

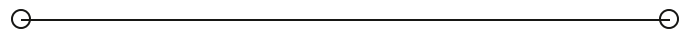


CLASS A OFFICE FOR LEASE

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:	1,354 - 13,168 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:	1,354 - 13,168 SF	LEASE RATE:	\$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 220	1,354 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.

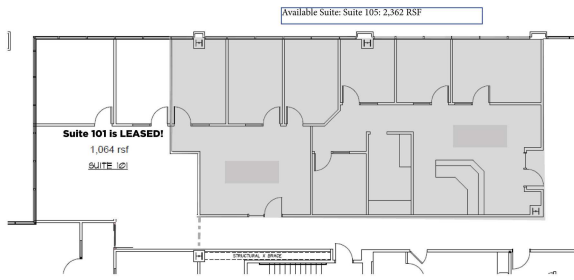
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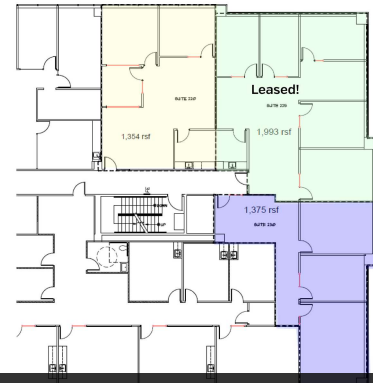
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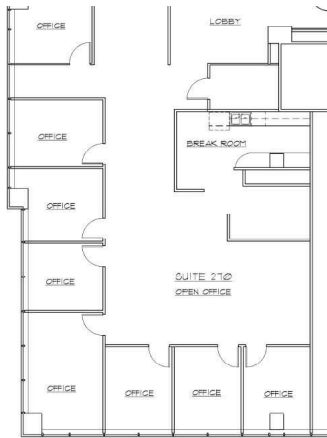
FLOOR PLANS



Suite 105: 2,362 RSF



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

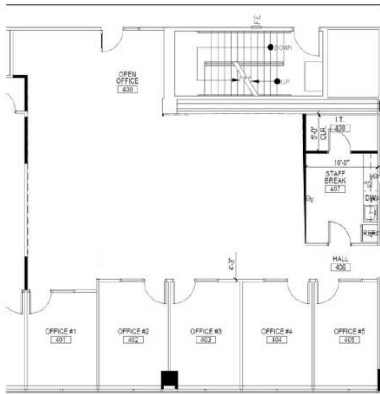


Suite 270: 3,430 RSF

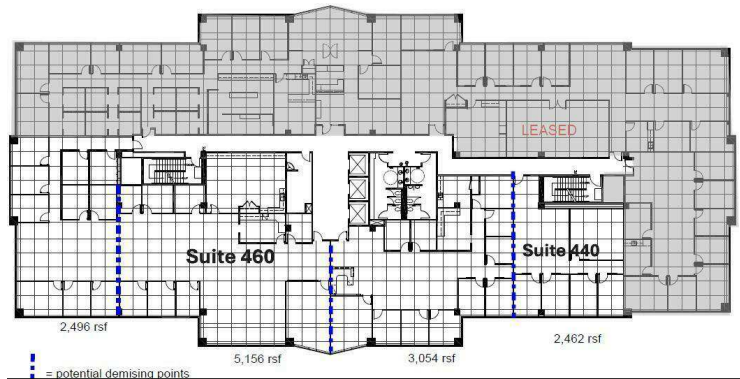
Suite 320 - 4,605 RSF



Suite 320: 4,493 RSF



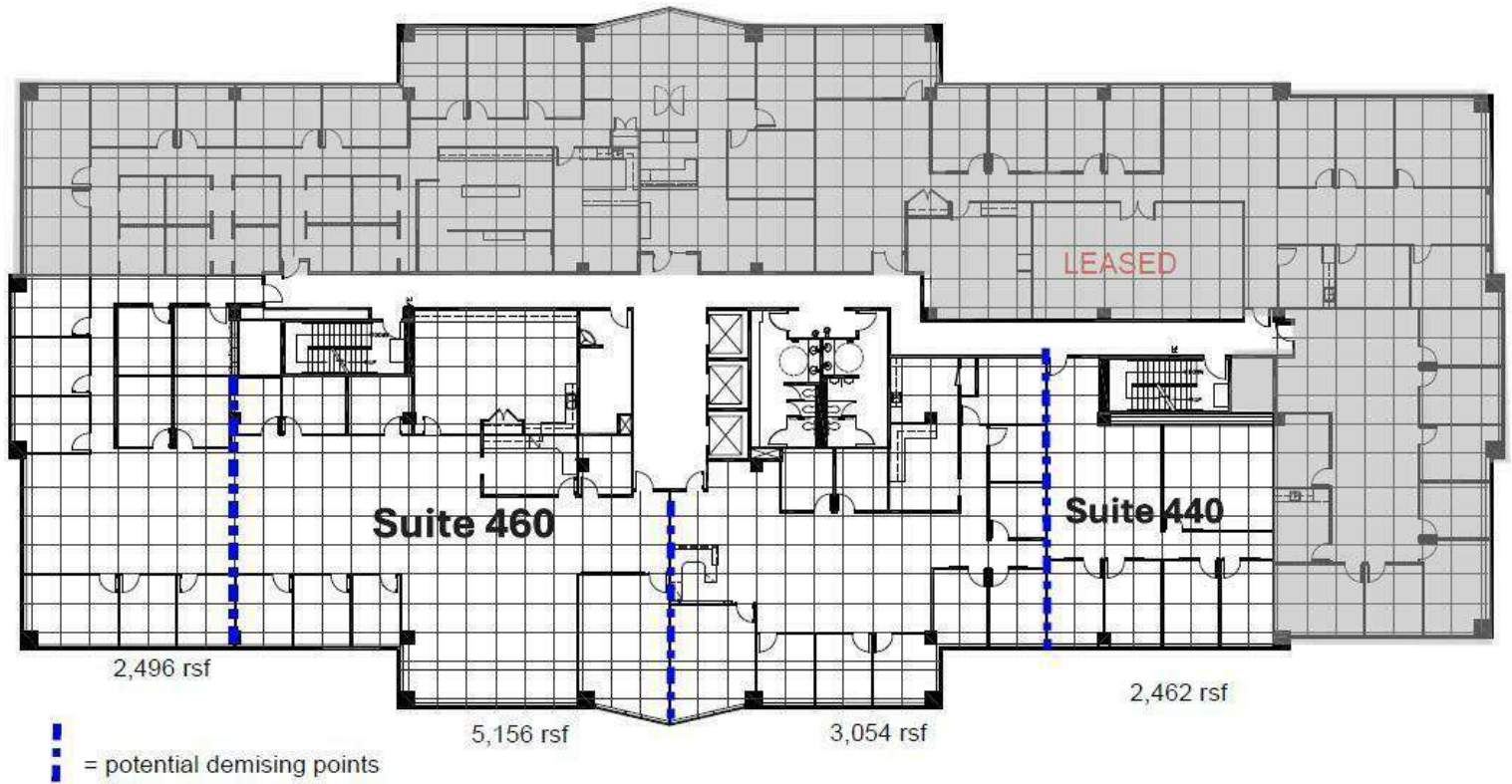
Suite 440: 2,462 RSF



Suites 440 & 460 Combined: 3,168 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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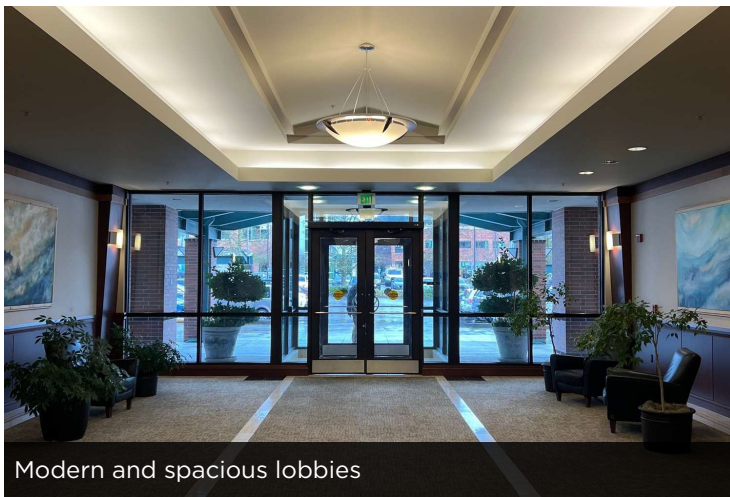
ADDITIONAL PHOTOS



Sunnybrook Corporate Center Class A Office Property



Abundant Parking availability



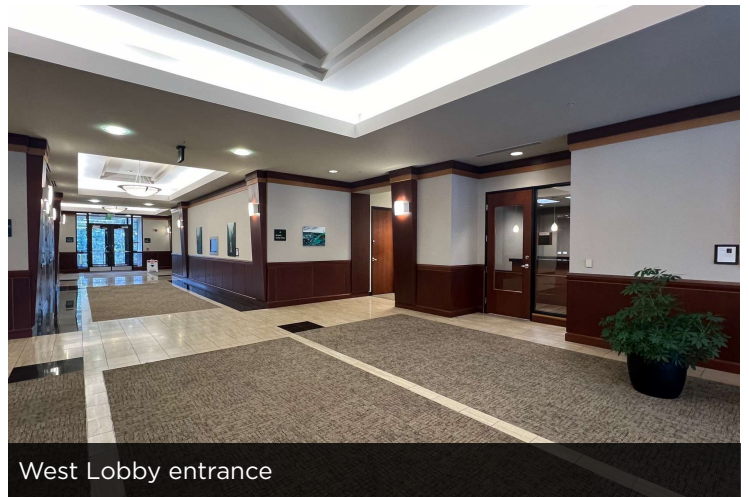
Modern and spacious lobbies



Prominent Suite Entries



Built in reception options



West Lobby entrance

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RETAILER MAP



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