

# Two Town Center

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



## PROPERTY DESCRIPTION

Two Town Center is an attractive Class A office building in the vibrant Clackamas / Happy Valley submarket, surrounded by many amenities including retail, restaurants and medical facilities. The building offers a blend of location, aesthetics and functionality for any professional or medical office user.

## PROPERTY HIGHLIGHTS

- 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

|                      |               |
|----------------------|---------------|
| <b>Lease Rate:</b>   | Call for Rate |
| <b>Available SF:</b> | 3,360 SF      |
| <b>Lot Size:</b>     | 1.49 Acres    |
| <b>Building Size</b> | 41,427 SF     |

| DEMOGRAPHICS              | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------------|----------|-----------|-----------|
| <b>Total Households:</b>  | 5,610    | 39,307    | 107,208   |
| <b>Total Population:</b>  | 13,480   | 105,657   | 284,083   |
| <b>Average HH Income:</b> | \$86,261 | \$104,693 | \$104,011 |

### JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@dougbear.com

### DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dougbean@dougbear.com

### ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@dougbear.com

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

## DOUGBEAN.COM

*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*



# Lease Spaces

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



## LEASE INFORMATION

|                     |              |                    |               |
|---------------------|--------------|--------------------|---------------|
| <b>Lease Type:</b>  | Full Service | <b>Lease Term:</b> | Call for Rate |
| <b>Total Space:</b> | 3,360 SF     | <b>Lease Rate:</b> | Call for Rate |

## AVAILABLE SPACES

| Suite | Size (SF) | Lease Type   | Lease Rate    |
|-------|-----------|--------------|---------------|
| 120   | 3,360 SF  | Full Service | Call for Rate |

### JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@dougbear.com

### DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dougbean@dougbear.com

### ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@dougbear.com

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

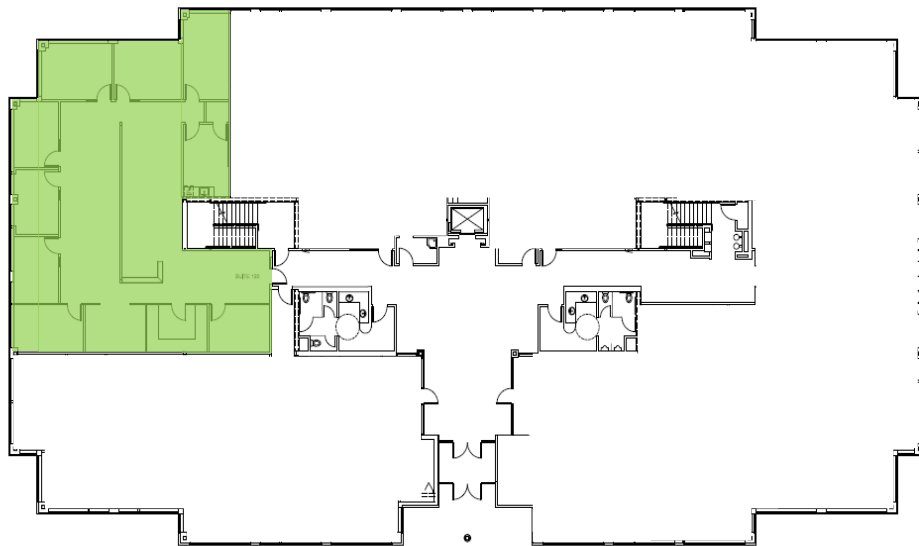
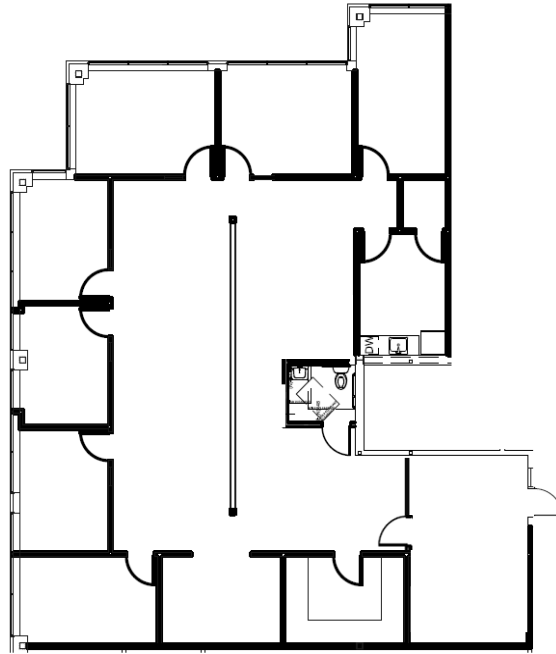
### DOUGBEAN.COM

*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*



# Suite 120: 3,360 SF (+/-)

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



---

## JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@dougbean.com

## DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dougbean@dougbean.com

## ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@dougbean.com

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

**DOUGBEAN.COM**

*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*



# Two Town Center

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



## JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@dougbean.com

## DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dougbean@dougbean.com

## ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@dougbean.com

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

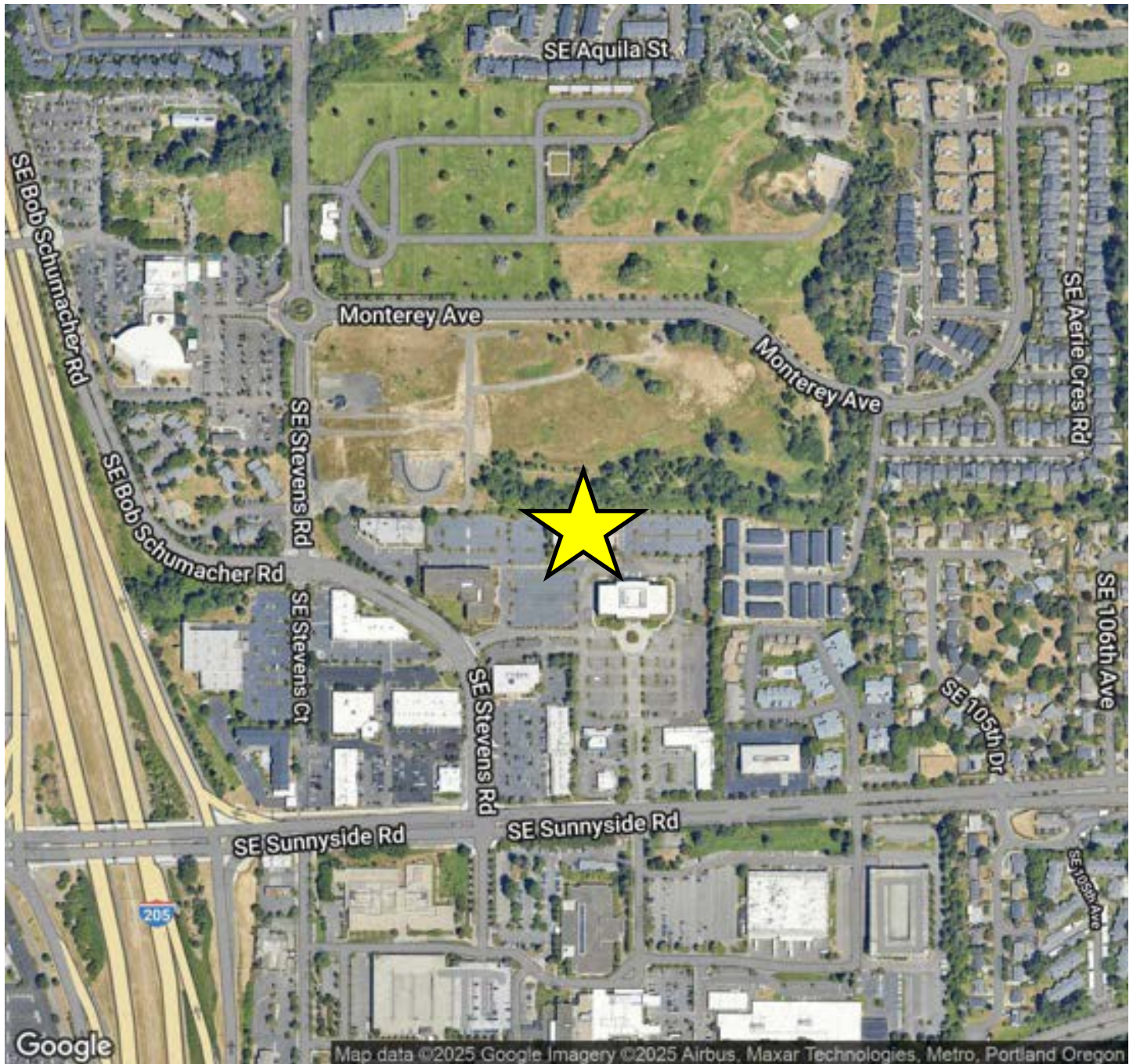
**DOUGBEAN.COM**

*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*



# Map

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



## JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@dougbean.com

## DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dougbean@dougbean.com

## ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@dougbean.com

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

**DOUGBEAN.COM**

*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*



# Retailer Map

10135 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



## JOHN BRANDHORST

Senior Director  
Licensed in Oregon  
C: 971-506.3498  
O: 503.222.5100  
jbrandhorst@doughbean.com

## DOUG BEAN

President, SIOR, CPM  
Licensed in Oregon  
C: 503.720.5100  
O: 503.222.5100  
dough@doughbean.com

## ADAM BEAN

Managing Principal, SIOR  
Licensed in Oregon  
C: 503.887.5100  
O: 503.222.5100  
adambean@doughbean.com

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

**DOUGBEAN.COM**

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

