

Approx 8 miles to Downtown and less than 2 miles to I-205

For more information, contact:
Brad Carnese, Associate Director
brad_carnese@cushwake.com
(503) 279-1750

As exclusive agent, we are pleased to offer the following prime space:

FOR SALE OR FOR LEASE



- Proposed New Turnkey Business Park
- Five Building Site Plan
- Sizes 12,976 sq. ft. to 20,650 sq. ft.
- Quality Concrete-Tilt Construction
- Flexible Building Interiors
- Enterprise Zone Available
- City of Milwaukie, Clackamas County
- Portland Mailing Address Available
- Available Summer 2005
- Quality Project by Panattoni Development Company
- 10% Office Included!

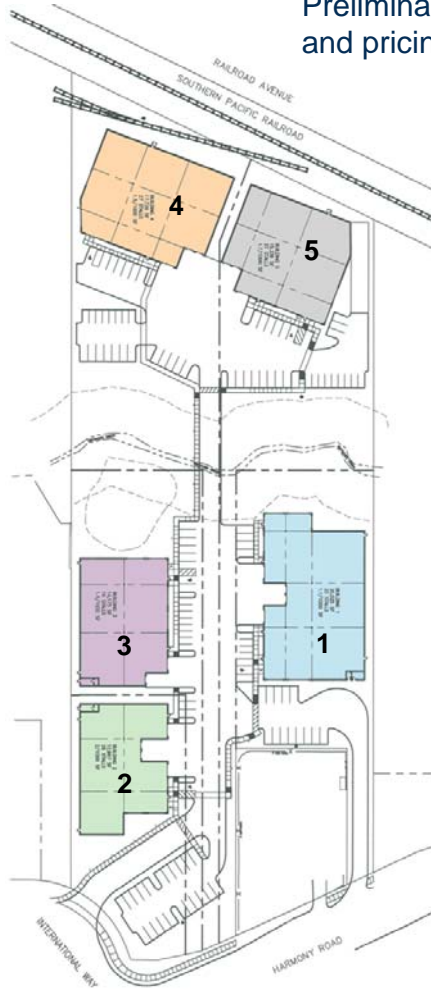
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



Preliminary Plan, specifications
and pricing subject to revision



Property Spec Summary for International Way Business Center – Milwaukie, OR

Building	1	2	3	4	5
Total Square Feet	20,650 SF	12,976 SF	14,175 SF	17,728 SF	15,335 SF
Office Build-out	2,065 SF	1,512 SF	1,417 SF	1,772 SF	1,533 SF
Office Allowance	\$50 PSF	\$50 PSF	\$50 PSF	\$50 PSF	\$50 PSF
Clear Height	20'	18'	18'	20'	20'
Dock & Drive-in Loading	2 docks, 2 drive-in loading doors	2 docks, 2 drive-in loading doors	1 dock, 1 drive-in loading doors	2 docks, 1 drive-in loading doors	2 docks, 1 drive-in loading doors
Zoning	Business Industrial City of Milwaukie	Business Industrial City of Milwaukie	Business Industrial City of Milwaukie	Business Industrial City of Milwaukie	Business Industrial City of Milwaukie
Sprinklered	Yes	Yes	Yes	Yes	Yes
Available	Summer 2005	Summer 2005	Summer 2005	Summer 2005	Summer 2005
Parking	23 parking stalls	28 parking stalls	16 parking stalls	27 parking stalls	27 parking stalls
Lease	Call for rates or lease with purchase option	Call for rates or lease with purchase option	Call for rates or lease with purchase option	Call for rates or lease with purchase option	Call for rates or lease with purchase option
Sale Price	\$1,961,750	\$1,297,600	\$1,417,500	\$1,684,160	\$1,456,825

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