



FOR LEASE



## 333 NW 3RD AVENUE

### Office / Clinic Space

± 1,422 SF | \$25/SF MG

**333 NW 3rd Ave, Canby, OR 97013**

- Features 5 Private Offices/ Exams Rooms
- Ideal for a Dental or Medical Practice
- Previously the Dental Offices of Richard Sale, DMD
- Video Tour: [Click Here](#)

**JEFF FALCONER, SIOR**

Principal Broker | Licensed in OR  
**503-307-3075** | [jeff@capacitycommercial.com](mailto:jeff@capacitycommercial.com)

**KYLIE CULVER**

Associate Broker | Licensed in OR  
**503-826-2020** | [kylie@capacitycommercial.com](mailto:kylie@capacitycommercial.com)



## PROPERTY SUMMARY



### PROPERTY DETAILS

<b>Address</b>	333 NW 3rd Ave, Canby, OR 97013
<b>Available Space</b>	1,422 SF
<b>Space Features</b>	<ul style="list-style-type: none"><li>• 5 Private Offices / Exam Rooms</li><li>• 1 Manager/ Accounting Office</li><li>• Reception And Waiting Area</li><li>• Storage/Break Room</li><li>• 1 Restroom</li></ul>
<b>Lease Rate</b>	\$25/SF MG
<b>Use Type</b>	Office / Medical / Dental
<b>Availability</b>	Immediately
<b>Space Condition</b>	2nd Gen Medical / Office
<b>Video Tour</b>	<a href="#">Click Here</a>

### Location Features

- Situated in downtown Canby, just steps from other medical and services
- In the Heart of Canby Medical
- Located in a highly visible and accessible area with ample parking
- In close proximity to Highway 99-E and I-5

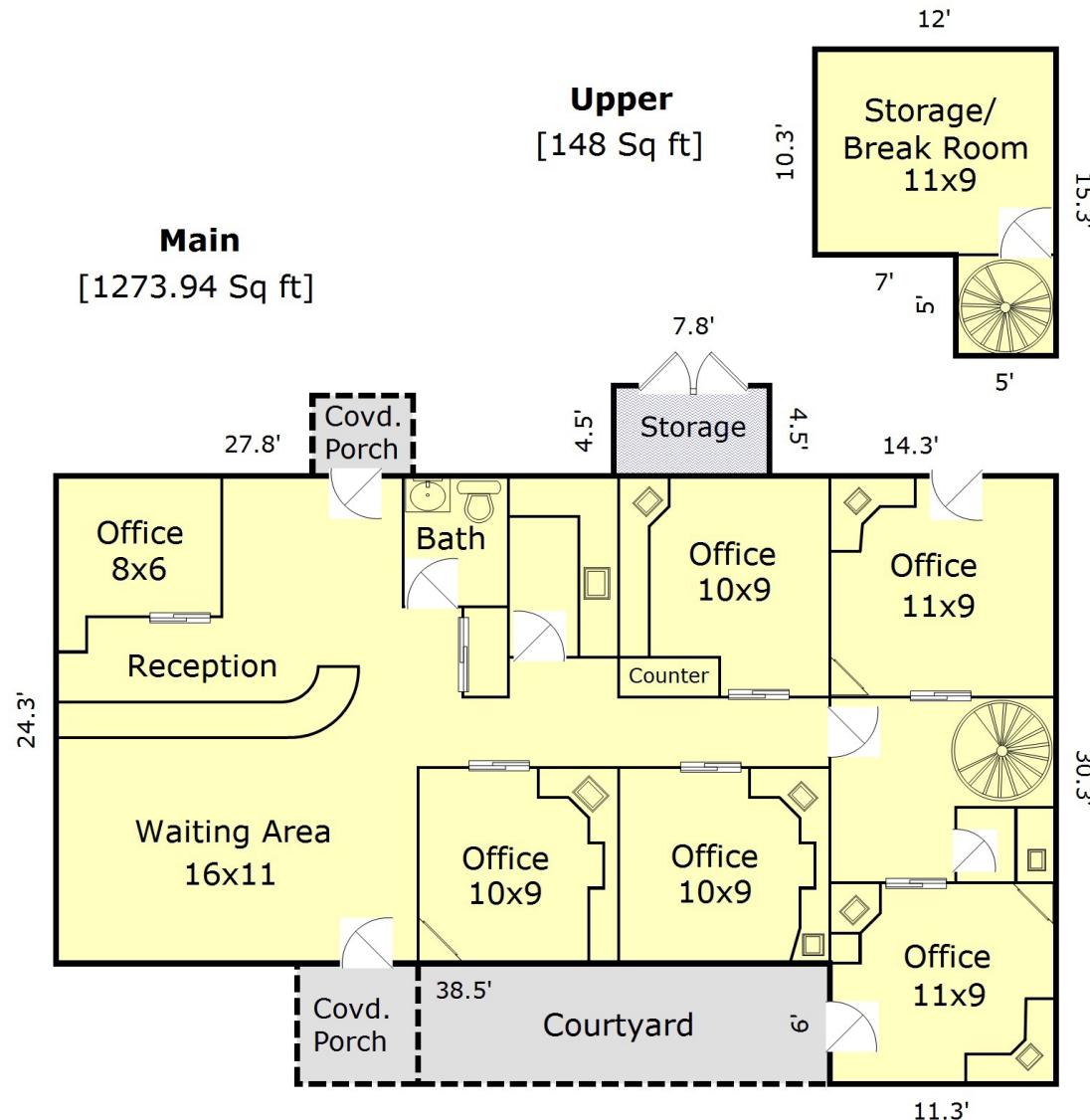
### Nearby Highlights

• Backstop Bar and Grill	• Los Dos Agaves
• Bee's Cafe	• Mike's Place
• CONES	• Oregon City Brewing
• Chipotle	• Food Carts
• Gwynn's Willamette Coffee House	• Thai Dish Cuisine
• Lone Elder Pizza	• Ebner's Meats and Deli
• Wait Park	• The Human Bean



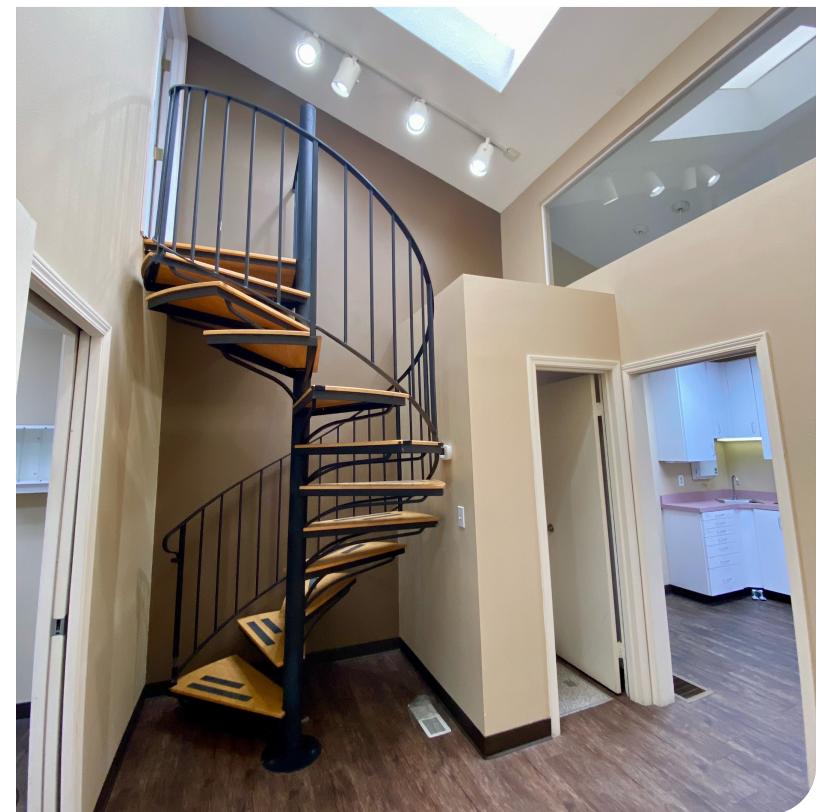
# FLOOR PLAN

## FLOOR PLAN



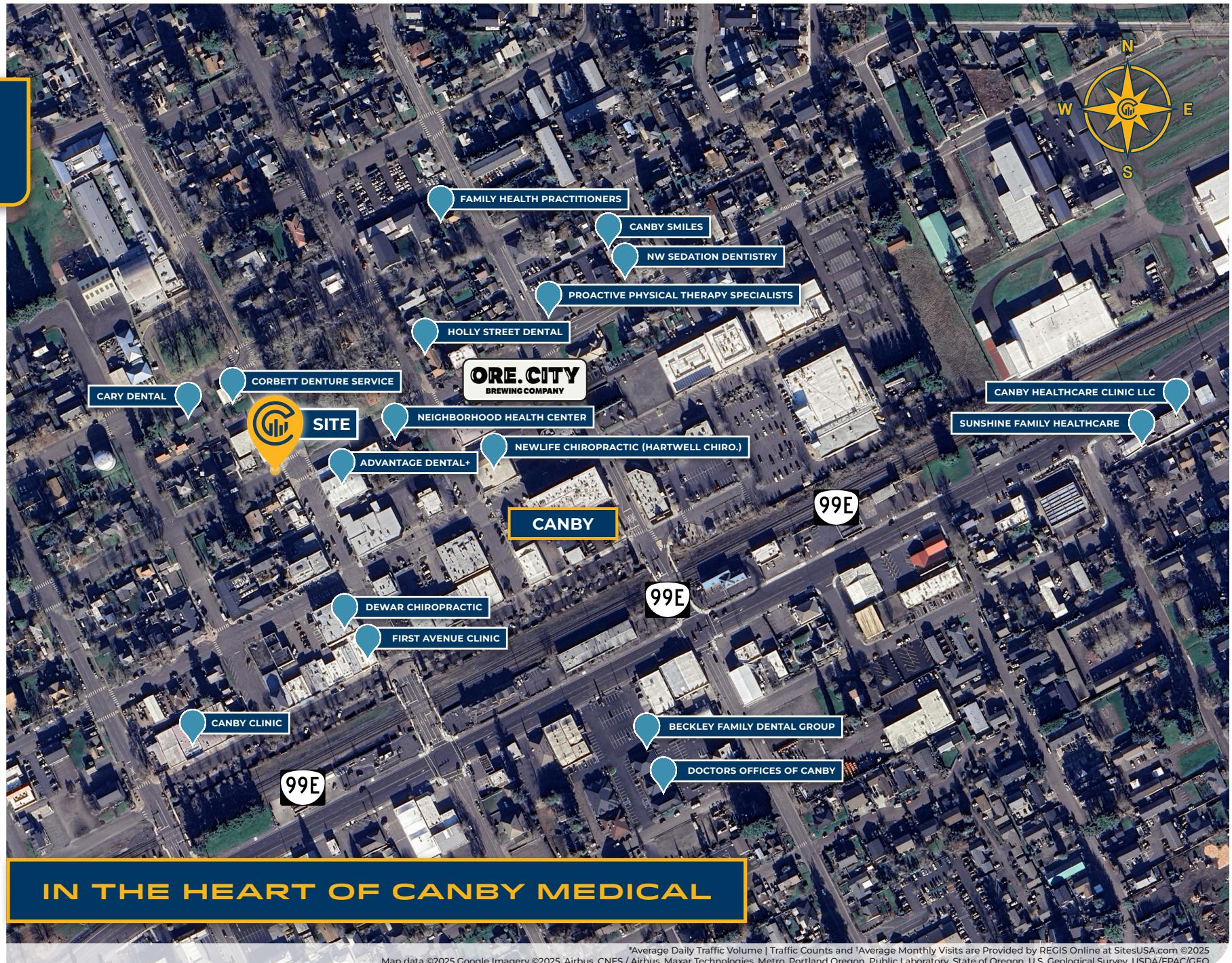


## PHOTOS





## LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



## LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



**JEFF FALCONER, SIOR**  
Principal Broker | Licensed in OR  
**503-307-3075**  
[jeff@capacitycommercial.com](mailto:jeff@capacitycommercial.com)

**KYLIE CULVER**  
Associate Broker | Licensed in OR  
**503-826-2020**  
[kylie@capacitycommercial.com](mailto:kylie@capacitycommercial.com)