

FOR LEASE

Sunnybrook Ridge Medical Office Building
8730 SE Sunnybrook Ridge

Clackamas Oregon

CLACKAMAS
TOWN CENTER



KOHL'S

NORDSTROM
rack



SITE



25,050 SF Now Pre-Leasing

Delivery Date

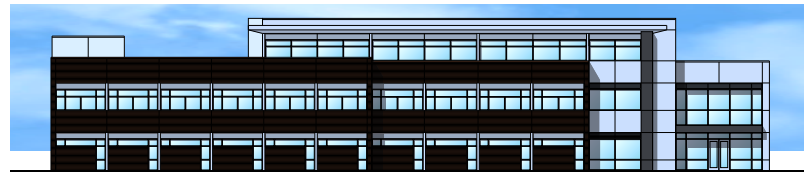
- Permit Ready

Availabilities

- 5,400 SF - 25,050 SF

Terms

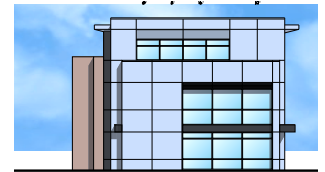
- \$25.00/SF NNN
- Tenant improvement allowance available
- 4/1,000 parking ratio



1 NORTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION

For additional information, contact:

Kevin VandenBrink

Direct: 503.972.7289

kevinv@macadamforbes.com

1800 SW First Avenue, Suite 650, Portland, OR 97201

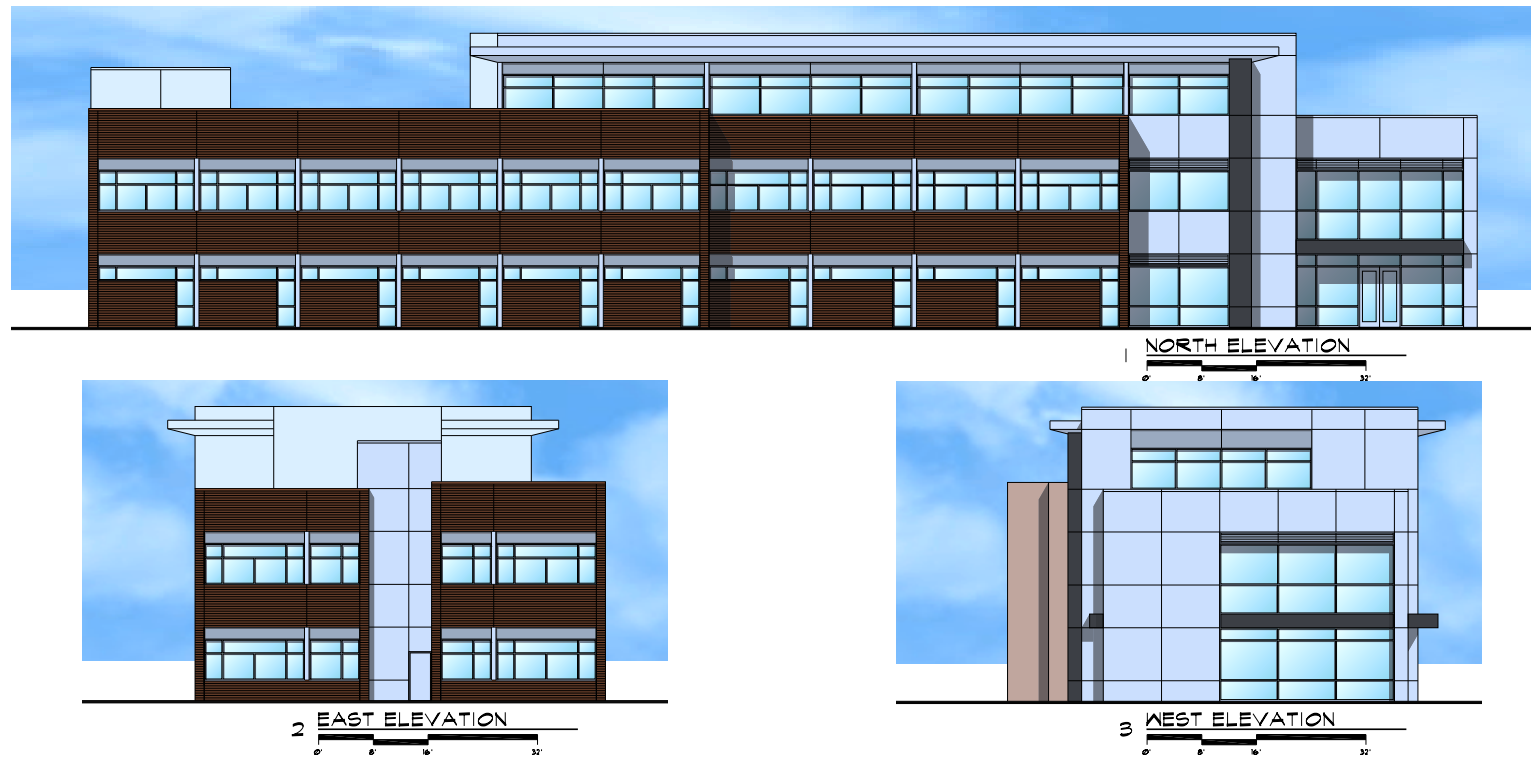
P 503.227.2500 / www.macadamforbes.com

Colin Russell

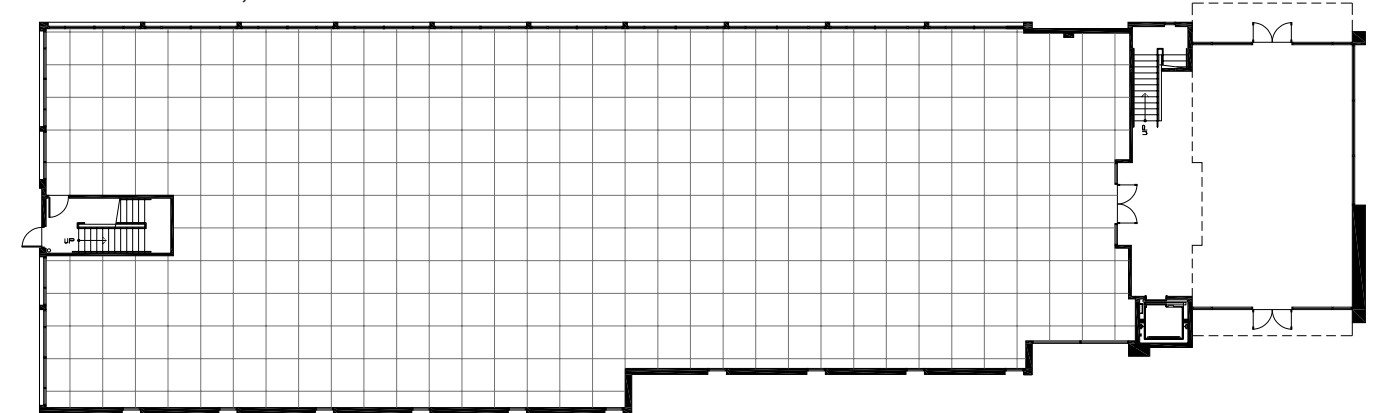
Direct: 503.972.7295

colin@macadamforbes.com

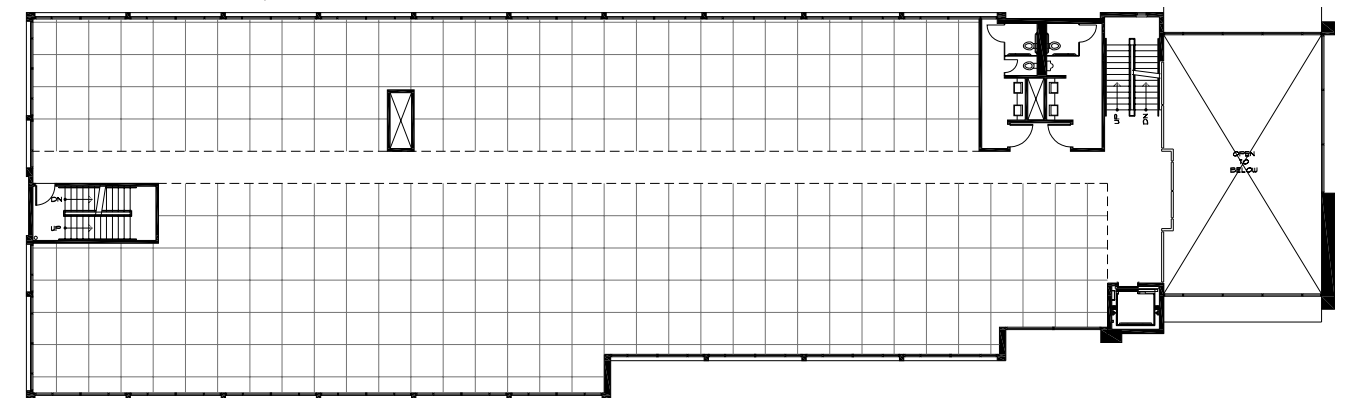




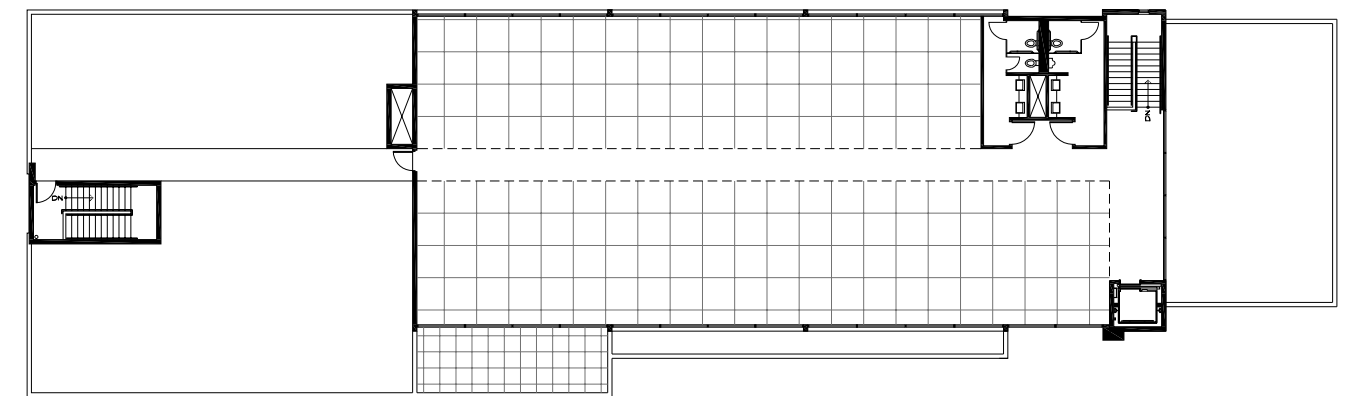
First Floor - 10,430 RSF



Second Floor - 9,220 RSF



Third Floor - 5,400 RSF

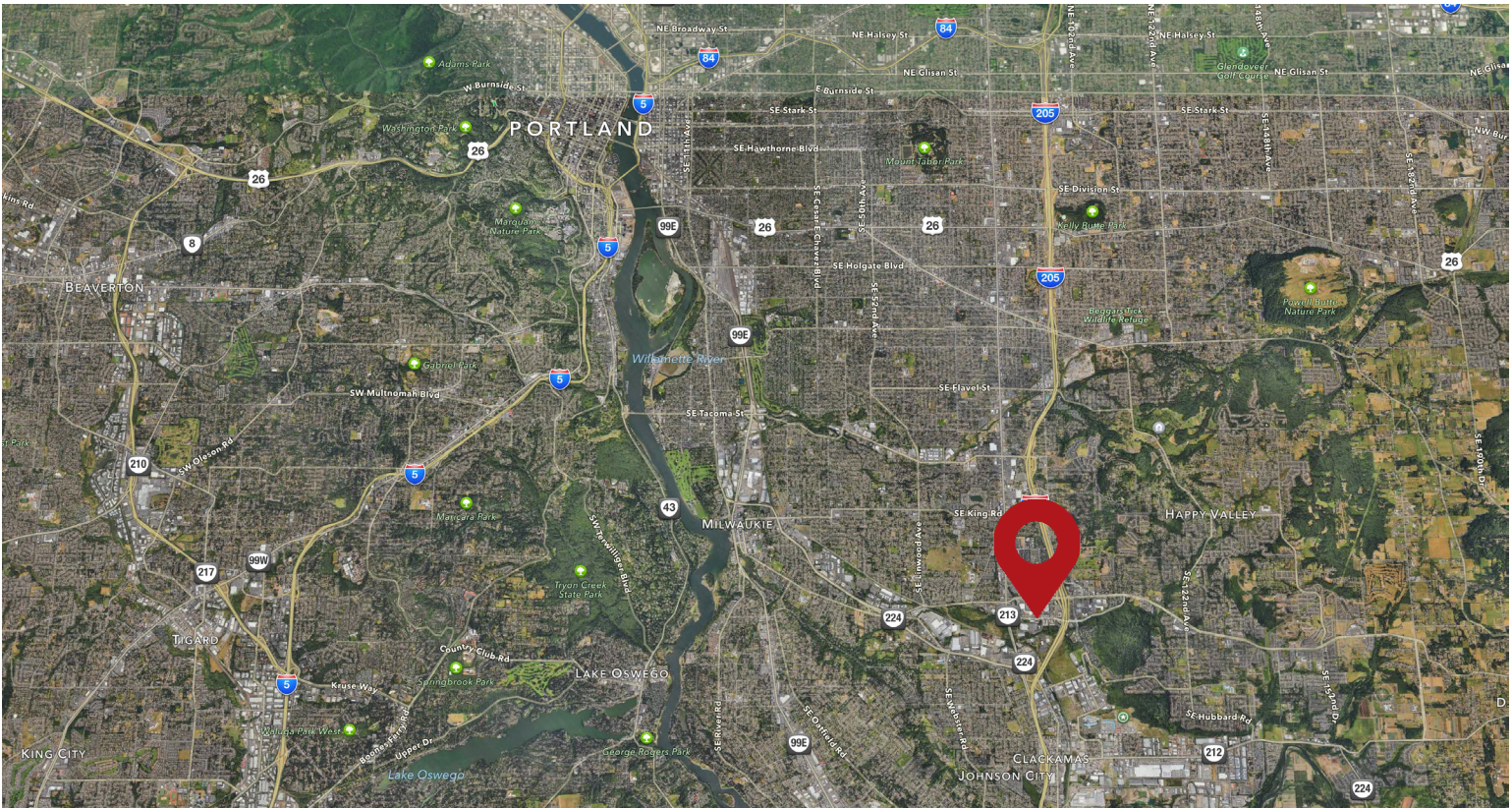
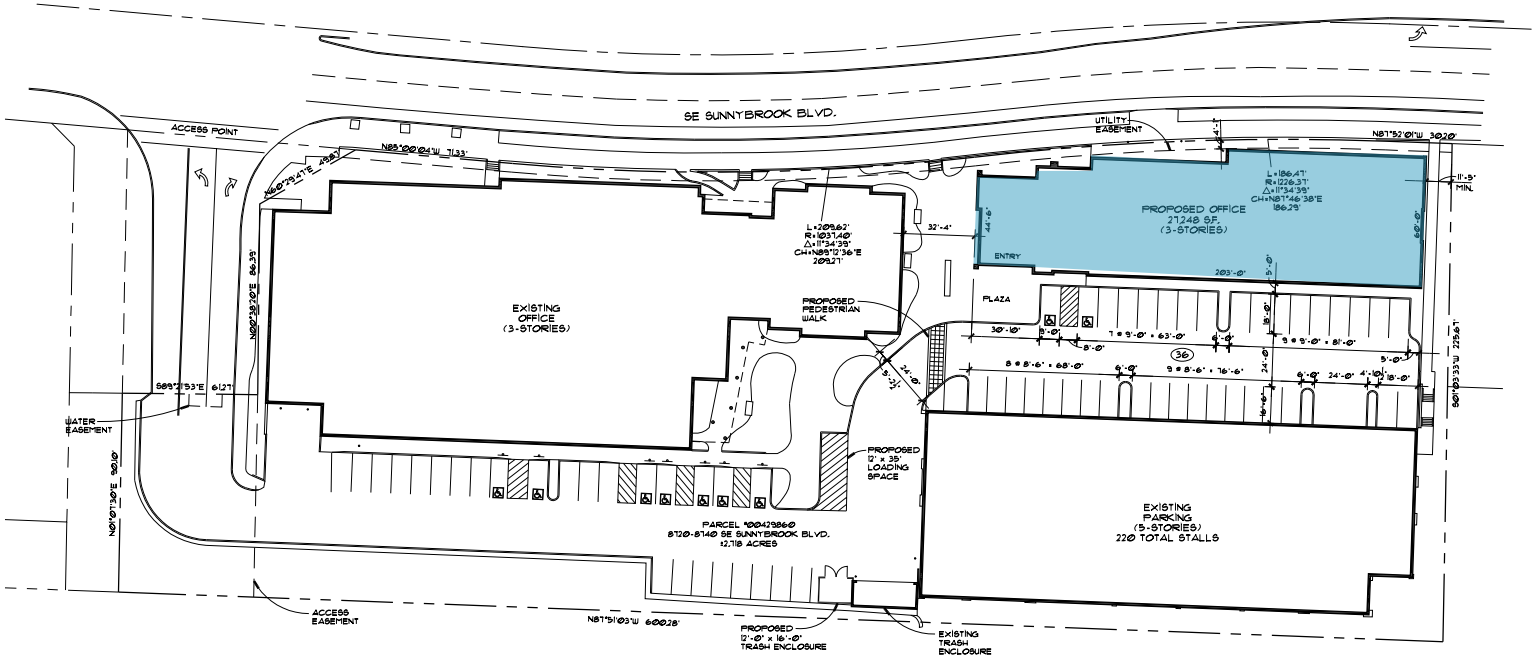


Building Description

- 27,248 total SF
- Two full floors and penthouse third level
- Structured/covered parking adjacent to building
- Close to many restaurants and area amenities
- Excellent access to I-205
- Building signage available
- Adjacent to 24 Hour Fitness with visibility on SE Sunnybrook Road

Nearby Amenities

- Clackamas Town Center
- Kaiser Hospital
- Numerous food and lodging alternatives
- Easy access to major highways and arterials



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