

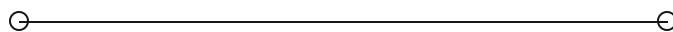


CLASS A OFFICE FOR LEASE

Sunnybrook Corporate Center

9200 SE SUNNYBROOK BLVD

Clackamas, OR 97015



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32.00 SF/yr (Full Service)
BUILDING SIZE:	103,744 SF
AVAILABLE SF:	945 - 10,706 SF
LOT SIZE:	136,374 SF
YEAR BUILT:	2000
ZONING:	RCO
MARKET:	Suburban

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PROPERTY OVERVIEW

Sunnybrook Corporate Center offers a prime suburban location with a wide array of amenities and points of interest including various dining options, retail centers, and recreational facilities, making it an ideal location for professionals seeking a vibrant yet peaceful work environment. With its convenient accessibility and attractive surroundings, the location presents an enticing prospect for office tenants.

PROPERTY HIGHLIGHTS

- Flexible Floor plans
- Modern amenities including showers and lockers
- On site conference rooms
- Storage Units
- Underground parking
- Parking ratio 4/1000
- Professional & Responsive Property Management

LEASE SPACES

LEASE INFORMATION

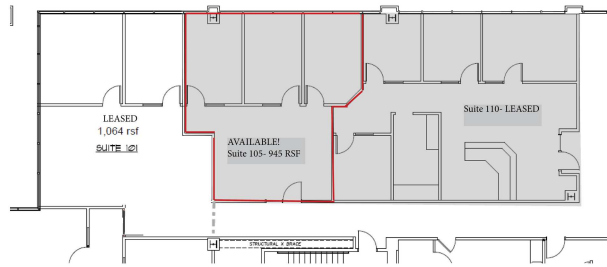
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	945 - 10,706 SF	LEASE RATE:	\$32.00 SF/yr

AVAILABLE SPACES

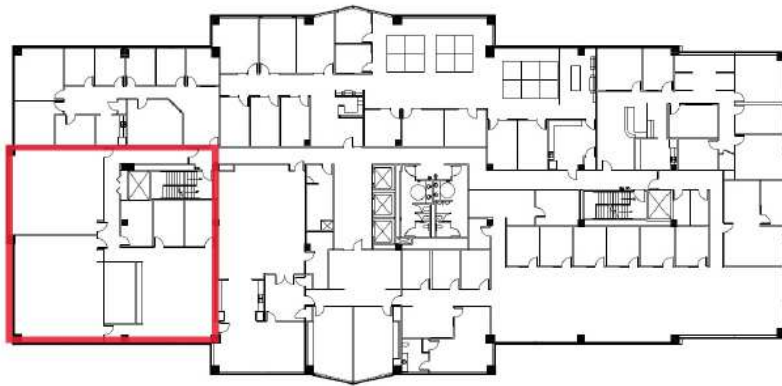
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 105	945 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 320	4,493 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 450	3,054 SF	Full Service	\$32.00 SF/yr	Available April 2025.
Suite 460	7,652 SF	Full Service	\$32.00 SF/yr	Available April 2025.
Suites 450 & 460	10,706 SF	Full Service	\$32.00 SF/yr	Combined suites are available April 2025.

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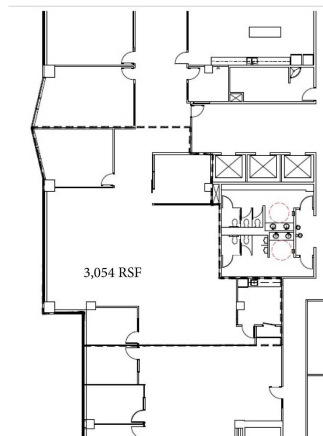
FLOOR PLANS



Suite 105: 945 RSF



Suite 320: 4,493 RSF



Suite 450: 3,054 RSF

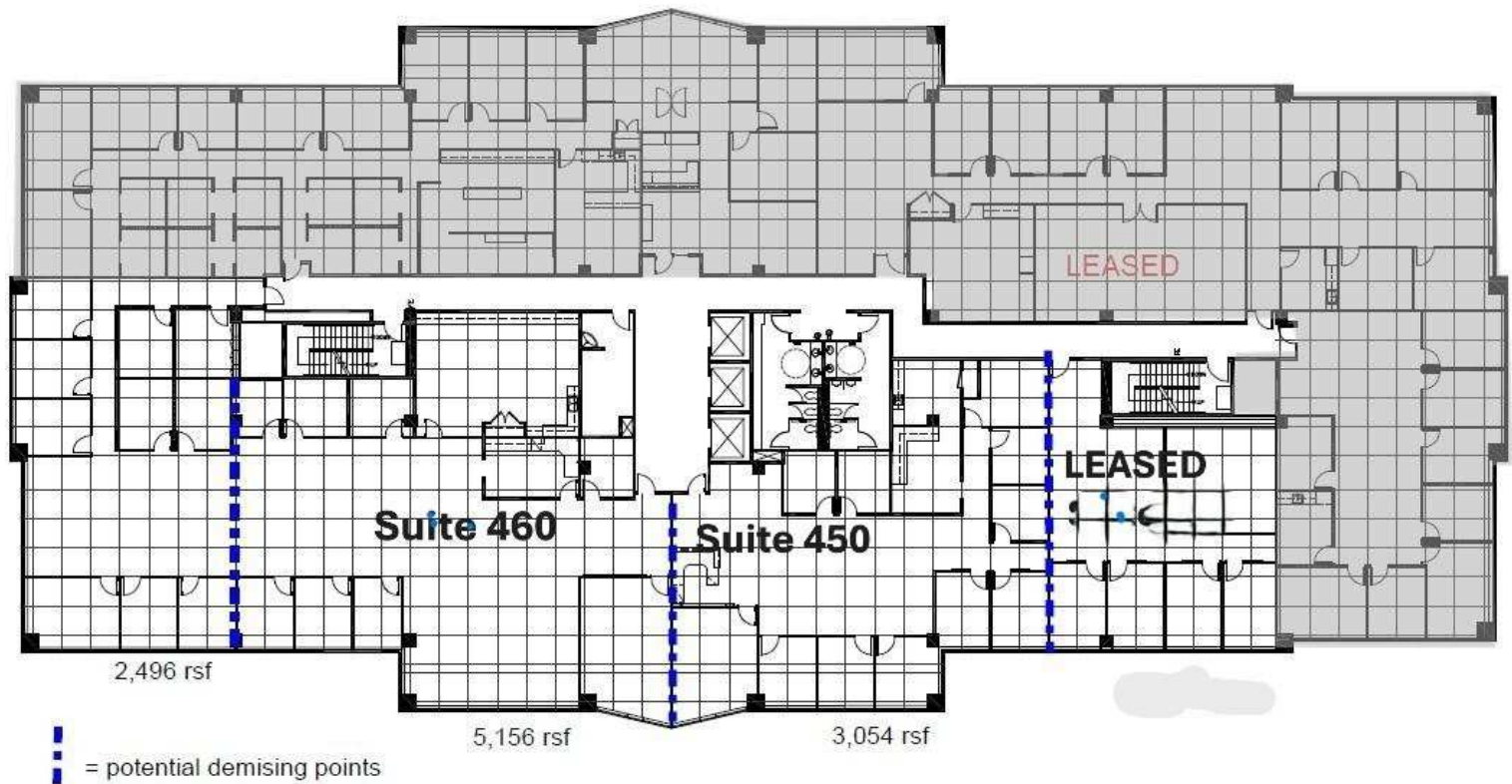
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SUITE 450 AND SUITE 460 FLOOR PLANS



Suite 460: 7,652 RSF (demiseable) is available April 2025. It may be combined with Suite 450 for a total of 10,706 RSF.

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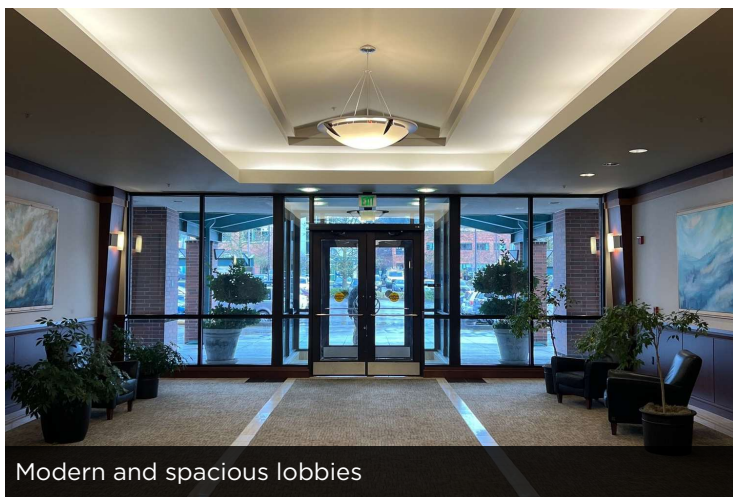
ADDITIONAL PHOTOS



Sunnybrook Corporate Center Class A Office Property



Abundant Parking availability



Modern and spacious lobbies



Prominent Suite Entries



Built in reception options



West Lobby entrance

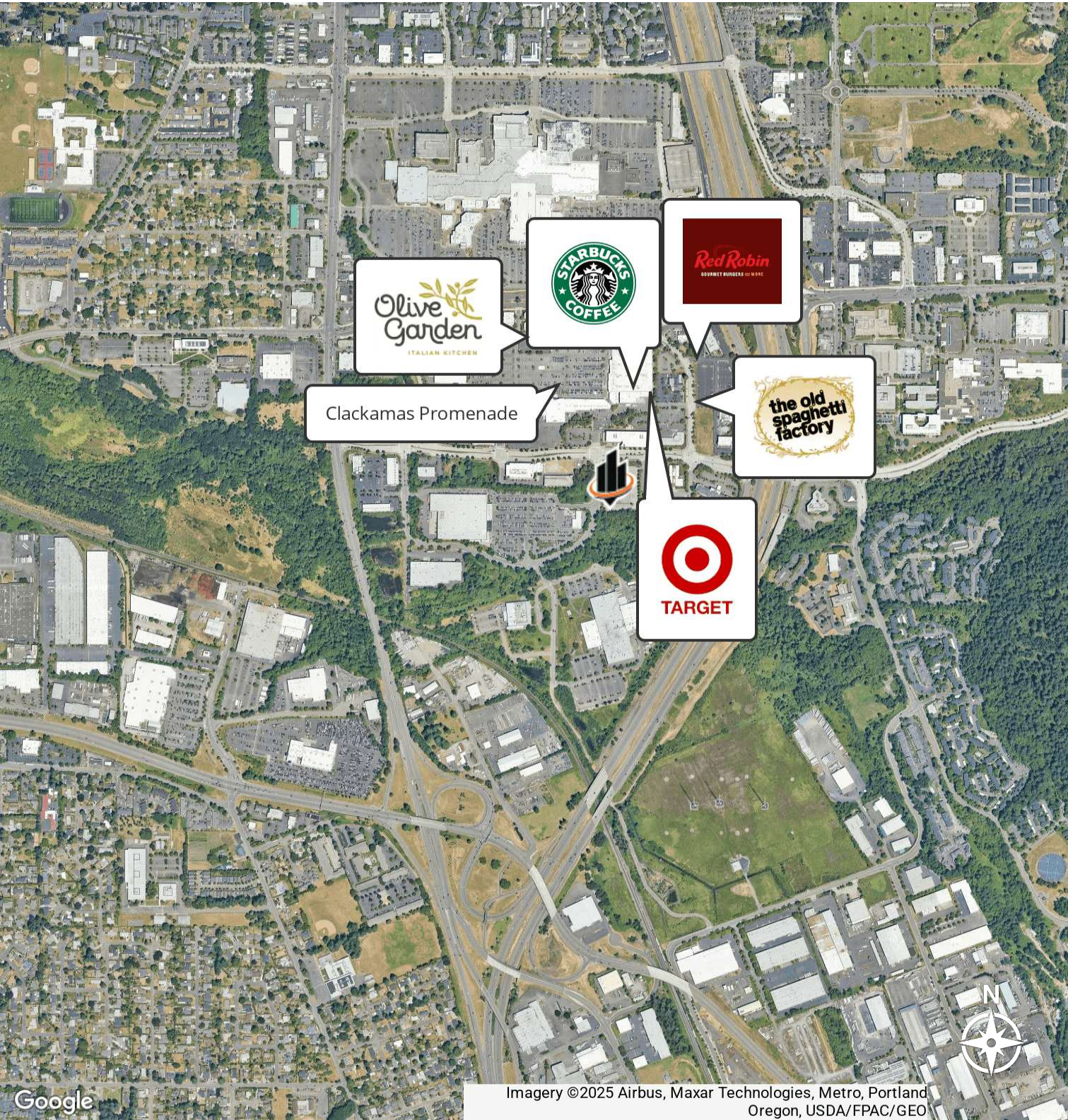
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RETAILER MAP



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