

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

Lease Rate:	Call for Rate
Available SF:	1,496 - 4,068 SF
Lot Size:	1.49 Acres
Building Size	41,427 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	5,762	39,348	107,708
Total Population:	13,934	106,115	285,499
Average HH Income:	\$97,083	\$114,950	\$115,340

JOHN BRANDHORST

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

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Call for Rate
Total Space:	4,068 SF	Lease Rate:	Call for Rate

AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Lease Rate
125*	2,572 SF	Full Service	Call for Rate
135*	1,496 SF	Full Service	Call for Rate

* can be combined for 4,068 SF

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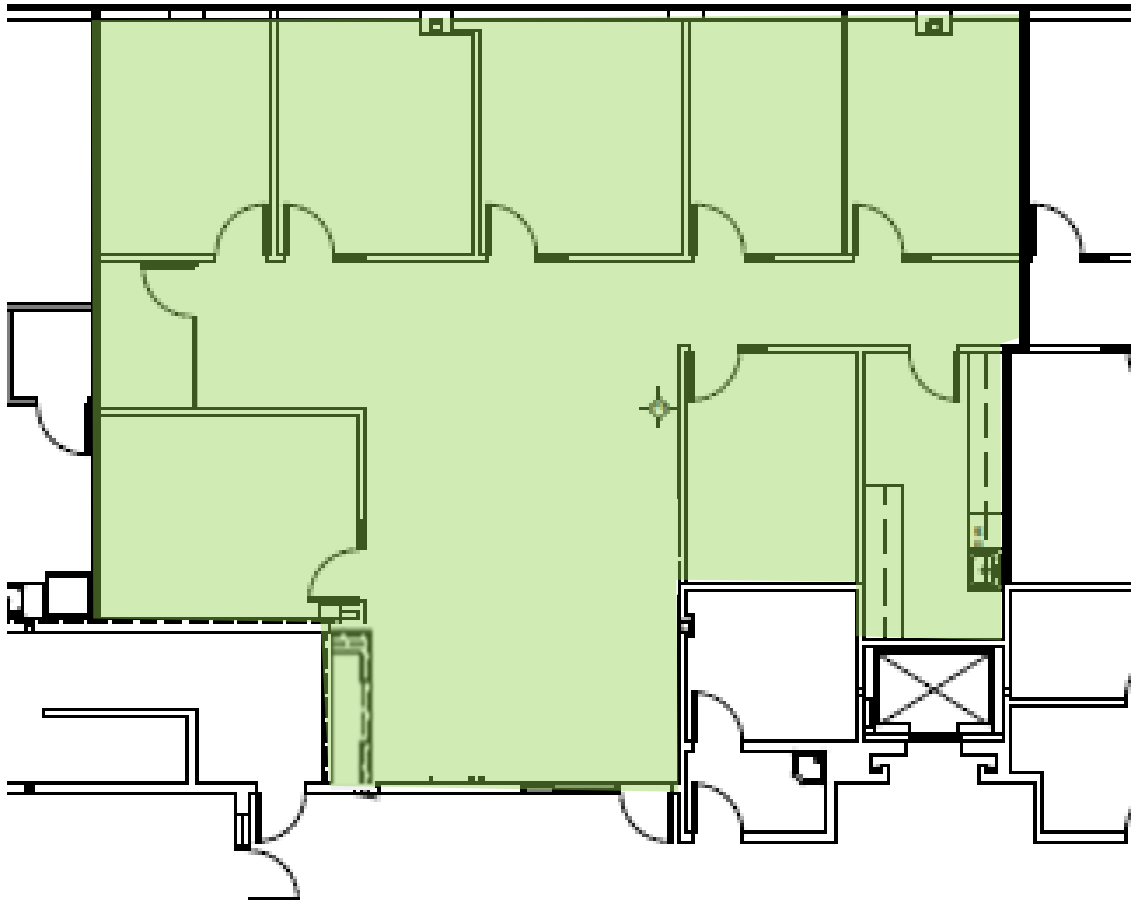
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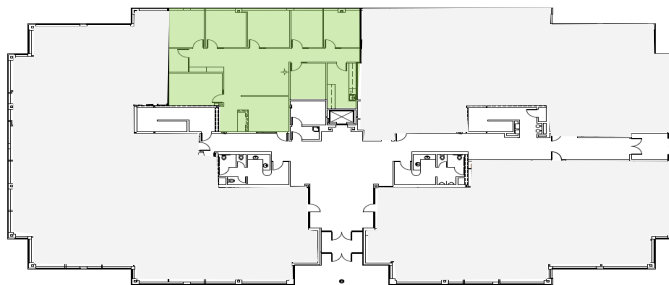


Suite 125: 2,572 SF (+/-)

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can be combined with Suite 135



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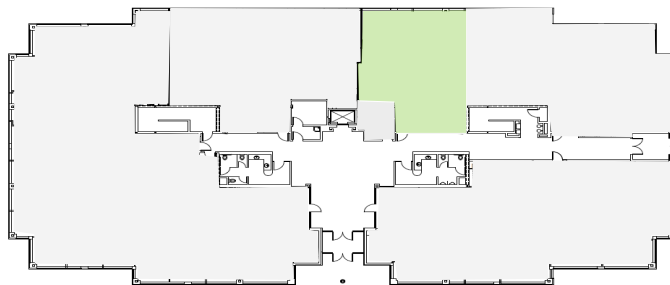
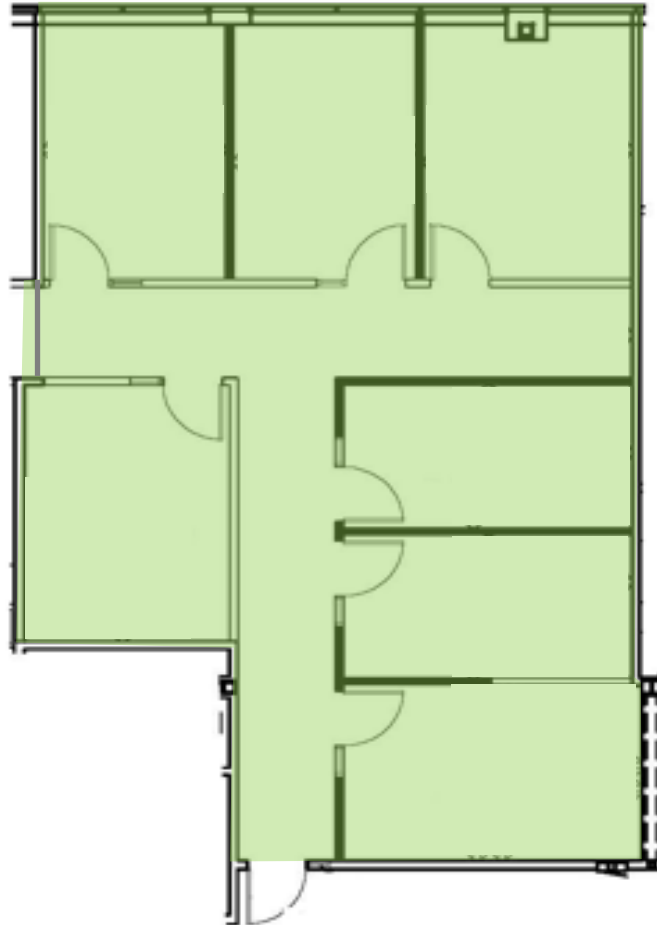
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Suite 135: 1,496 SF (+/-)

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can be combined with Suite 125

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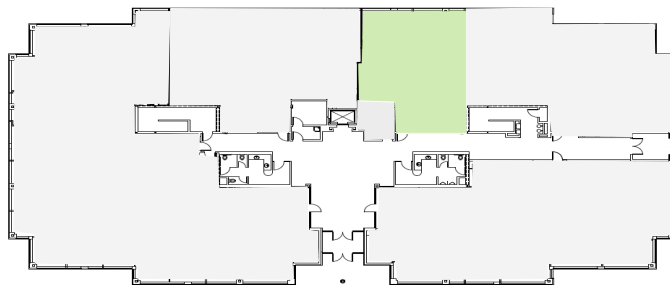
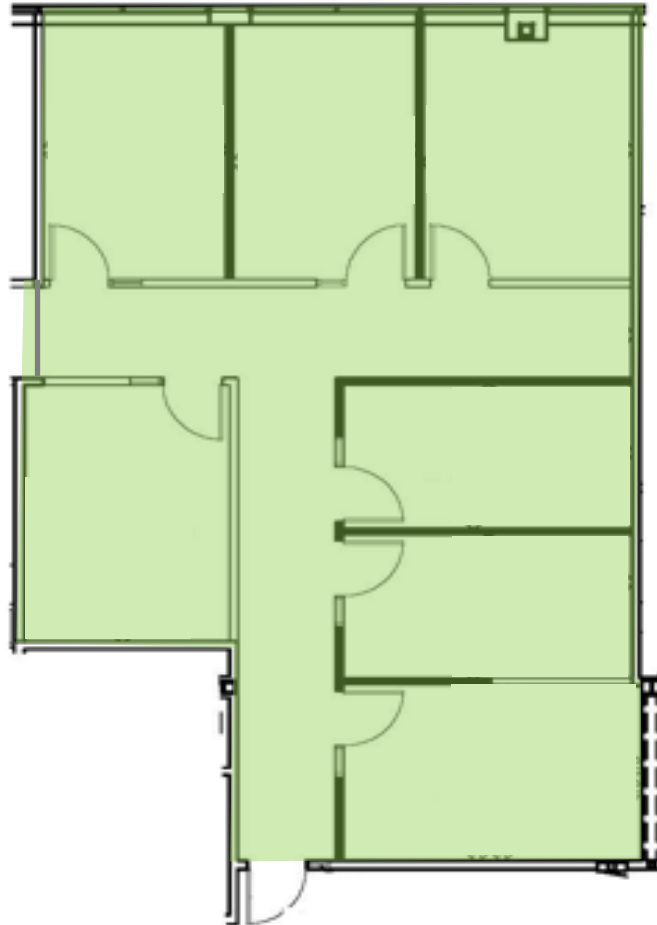
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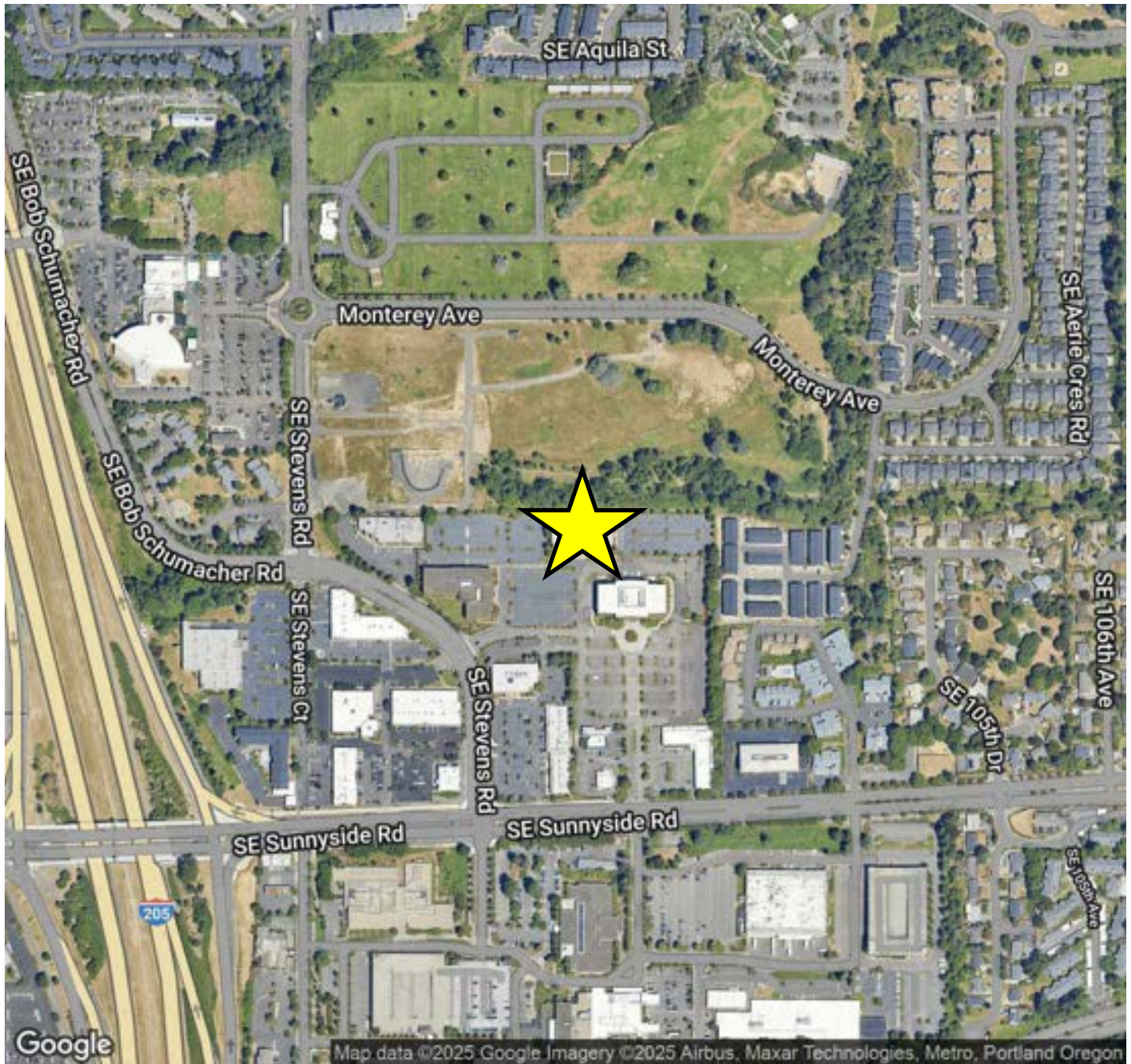
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Map

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Retailer Map

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