



# 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

JOSH BEAN, SIOR  
[josh@ecacre.com](mailto:josh@ecacre.com)

BRIAN HANSON, MREF  
[brian@ecacre.com](mailto:brian@ecacre.com)

503.205.0610



ETHOS COMMERCIAL ADVISORS LLC  
1111 NE FLANDERS STREET, SUITE 201 | PORTLAND, OREGON 97232

These marketing materials do not constitute an offer to sell or lease, and do not constitute or contain promises, representations or warranties of any kind. The information in these marketing materials may contain approximations and images for illustration purposes. The owner, broker and their agents assume no risk or liability for inaccuracies, errors or omissions in these marketing materials. The terms and conditions of any transaction with respect to the property shall be contained exclusively in a written purchase and sale agreement or lease between the owner and the purchaser or tenant. Prospective purchasers or tenants should perform their own inspections of the property to verify its condition, permitted uses, and all other characteristics. | © 2025 Ethos Commercial Advisors LLC. All Rights Reserved. | 10.11.25

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

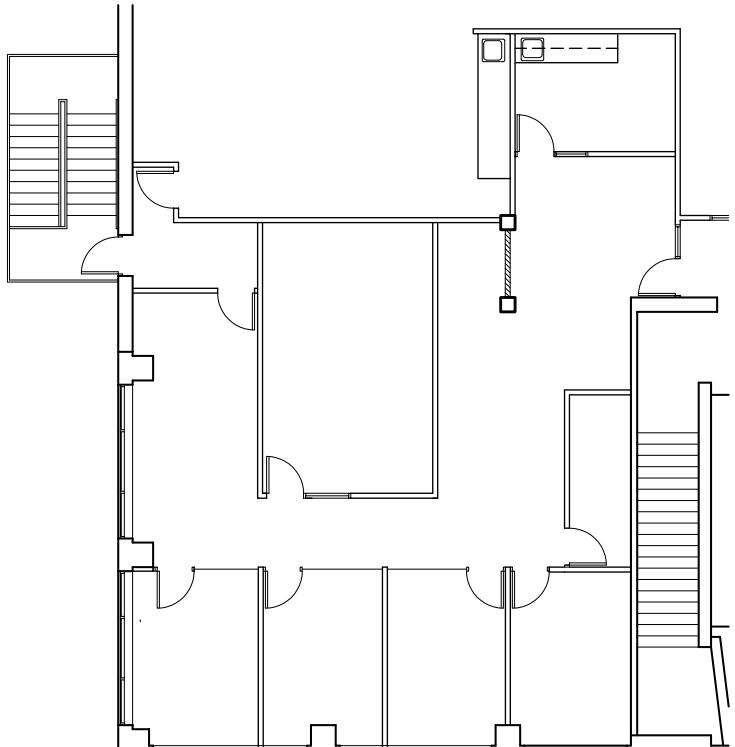
## AREA

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.

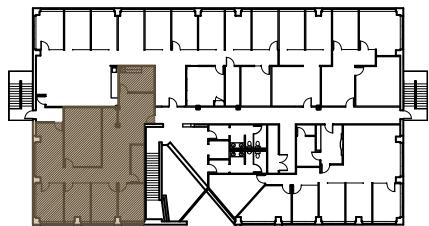


SUITE 200  
+/-2,352 RSF

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

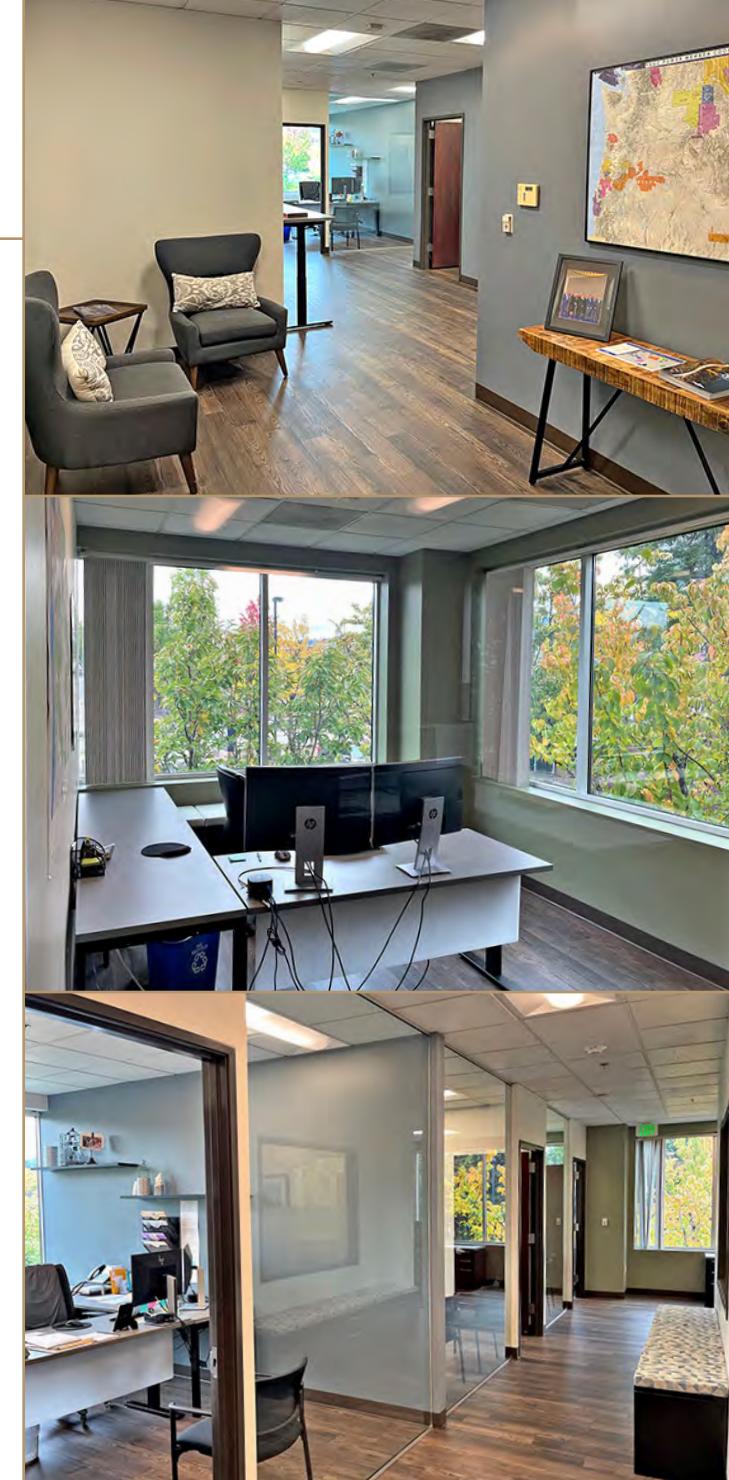


SUITE 200



2ND FLOOR

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



# SUNNYBROOK OFFICE BUILDING

8440 SE SUNNYBROOK BOULEVARD | CLACKAMAS, OR 97015



## 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