



FOR LEASE



**ONE MONTH FREE RENT**  
PER YEAR OF QUALIFIED LEASE TERM

## SUNNY RIDGE SQUARE

### Three Suites Now Available

Suite 102:  $\pm$  2,000 SF with 150 SF Storage | \$1.10 psf + NNN

Suite 201:  $\pm$  1,770 SF | \$1.00 psf + NNN

Suite 203:  $\pm$  1,472 SF | \$1.00 psf + NNN

### 15800 SE Piazza Ave, Clackamas, OR 97015

- Located on Hwy 212 with easy access to I-205
- Great Visibility and Signage on Hwy 212
- Ample Parking
- Grade-level Access to all First Floor Warehouse Units
- New Sprinkler and HVAC Systems

### SCOTT KAPPES, SIOR

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### KENNY HOUSER, SIOR

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### CHRIS KAPPES

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# PROPERTY SUMMARY



Suite 201



Suite 201

**FOR  
LEASE**

## PROPERTY DETAILS

|                        |                                          |
|------------------------|------------------------------------------|
| Address                | 15800 SE Piazza Ave, Clackamas, OR 97015 |
| Available Space        | ± 1,770 SF - 2,000 SF                    |
| Lease Rate             | \$1.00 - \$1.10 psf + NNN                |
| N° of Suites Available | 3 Suites                                 |
| Sprinklers             | Yes                                      |

| SPACE     | SIZE       | LEASE RATE       | NNN                 |
|-----------|------------|------------------|---------------------|
| Suite 102 | ± 2,000 SF | \$1.10 psf + NNN | \$0.39 / SF / Month |
| Suite 201 | ± 1,770 SF | \$1.00 psf + NNN | \$0.39 / SF / Month |
| Suite 203 | ± 1,472 SF | \$1.00 psf + NNN | \$0.39 / SF / Month |

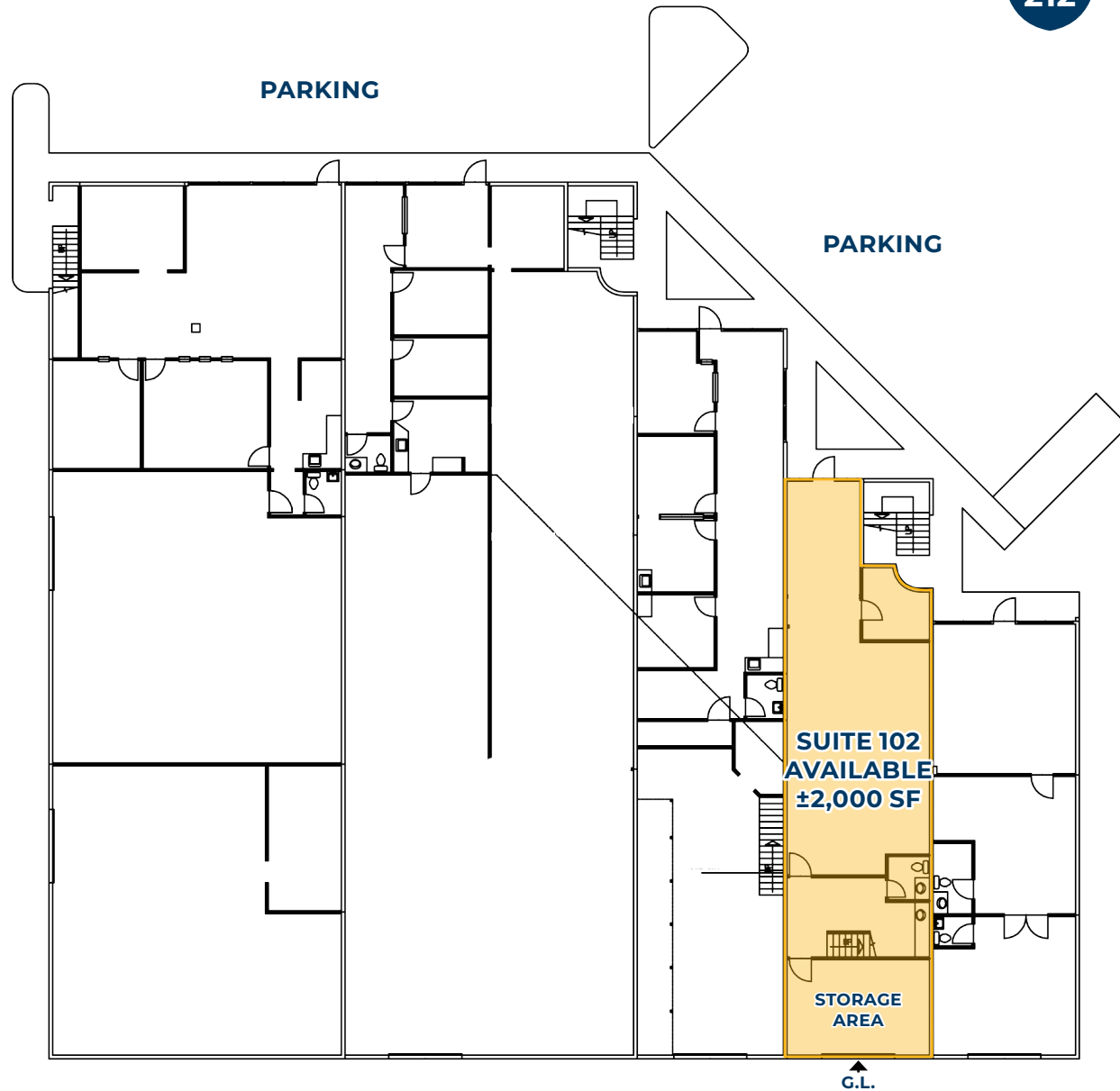


Suite 201



# FLOOR PLAN

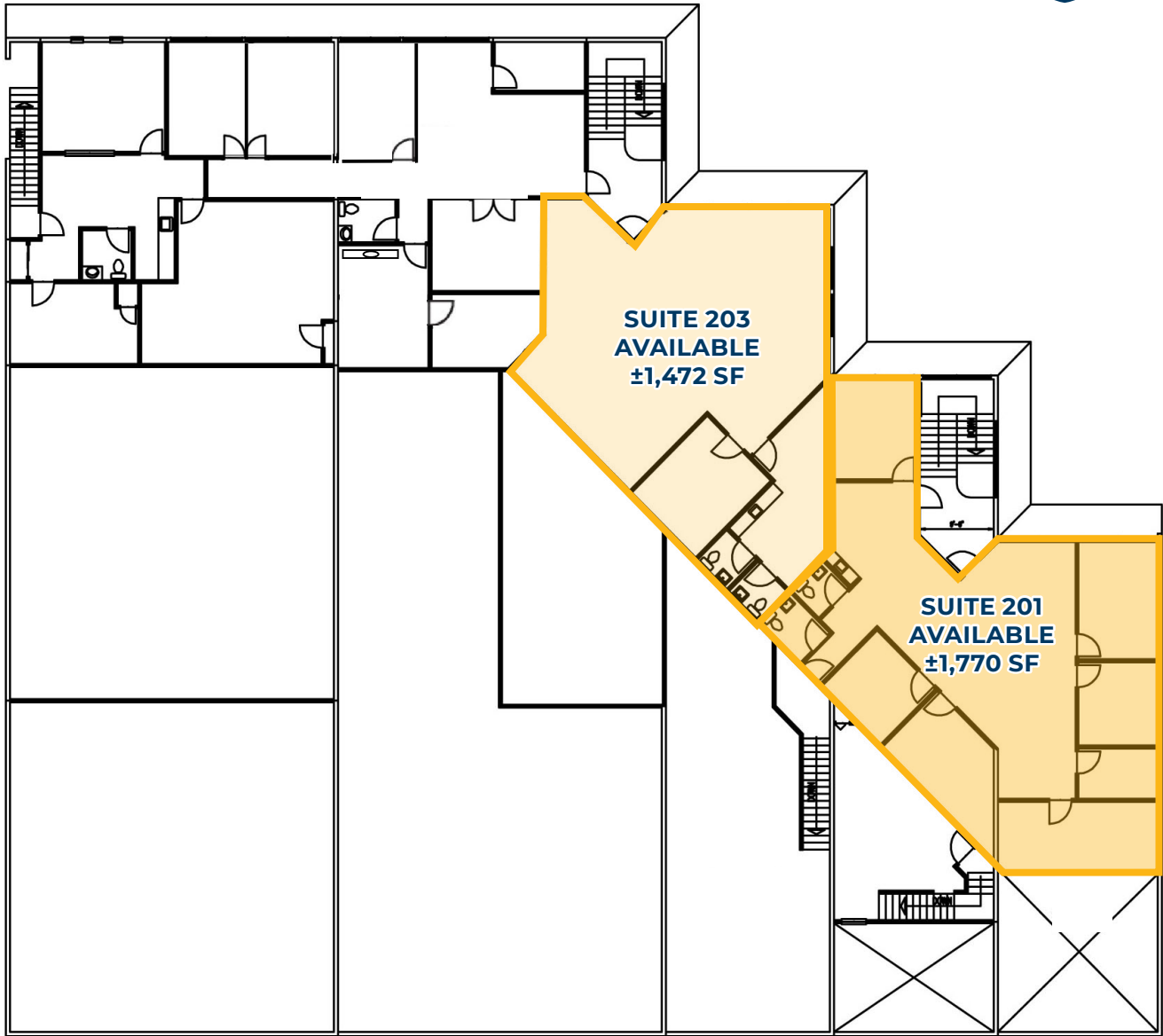
## GROUND FLOOR



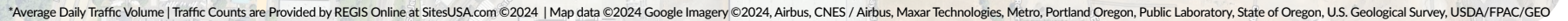


# FLOOR PLAN

## SECOND FLOOR







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