

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: | 1,500 - 4,416 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 |

JOHN BRANDHORST

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Lease Spaces

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| SUITE | SIZE | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|--------------|------------|---------------|
| 335 | 2,986 | Full Service | Negotiable | Call for Rate |
| 350 | 4,416* | Full Service | Negotiable | Call for Rate |

* divisible to approximately 1,500 RSF

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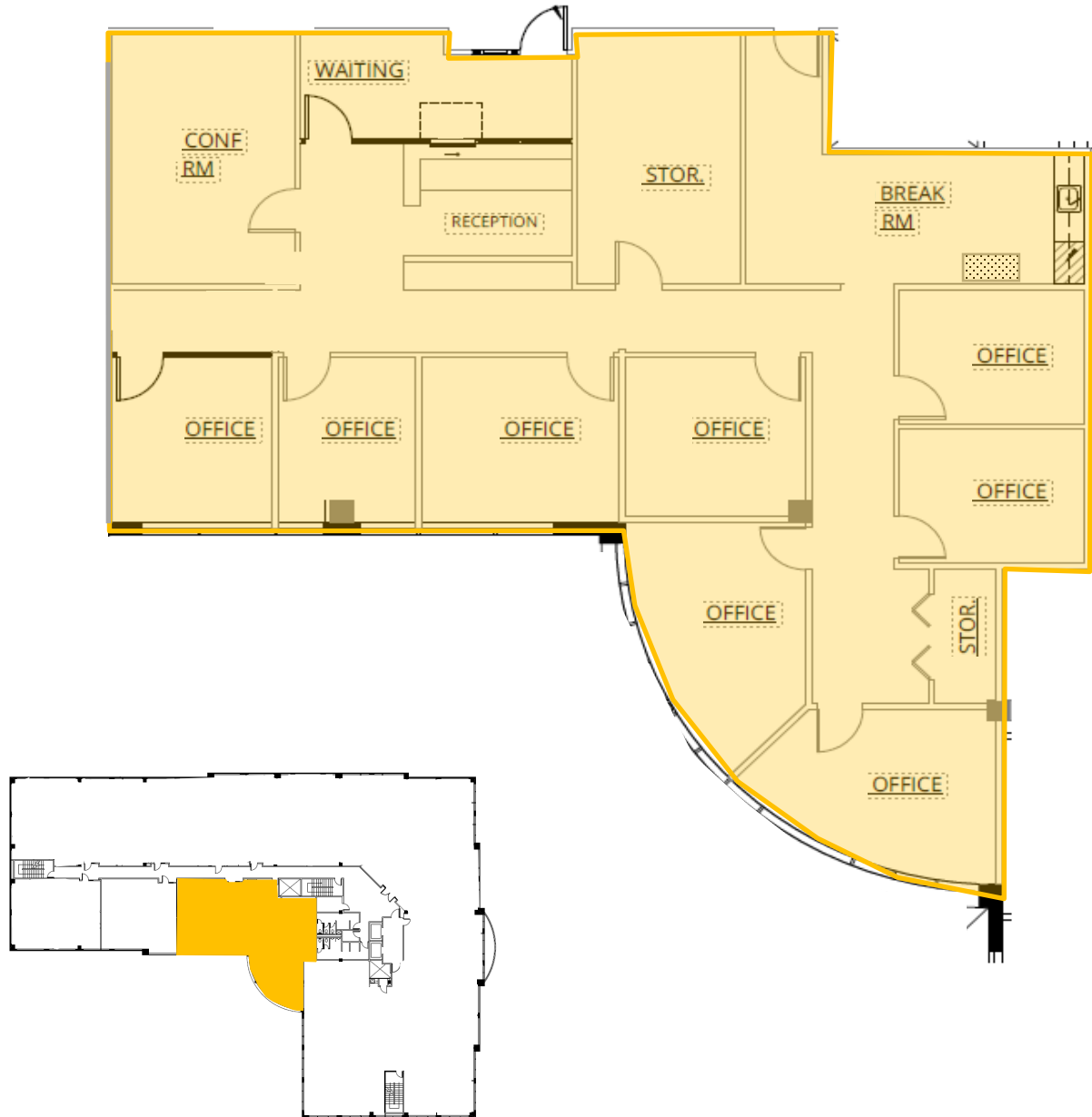
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Suite 335: 2,986 RSF (+/-)

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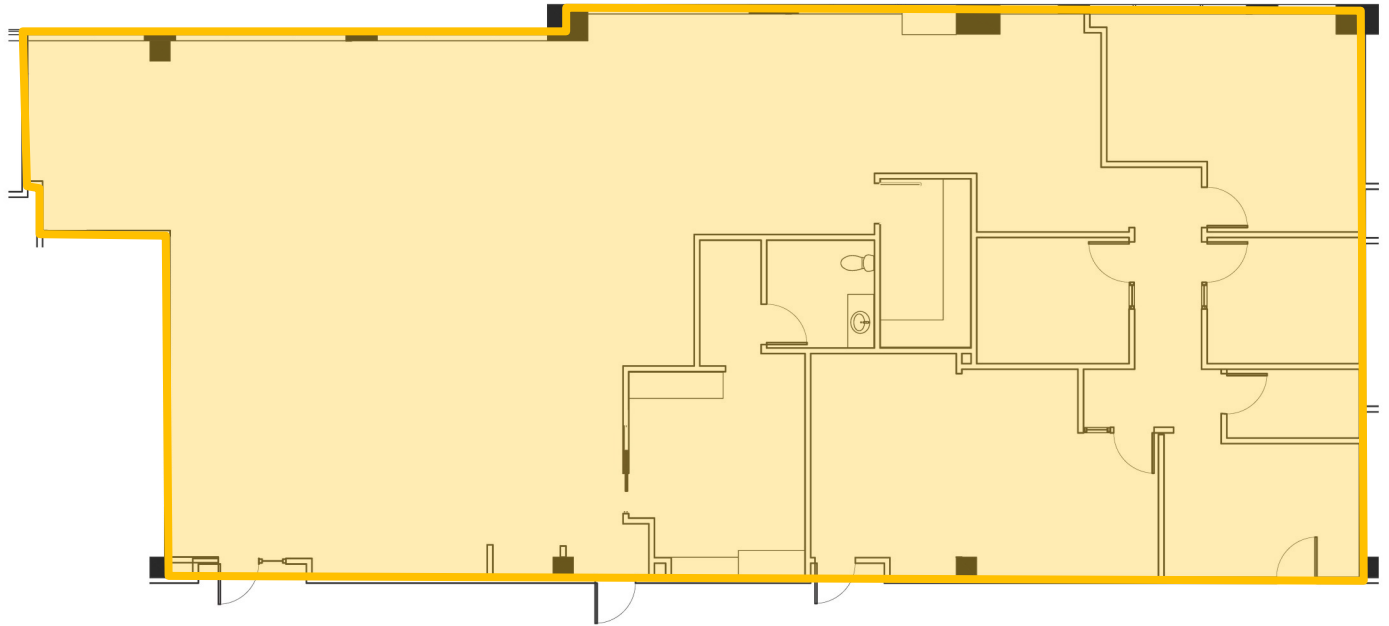
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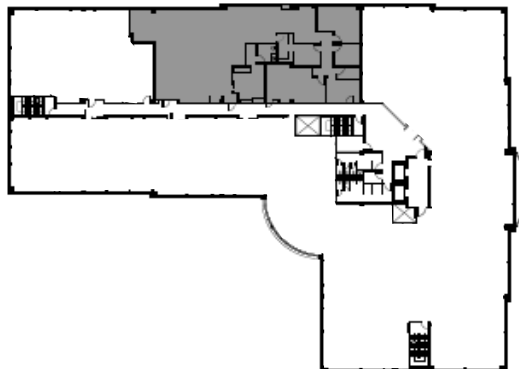


Suite 350: 4,416 RSF (+/-)

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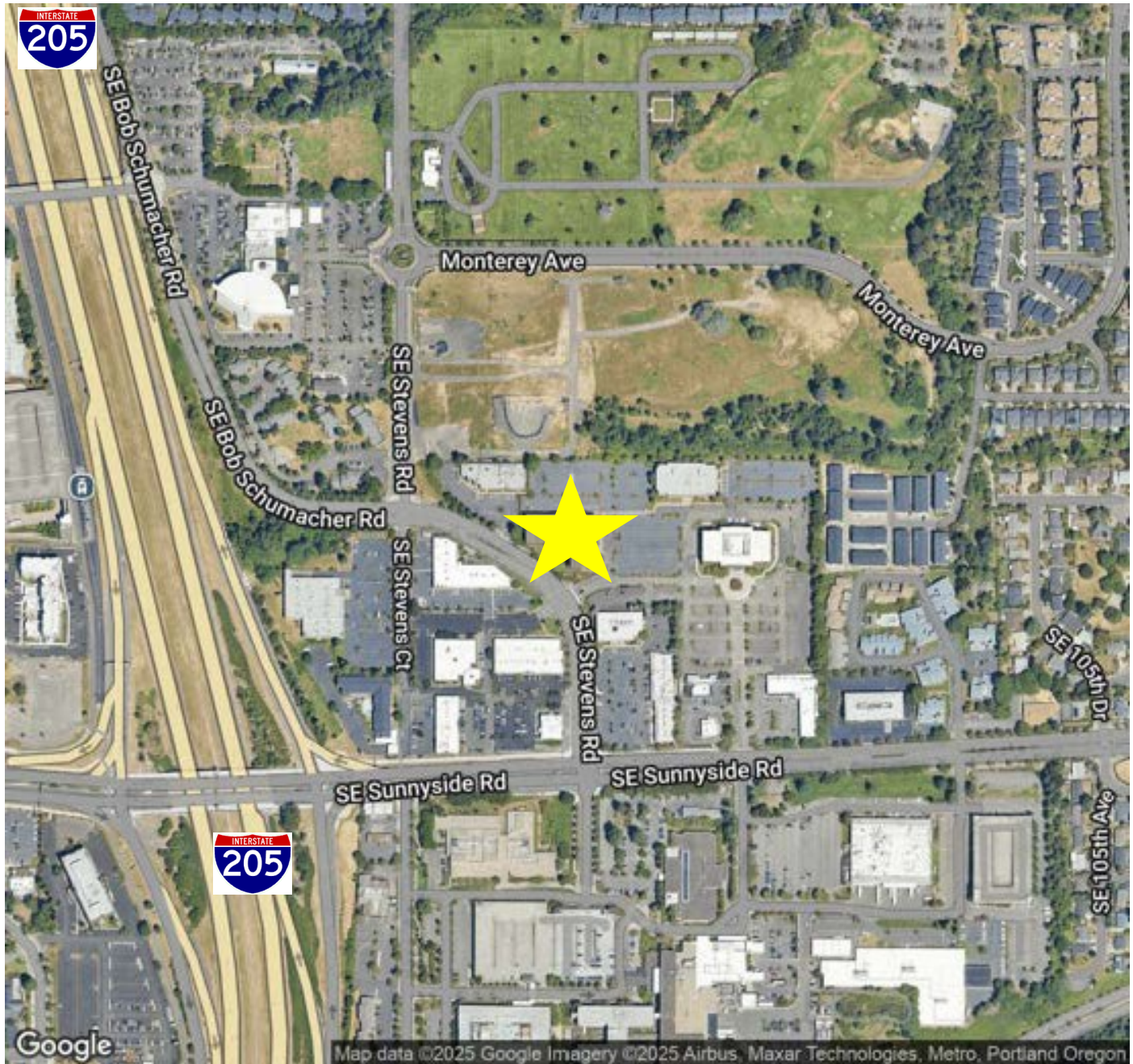
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Map

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