



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

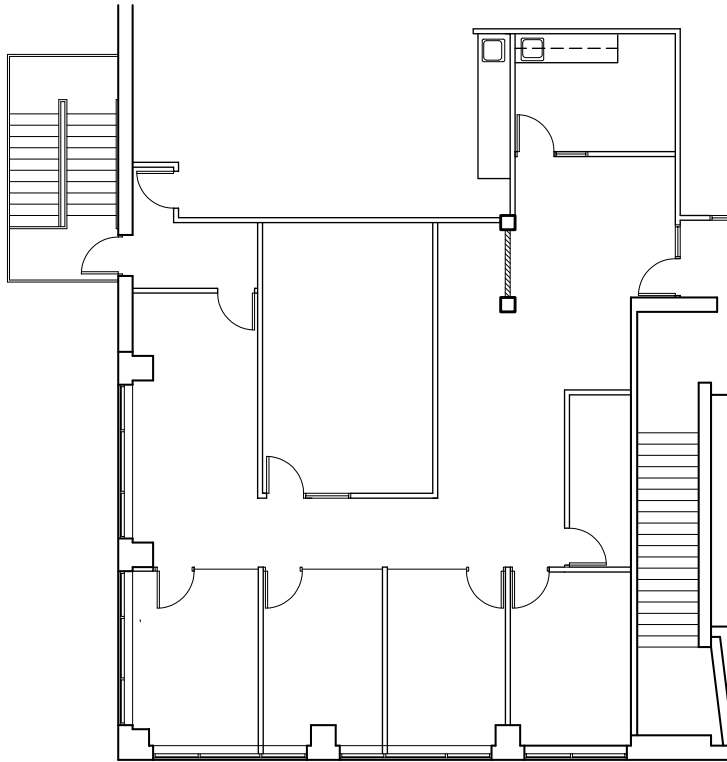
Close proximity to Clackamas Town Center, One Monarch Hotel and Conference Center, Kaiser Permanente Medical Center, Gustav's, Claim Jumper Steakhouse, Olive Garden, Stanford's and more.



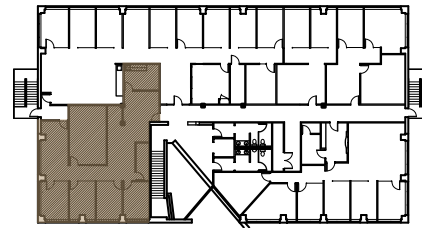
SUITE 200
+/-2,352 RSF

- Elevator lobby exposure
- Corner suite with two sides of glass

SUITE PHOTOS
COMING SOON



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