

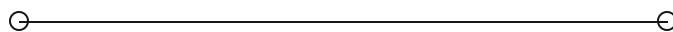


**CLASS A OFFICE FOR LEASE**

## 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                     |

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

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LEASE SPACES

LEASE INFORMATION

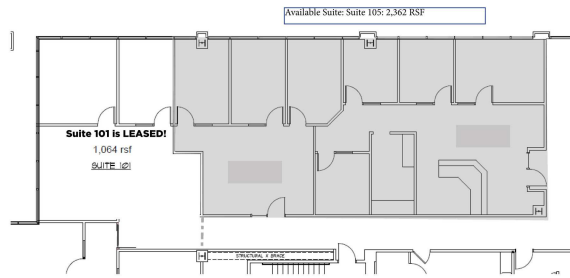
|              |                 |             |               |
|--------------|-----------------|-------------|---------------|
| LEASE TYPE:  | Full Service    | LEASE TERM: | Negotiable    |
| TOTAL SPACE: | 945 - 10,706 SF | LEASE RATE: | \$32.00 SF/yr |

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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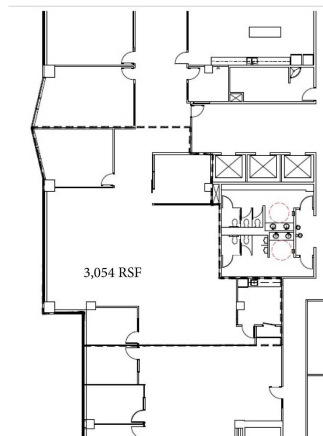
## FLOOR PLANS



Suite 105: 945 RSF



Suite 320: 4,493 RSF



Suite 450: 3,054 RSF

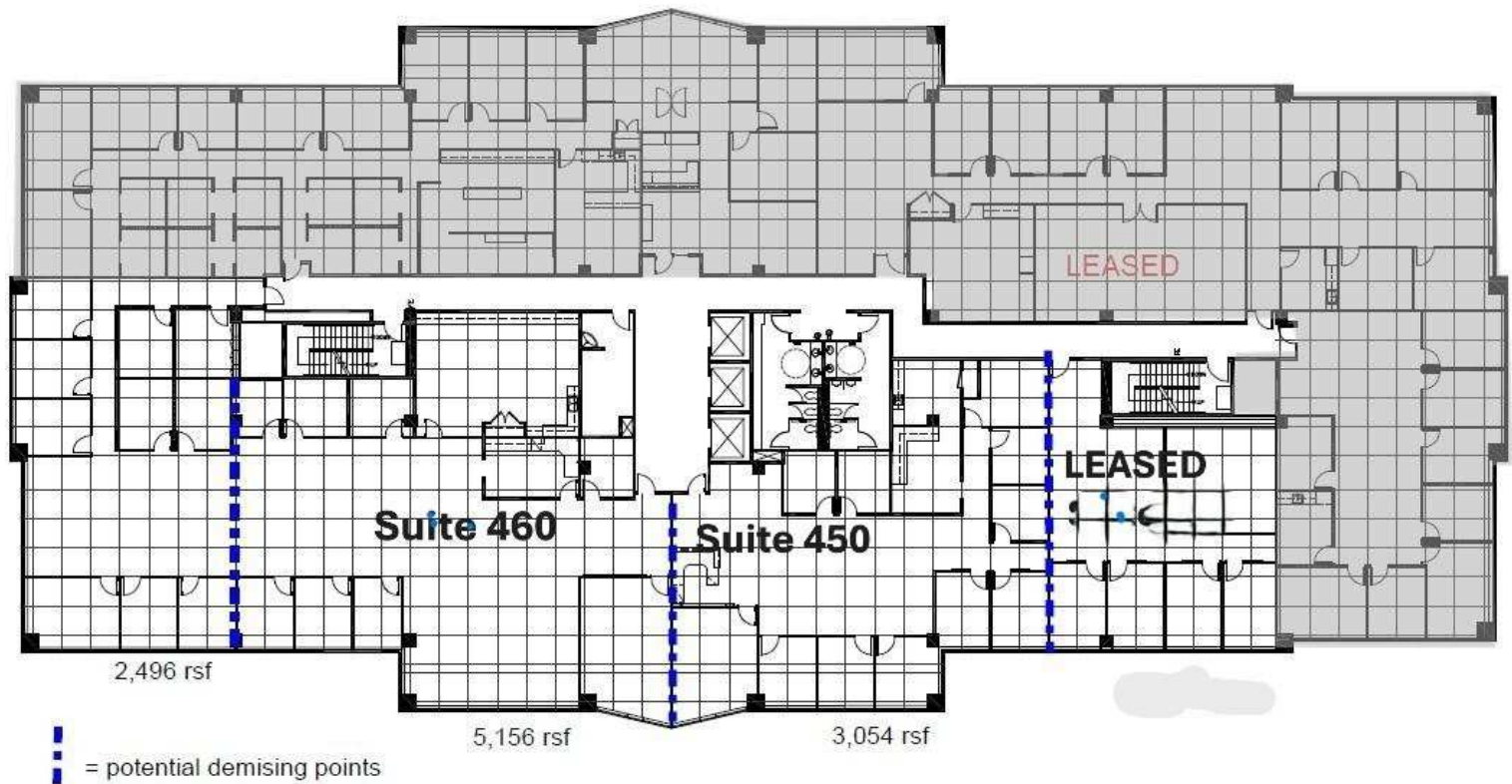
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## SUITE 450 AND SUITE 460 FLOOR PLANS



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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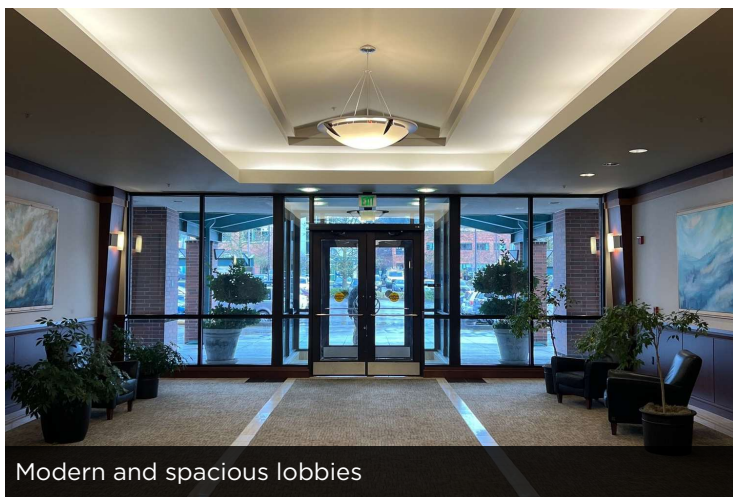
## ADDITIONAL PHOTOS



Sunnybrook Corporate Center Class A Office Property



Abundant Parking availability



Modern and spacious lobbies



Prominent Suite Entries



Built in reception options



West Lobby entrance

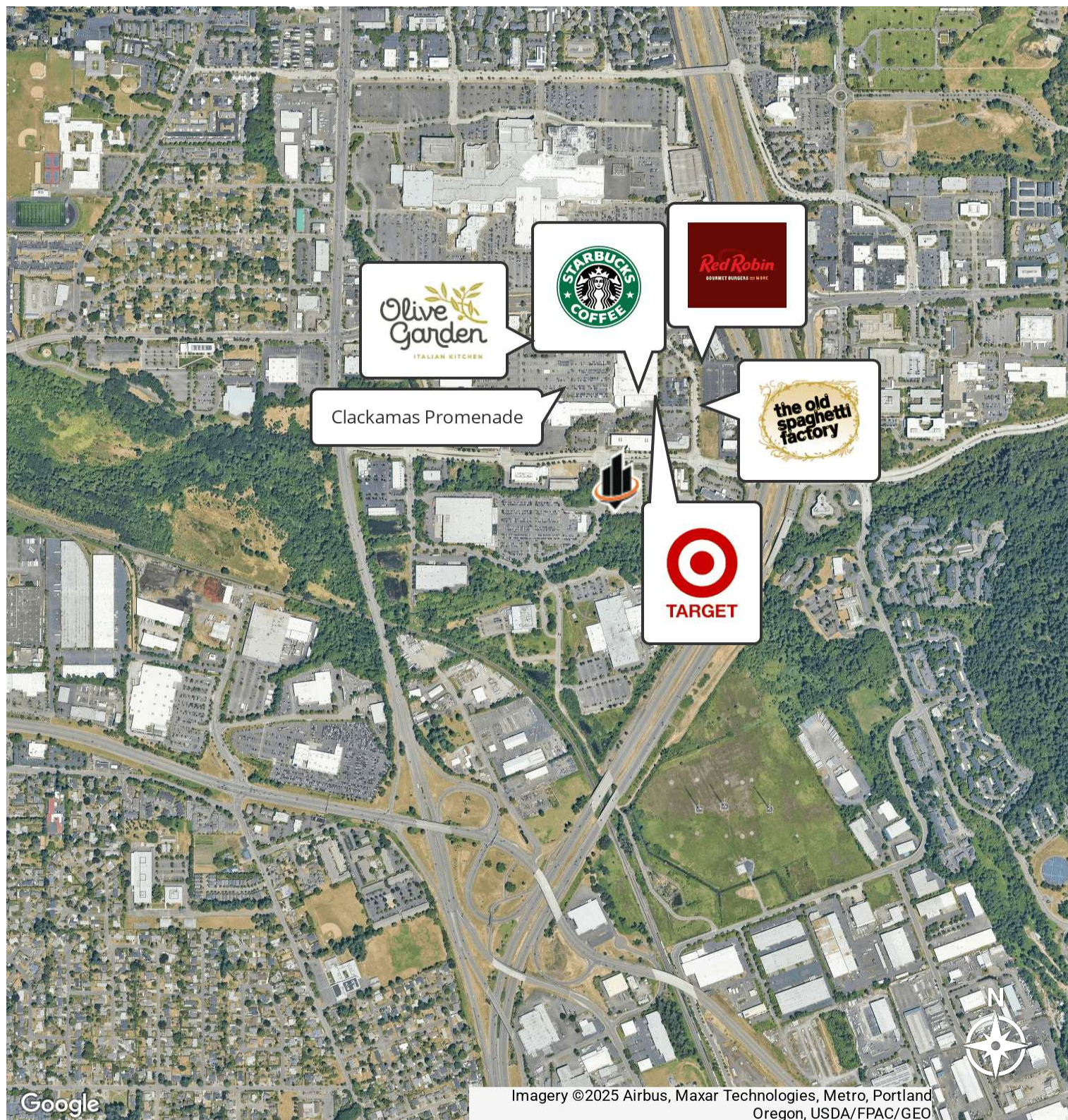
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## RETAILER MAP



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