



# FOR LEASE

## SUNNYBROOK OFFICE BUILDING

8440 SE SUNNYBROOK BOULEVARD  
CLACKAMAS, OR 97015

SUITE 200: +/-2,352 RSF  
AVAILABLE NOV. 1, 2026

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS



Built in 1996, the Sunnybrook Office Building is a +/-22,300 square foot office building conveniently located on Sunnybrook Boulevard between SE 82nd and I-205.

## FEATURES

- +/-22,300 SF building
- Monument signage along SE Sunnybrook Boulevard
- Parking: 3:1000
- Clean, dry storage space available
- Mature landscaping
- Recent building refresh:
  - New common area carpet and lobby furniture
  - New LED lighting throughout the entire building including common areas and tenant spaces

## AREA

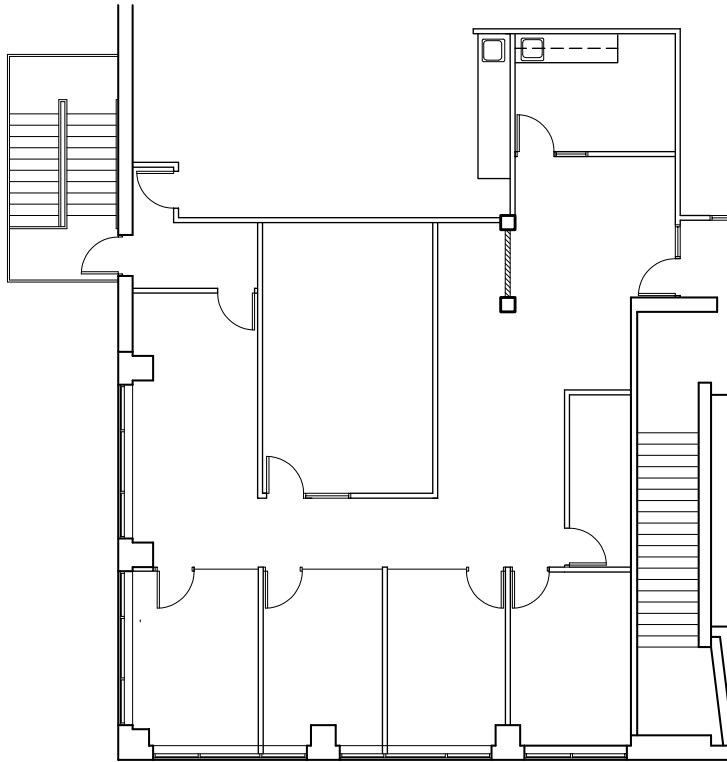
Close proximity to Clackamas Town Center, One Monarch Hotel and Conference Center, Kaiser Permanente Medical Center, Gustav's, Claim Jumper Steakhouse, Olive Garden, Stanford's and more.



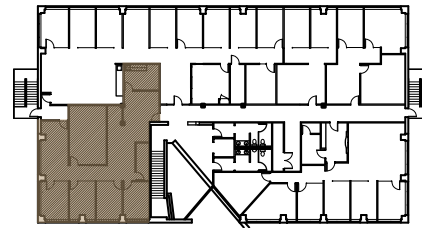


# SUITE 200 +/-2,352 RSF

- Elevator lobby exposure
- Corner suite with two sides of glass
- Large, floor-to-ceiling relites



SUITE 200



2ND FLOOR

THIS DRAWINGS IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.





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## AREA AMENITIES

Bank of America

Stanford's

## Olive Garden

Starbucks

## Eastside Athletic Club

Target

Red Robin

Gustav's

Kaiser Medical Center

Starbucks

Great Harvest Bread Co.

FedEx Copy, Ship and Print

## Baja Fresh

## McMenamin's Sunnyside

Office Depot

Little Explorers Preschool  
& Kindergarten

OnPoint Community Credit Union

Regal Cinemas

## Ram Restaurant & Brewery

Noodles & Company

Panera

## Original Thai BBQ