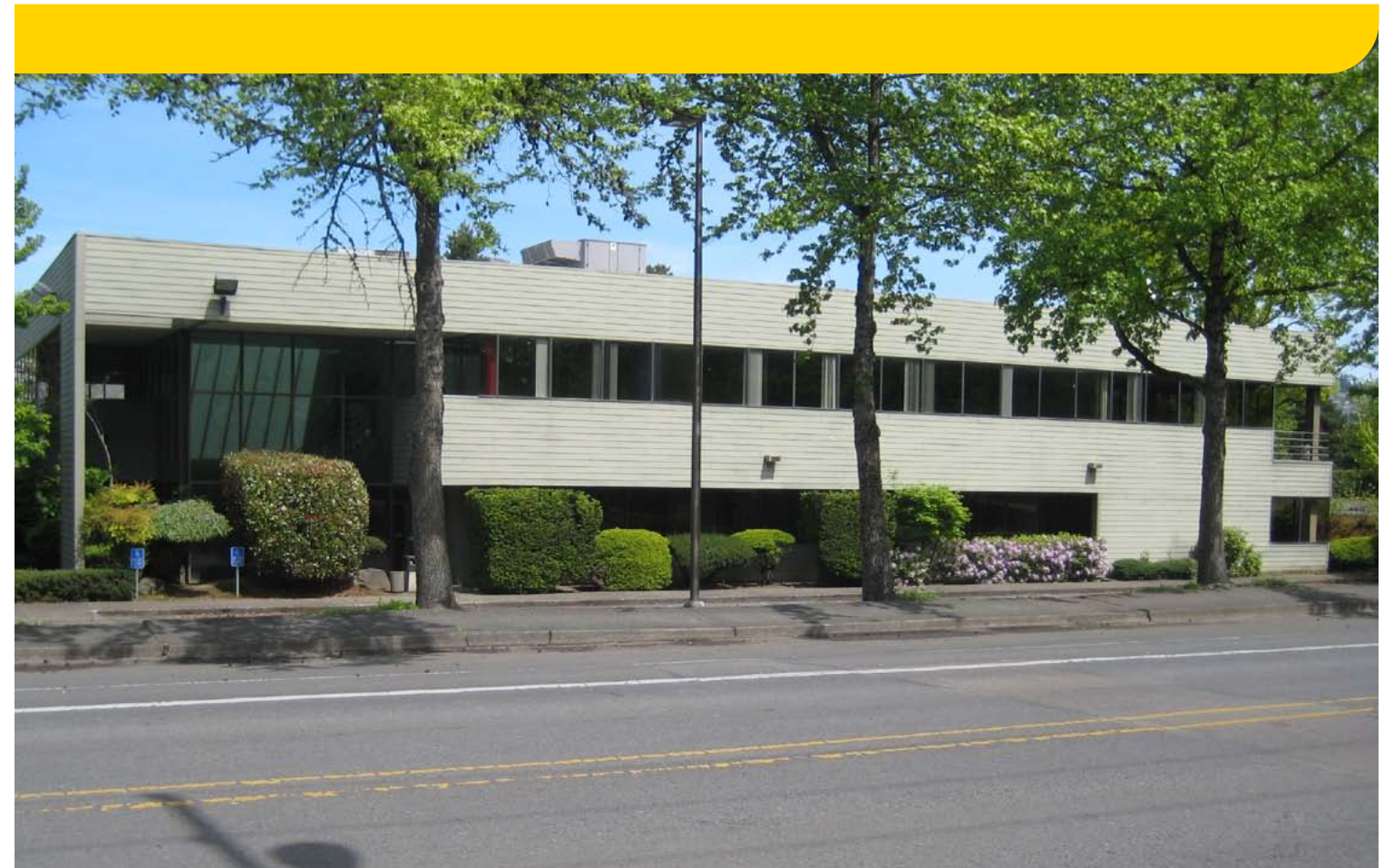
Jeff Snyder
503.972.5502
jeff.snyder@grubb-ellis.com

Grubb & Ellis Company
1120 NW Couch Street • Suite 350
Portland Oregon 97209
www.grubb-ellis.com



For Sale or Lease 7303 SE Lake Road

Portland, Oregon 97267



- Approximately 26,000 SF available for sale or lease
- Excellent location just off I-205 with easy access to downtown Portland and Portland International Airport
- Ground floor has executive offices with multiple conference rooms and separate break area.
- Second floor has a large open floor plan with abundant natural light
- Great public transportation access
- Extensive services and amenities nearby
- 8:1,000 parking onsite
- Redundant systems with backup power

LEASE RATE: \$18.00/SF - Gross

BUILDING PRICE: \$2,995,000

ADJACENT PARKING LOT: \$400,000

Tax Lots: 900, 1000 and 1100

To learn more, please contact:

Greg Gonzalez
503.972.5524
greg.gonzalez@grubb-ellis.com

Jeff Snyder
503.972.5502
jeff.snyder@grubb-ellis.com



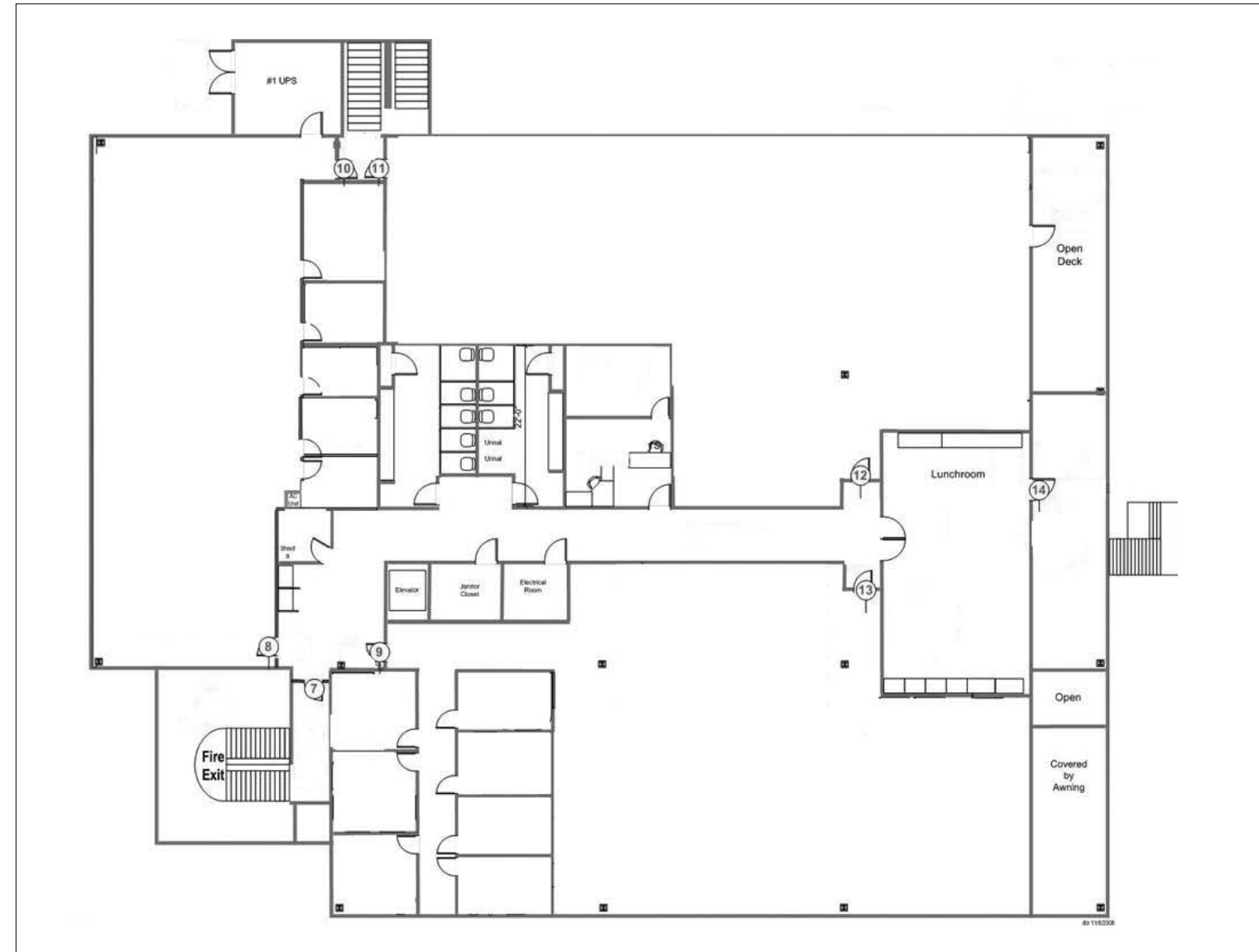
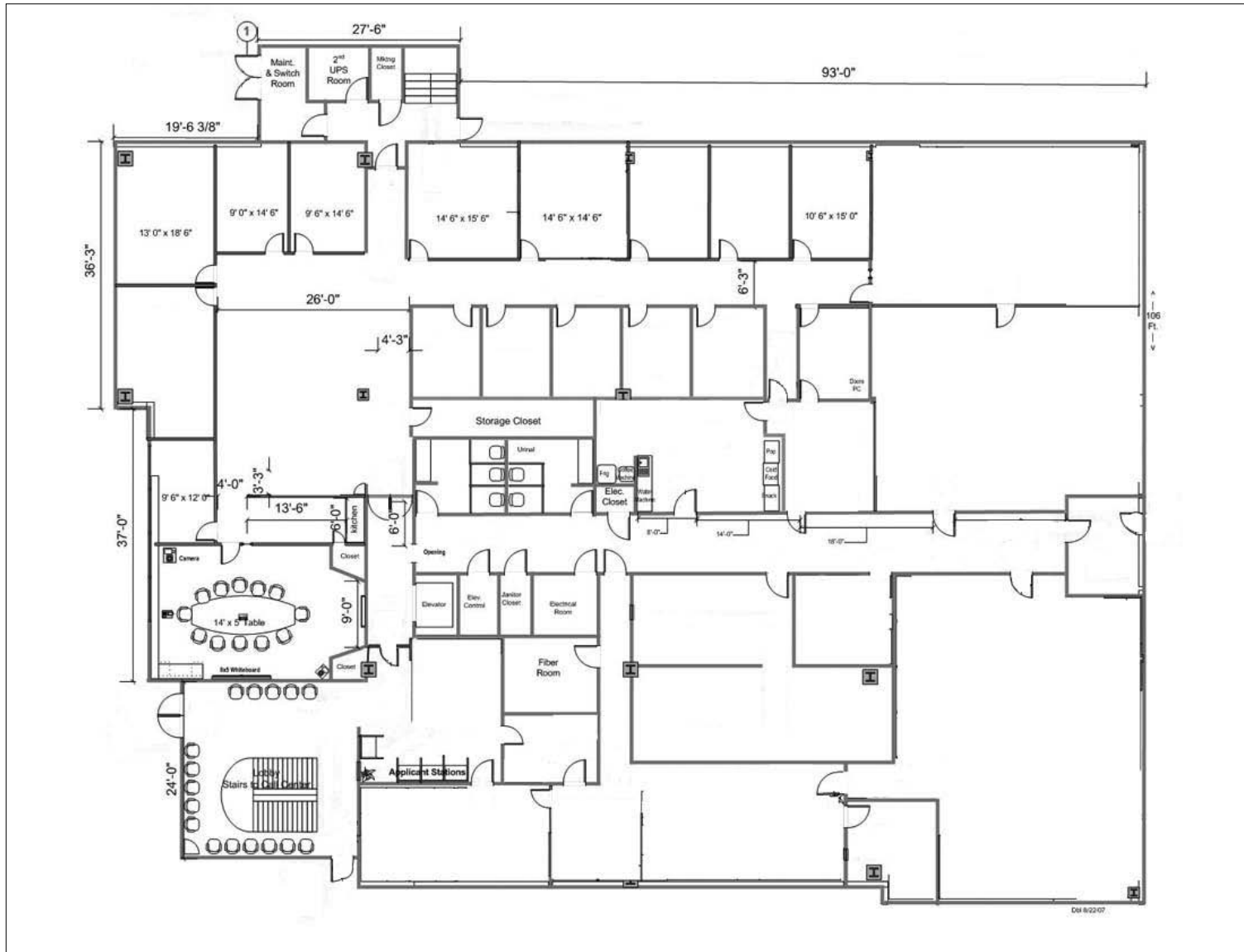
1120 NW Couch Street • Suite 350, Portland, Oregon 97209 • www.grubb-ellis.com

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

For Sale or Lease

7303 SE Lake Road

Portland, Oregon 97267



- Currently set up as inbound /outbound call center
- Nicely built out executive office area
- 32-seat training room
- Larger server room with dedicated HVAC and raised floor
- Storage area with grade door
- Multiple Telco carriers with fiber into the building
- Redundant UPS system
- 400 kVA diesel generator for 24/7 uptime
- Updated HVAC with ability to create multiple zones
- 20-ton Liebert system plus additional 7-ton Mitsubishi unit in computer room

