

Three Town Center

10121 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015



PROPERTY DESCRIPTION

Located conveniently in the amenity-rich commercial hub of Happy Valley, Three Town Center is an attractive three-story Class A office building with a strong mix of medical and professional office tenants. The building has recently received extensive updates to its common areas and provides an excellent professional image for medical and traditional office users.

PROPERTY HIGHLIGHTS

- Conference facilities
- Beautifully landscaped
- 3.5/1,000 parking
- Easy I-205 freeway access
- Close proximity to Clackamas Town Center, Clackamas Promenade, over 25 restaurants, food services and multiple hotels

OFFERING SUMMARY

Lease Rate:	Call for Rate
Available RSF:	1,367 - 4,735 RSF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	5,180	45,527	130,285
Total Population:	11,806	109,663	292,170
Average HH Income:	\$97,927	\$110,571	\$100,622

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Lease Spaces

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SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
335	4,353*	Full Service	Negotiable	Call for Rate
350	4,735**	Full Service	Negotiable	Call for Rate

*divisible to 1,367 RSF

** divisible to approximately 1,500 RSF

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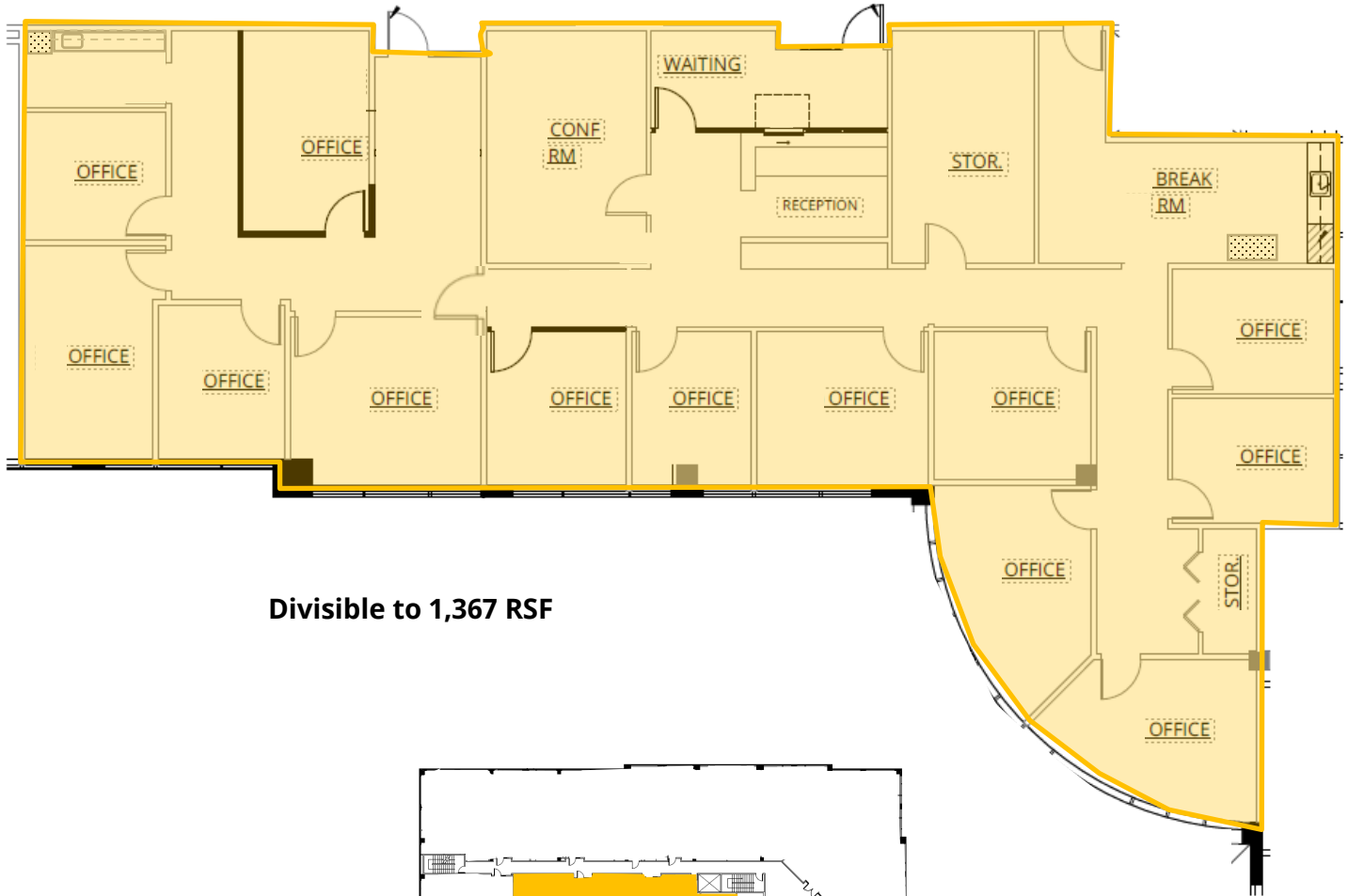
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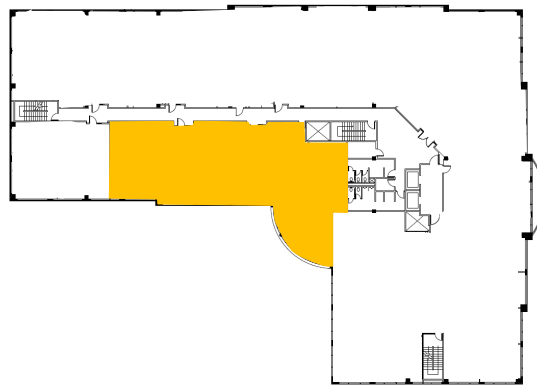


Suite 335: 4,353 RSF (+/-)

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Divisible to 1,367 RSF



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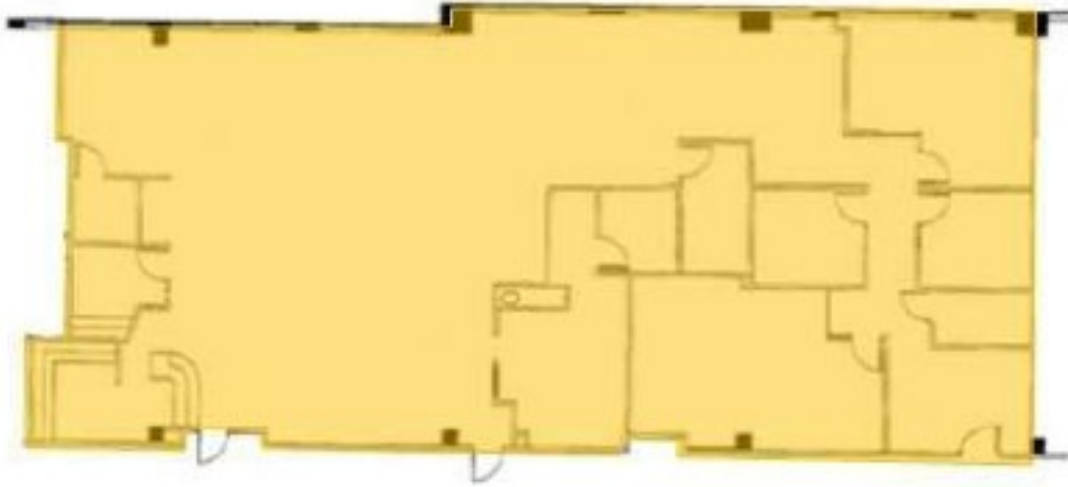
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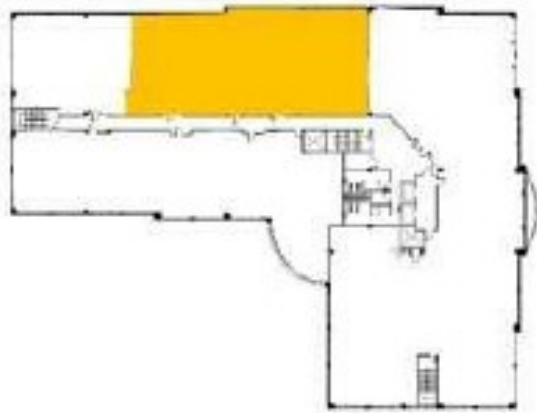


Suite 350: 4,735 RSF (+/-)

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Divisible to approximately 1,500 RSF



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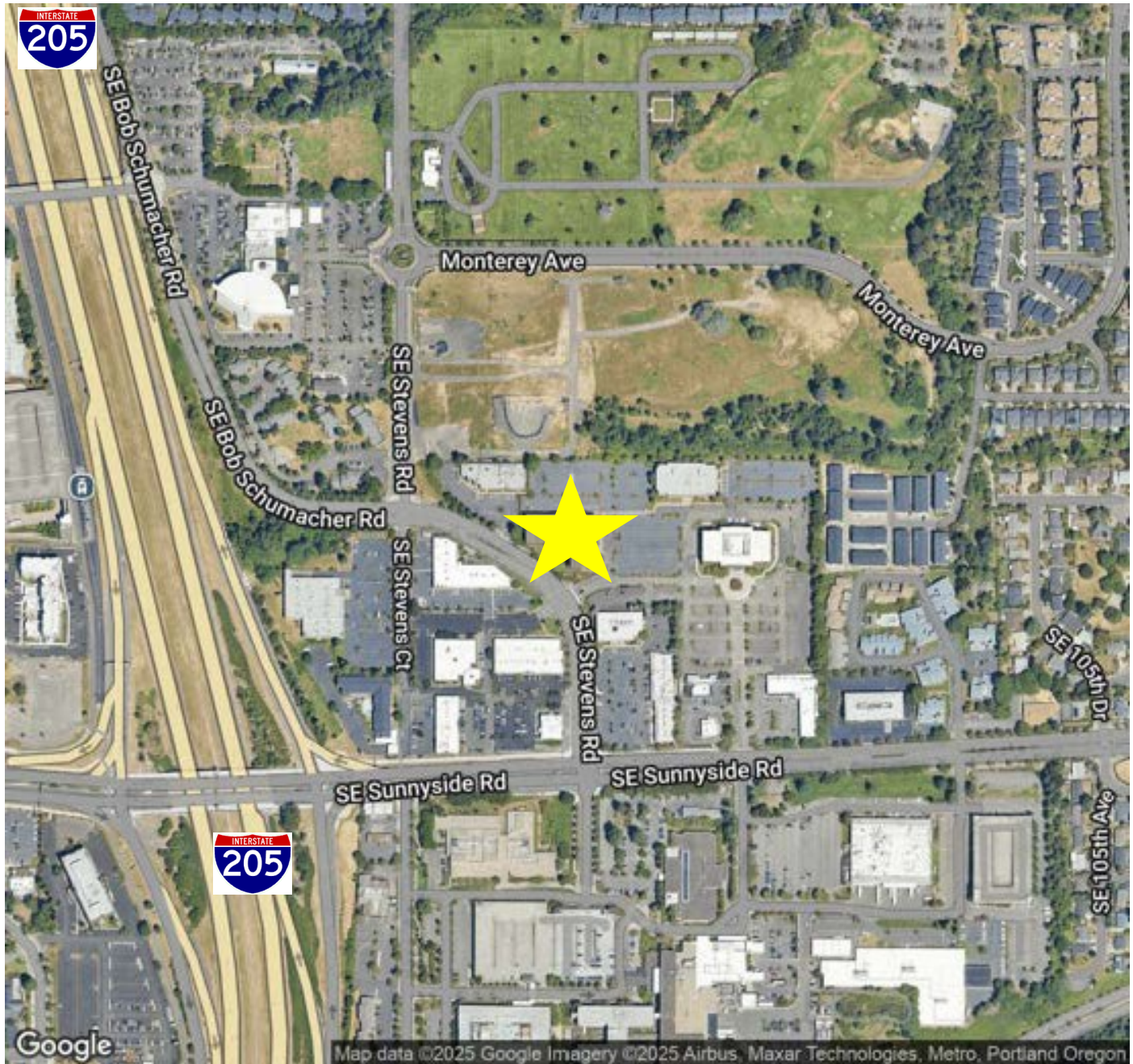
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Map

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