

FOR LEASE:

AAA Clackamas

10365 SE SUNNYSIDE ROAD, CLACKAMAS, OREGON 97015



PROPERTY DESCRIPTION

This three-story, 34,316-square-foot office building is located on SE Sunnyside Road in Clackamas, with easy access to the I-205 freeway and close proximity to restaurants and shopping. Available third-floor suites feature a great glass line, offering an attractive, light-filled office environment. The property provides ample on-site parking and monument signage on Sunnyside for added visibility.

Well suited for a variety of office and office/medical users, the building offers a practical, accessible business location within one of Clackamas County's established commercial corridors.

PROPERTY HIGHLIGHTS

- 3 per 1,000 RSF Parking
- Convenient free surface parking
- Easy access to I-205
- Located close to Clackamas Town Center, Clackamas Promenade, Sunnyside Marketplace, Kaiser Permanente Campus and retail, restaurants and banks

OFFERING SUMMARY

Lease Rate:	\$29.00 RSF - FSG
Available RSF:	943 - 2,231 RSF (+/-)

JOHN BRANDHORST

Senior Director / Brokerage Services
Licensed in Oregon
C: 971.506.3498
O: 503.222.5100
jbrandhorst@dougbear.com

ADAM BEAN

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos



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Lobby



Lobby

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Lease Spaces

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AVAILABLE SPACES

Suite	Size (RSF)	Lease Type	Lease Rate
310	1,288 (+/-)*	FSG	\$29.00
315	943 (+/-)*	FSG	\$29.00

* Contiguous up to 2,231 RSF

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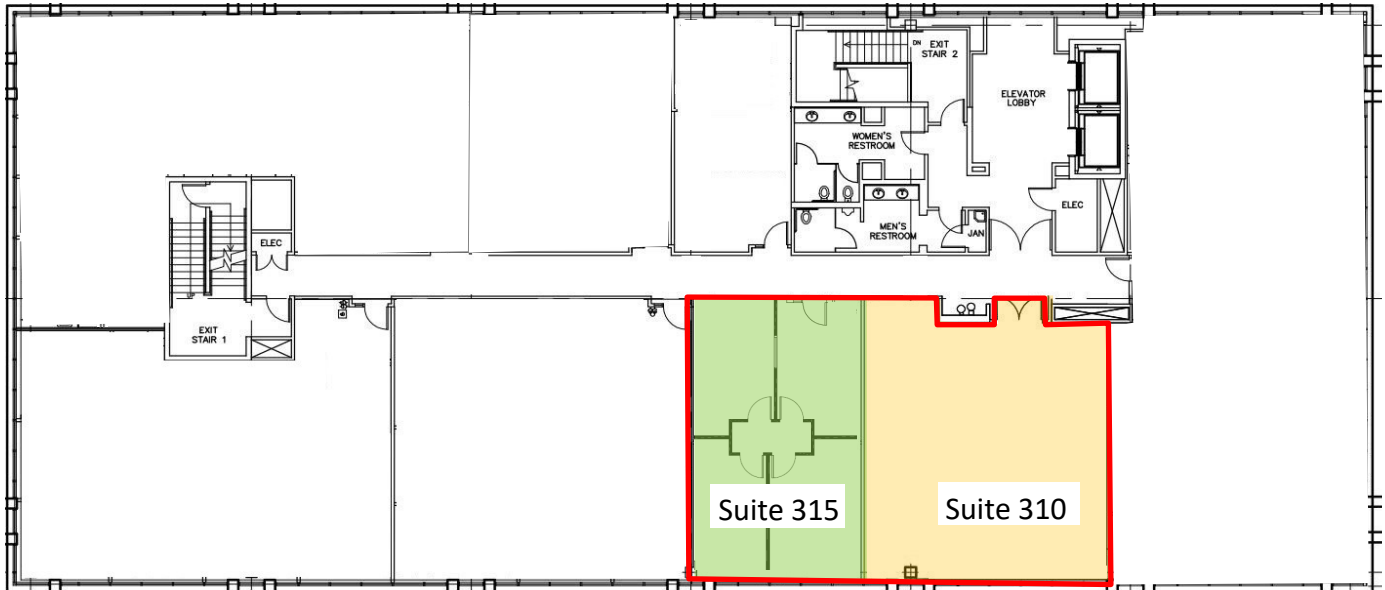
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Third Floor:

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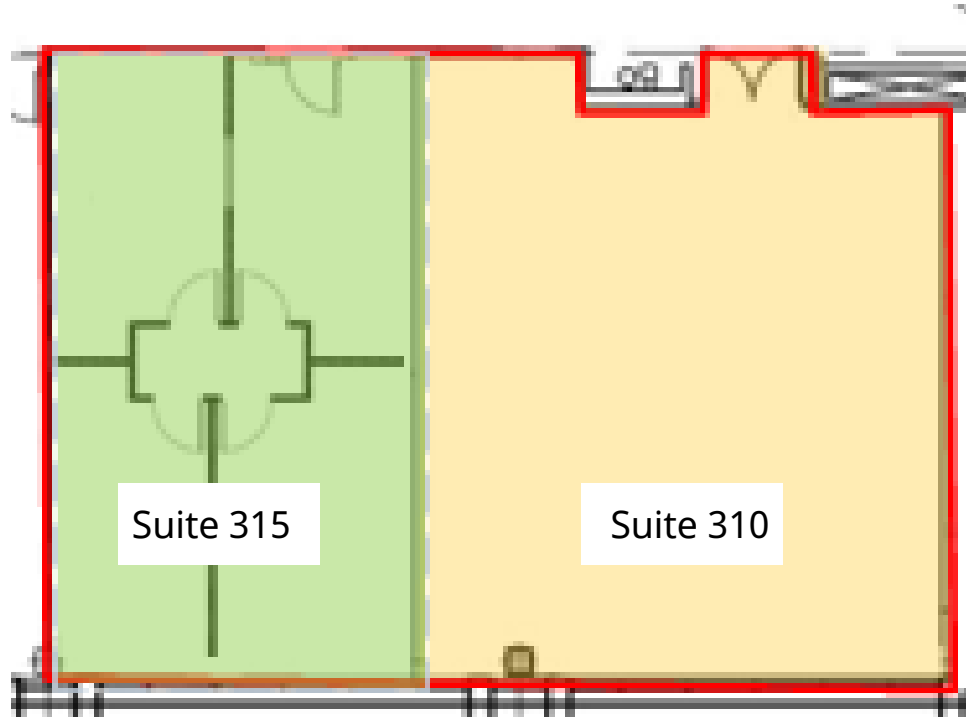
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Suite 310/315:

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Suite 310: 1,288 RSF

Suite 315: 943 RSF

*** combined 2,231 RSF**

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Map

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