

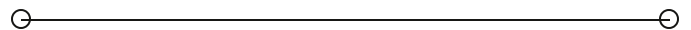


CLASS A OFFICE FOR LEASE

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 - 4,493 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 - 4,493 SF	LEASE RATE:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	Available	945 SF	Full Service	\$32.00 SF/yr
Suite 105	Available	1,417 SF	Full Service	\$32.00 SF/yr
Suite 103 & 105 As Contiguous	Available	2,362 SF	Full Service	\$32.00 SF/yr
Suite 220	Available	1,354 SF	Full Service	\$32.00 SF/yr
Suite 230	Available	1,375 SF	Full Service	\$32.00 SF/yr
Suite 270	Available	3,430 SF	Full Service	\$32.00 SF/yr
Suite 320	Available	4,493 SF	Full Service	\$32.00 SF/yr
Suite 440	Available	2,462 SF	Full Service	\$32.00 SF/yr

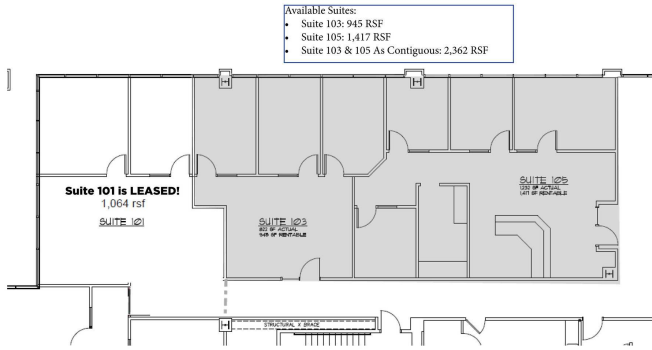
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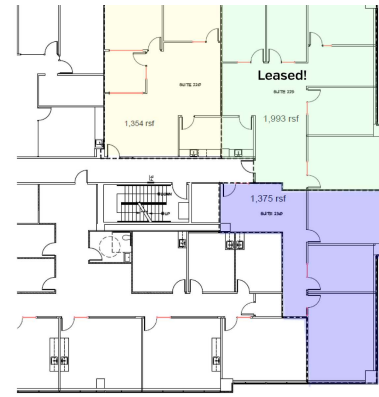
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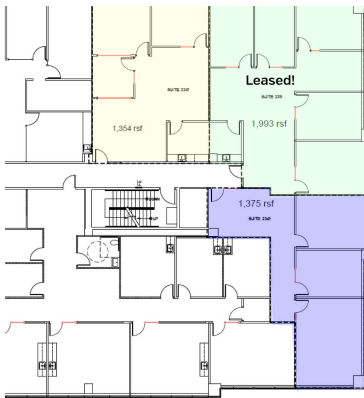
FLOOR PLANS



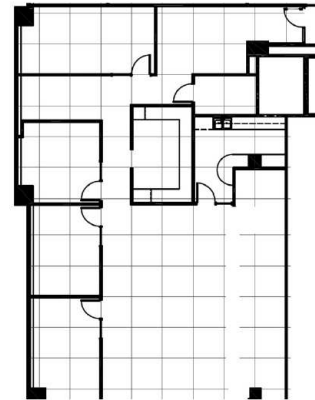
Suite 103 (945 RSF), Suite 105 (1,417 RSF), Suites 103 & 105 As Contiguous (2,362 RSF)



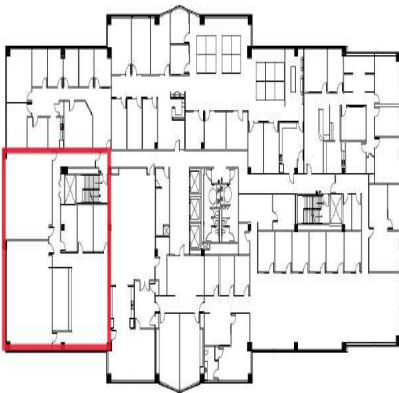
Suite 220: 1,354 RSF



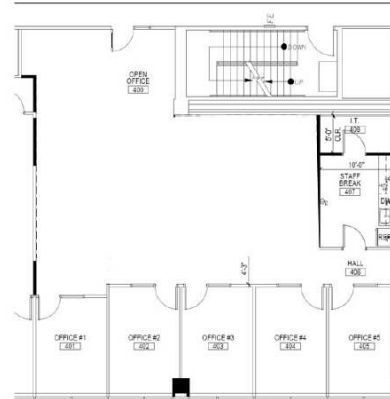
Suite 230: 1,375 RSF



Suite 270: 3,430 RSF



Suite 320: 4,493 RSF



Suite 440: 2,462 RSF

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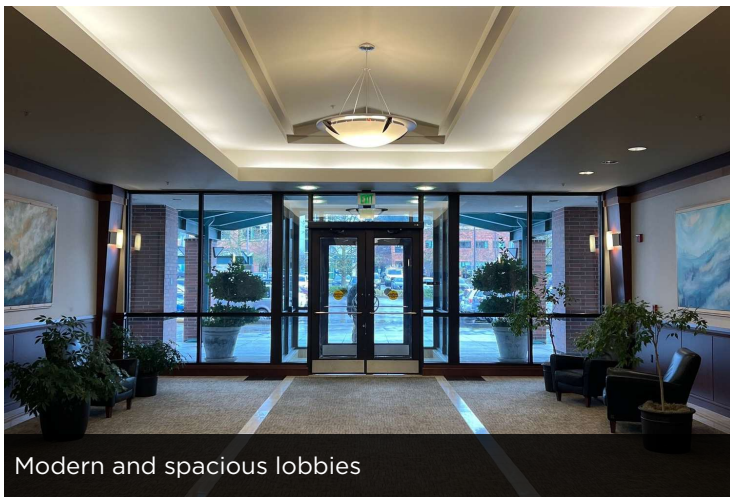
ADDITIONAL PHOTOS



Sunnybrook Corporate Center Class A Office Property



Abundant Parking availability



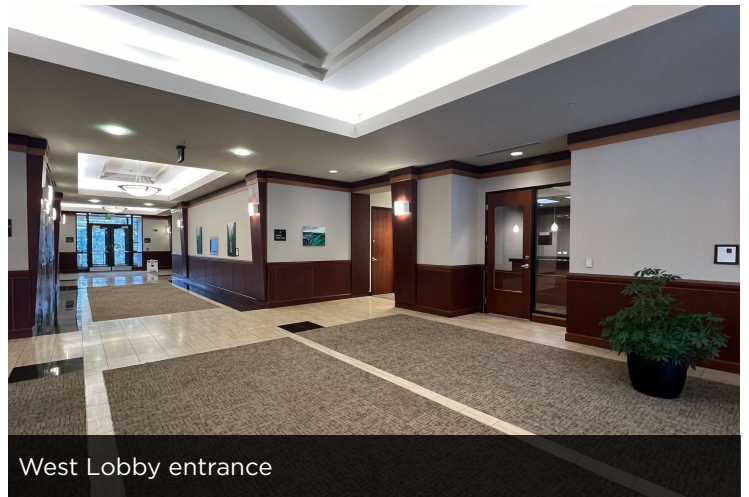
Modern and spacious lobbies



Prominent Suite Entries



Built in reception options



West Lobby entrance

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RETAILER MAP



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