

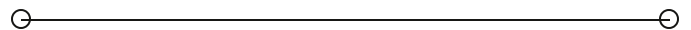


**CLASS A OFFICE FOR LEASE**

# Sunnybrook Corporate Center

**9200 SE SUNNYBROOK BLVD**

Clackamas, OR 97015





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$32.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	103,744 SF
<b>AVAILABLE SF:</b>	1,354 - 13,168 SF
<b>LOT SIZE:</b>	136,374 SF
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	RCO
<b>MARKET:</b>	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

### STACY LOONEY

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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,354 - 13,168 SF	<b>LEASE RATE:</b>	\$32.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 105	2,362 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 210	1,461 SF	Full Service	\$32.00 SF/yr	Available February 2025.
Suite 220	1,354 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 230	1,375 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 270	3,430 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 320	4,493 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 440	2,462 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 460	10,706 SF	Full Service	\$32.00 SF/yr	Available April 2025.
Suites 440 & 460	13,168 SF	Full Service	\$32.00 SF/yr	Combined suites are available April 2025.

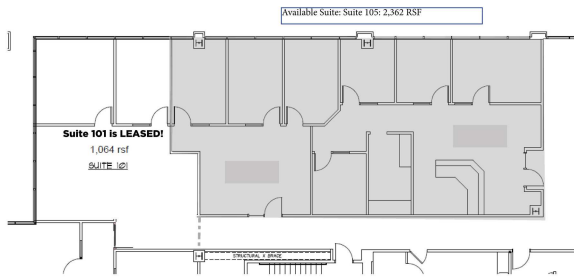
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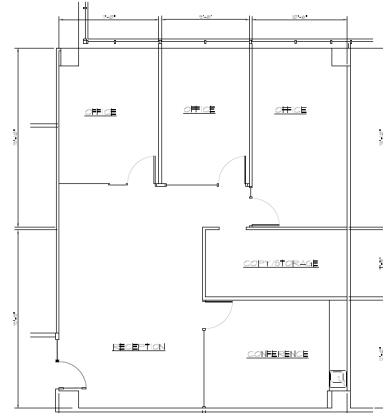
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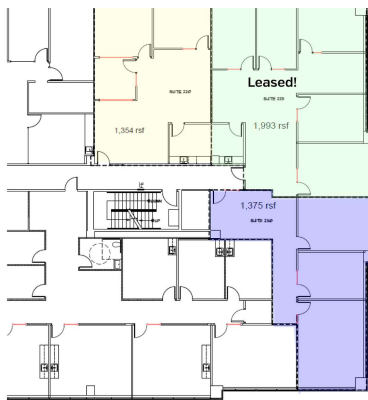
# FLOOR PLANS



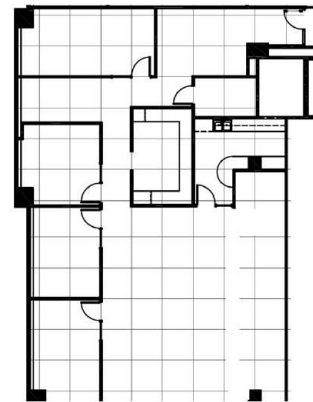
Suite 105: 2,362 RSF



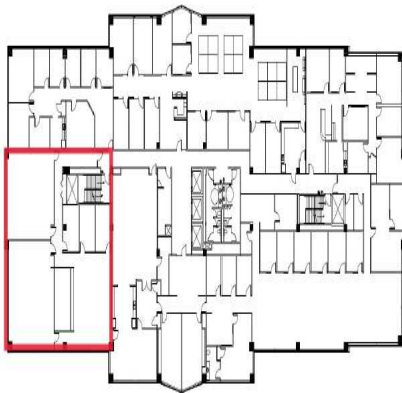
Suite 210: 1,461 RSF (Available February 2025)



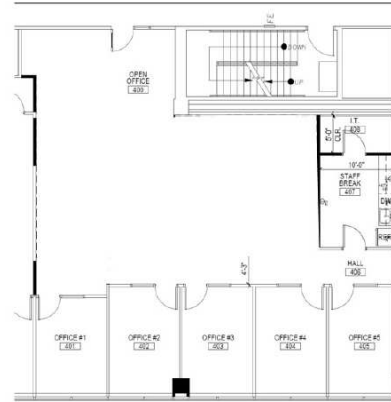
Suite 220: 1,354 RSF & Suite 230: 1,375 RSF



Suite 270: 3,430 RSF



Suite 320: 4,493 RSF



Suite 440: 2,462 RSF

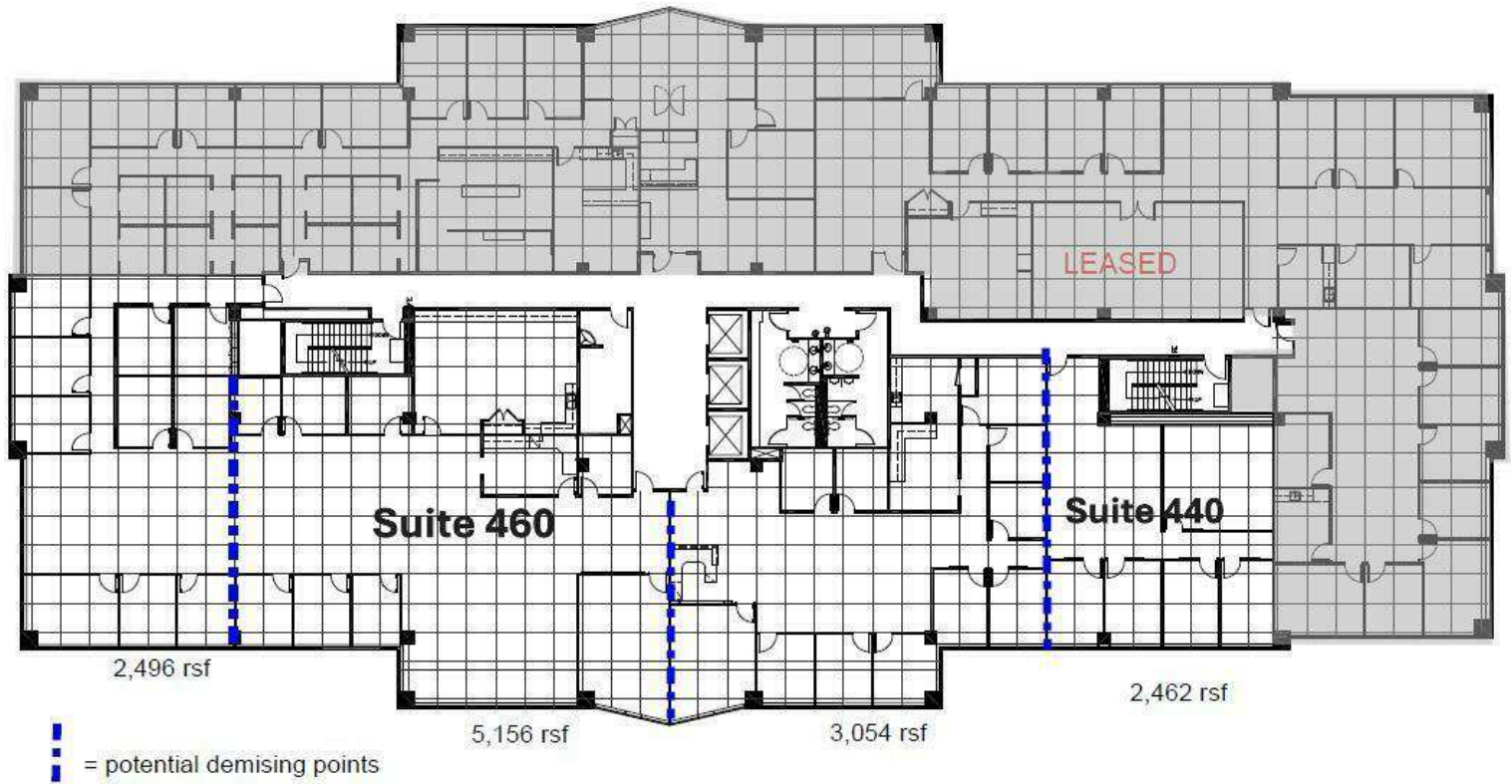
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# SUITE 440 AND SUITE 460 FLOOR PLANS



Suite 460: 10,706 RSF (demiseable) is available April 2025. It may be combined with Suite 440 for a total of 13,168 RSF.

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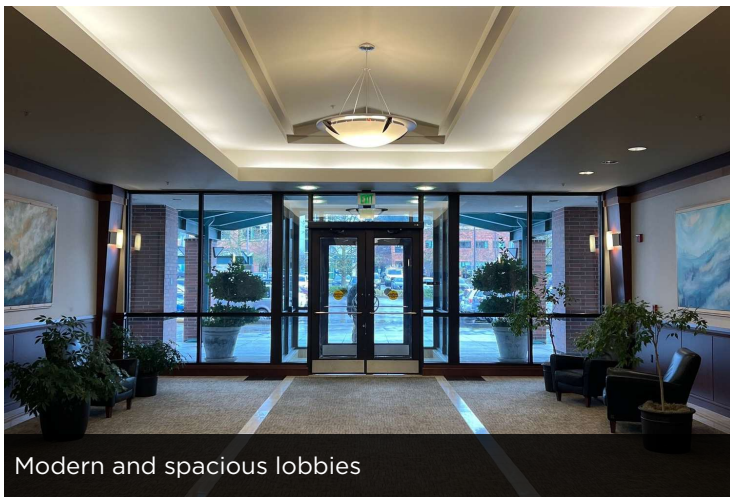
## ADDITIONAL PHOTOS



Sunnybrook Corporate Center Class A Office Property



Abundant Parking availability



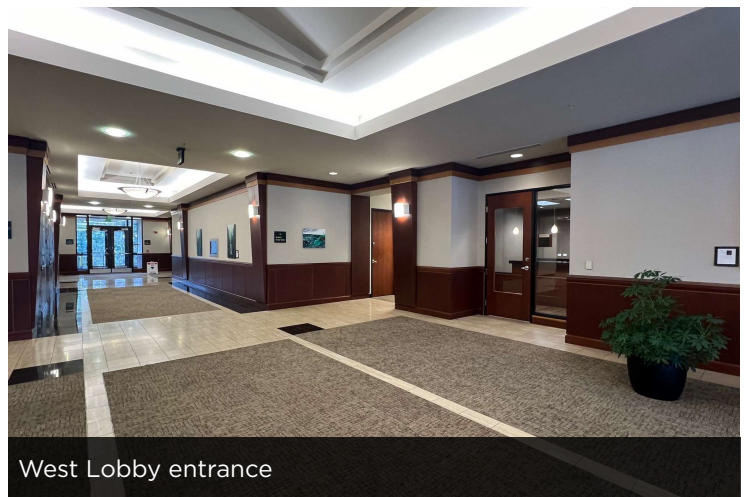
Modern and spacious lobbies



Prominent Suite Entries



Built in reception options



West Lobby entrance

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# RETAILER MAP



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