

# CANYON CROSSING LEASING OPPORTUNITIES

## OFFICE & RETAIL SPACE FOR LEASE IN BEAVERTON, OR



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**COMMERCIAL**  
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*a real estate investment advisory company*

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**6,141 SF DIVISIBLE TURNKEY MEDICAL OFFICE SPACE  
FOR LEASE ON SECOND FLOOR IN BEAVERTON WITH  
FANTASTIC SIGNAGE AND VISIBILITY.**



# THE SYNOPSIS

11350 SW CANYON RD. | BEAVERTON, OR

SECOND LEVEL OFFICE RENT \$28 PSF + NNN



# CANYON CROSSING LEASING OPPORTUNITIES

11350 SW CANYON RD. BEAVERTON, OR

SECOND LEVEL OFFICE  
**\$28 PSF + NNN**  
6,141 SF

**Second Floor SF** 6,141 SF available, divisible  
**Price PSF** \$28 PSF + NNN  
**Land** 0.26 AC  
**Floors** 2

**Zoning** RC-E  
**Tenancy** Multi  
**Use** Office/Medical  
**Built** 2020  
**Building Type** Masonry  
**Elevator** Served



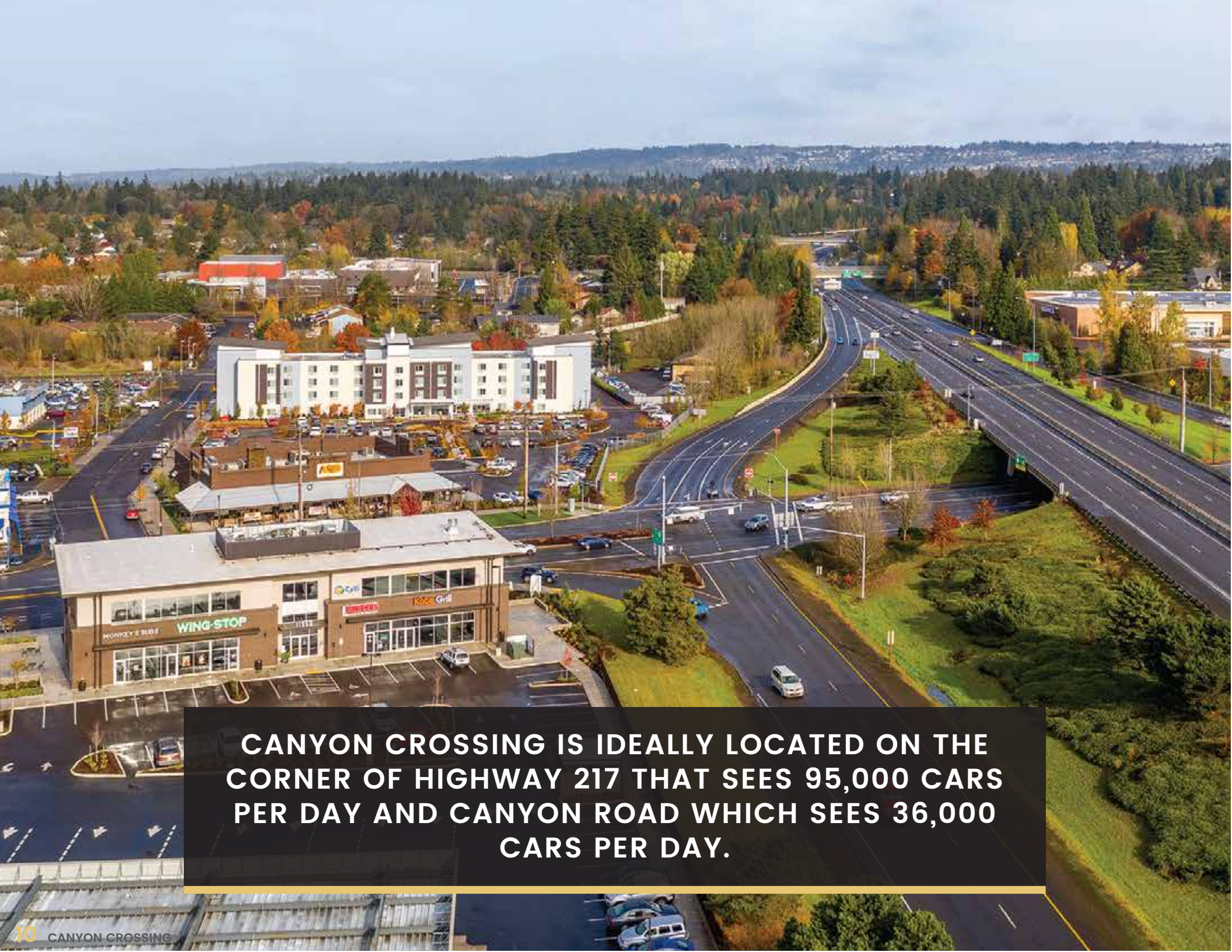




SECOND LEVEL OFFICE PROPERTY PHOTOS







**CANYON CROSSING IS IDEALLY LOCATED ON THE CORNER OF HIGHWAY 217 THAT SEES 95,000 CARS PER DAY AND CANYON ROAD WHICH SEES 36,000 CARS PER DAY.**

# THE DETAILS

11350 SW CANYON RD. | BEAVERTON, OR

6,141 SF SECOND LEVEL OFFICE



# PROPERTY HIGHLIGHTS

## EXCELLENT VISIBILITY



This property offers excellent visibility, located on an ideal corner of SW Canyon Road immediately adjacent to the 217 freeway with clear visibility from the freeway.

## NEW CONSTRUCTION



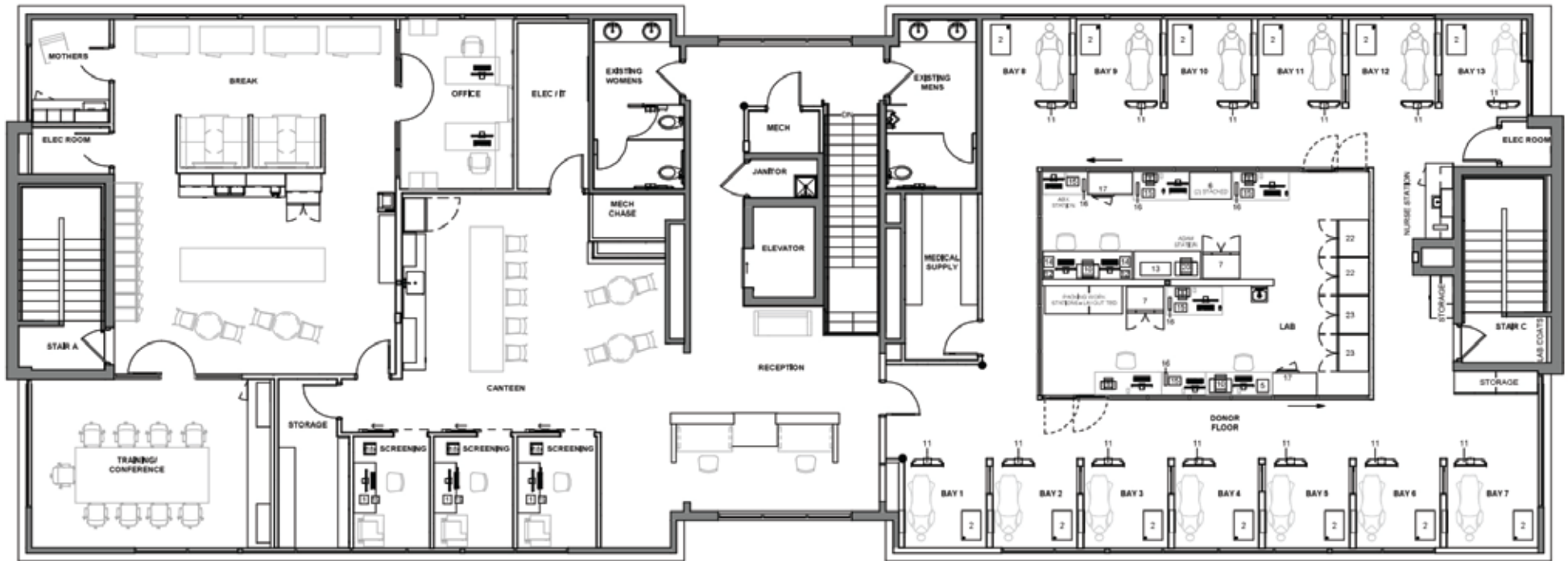
The property was newly-constructed in 2020 and offers a modern exterior and attractive interior amenities. Second floor office is a fully built medical lab adaptable to other medical uses.

## AN IMPRESSIVE MARKET



Portland continues to boast an impressive recovery to its market, reaching some metrics better than the market pre-covid. The Beaverton submarket has a low 5.8% office vacancy as businesses return to spending at opportunistic times and as the local economy continues to grow.

# SECOND FLOOR OFFICE PLAN



# TENANT PROFILE

## CANYON CROSSING

YOU'RE IN GOOD COMPANY AT  
CANYON CROSSING

### CANYON CROSSING TENANTS



**royaltea**  
(Beaverton)

**Koba Grill**



### BEAVERTON TOWN CENTER TENANTS

**Fred Meyer**



**TRADER JOE'S**



**OnPoint**  
COMMUNITY CREDIT UNION

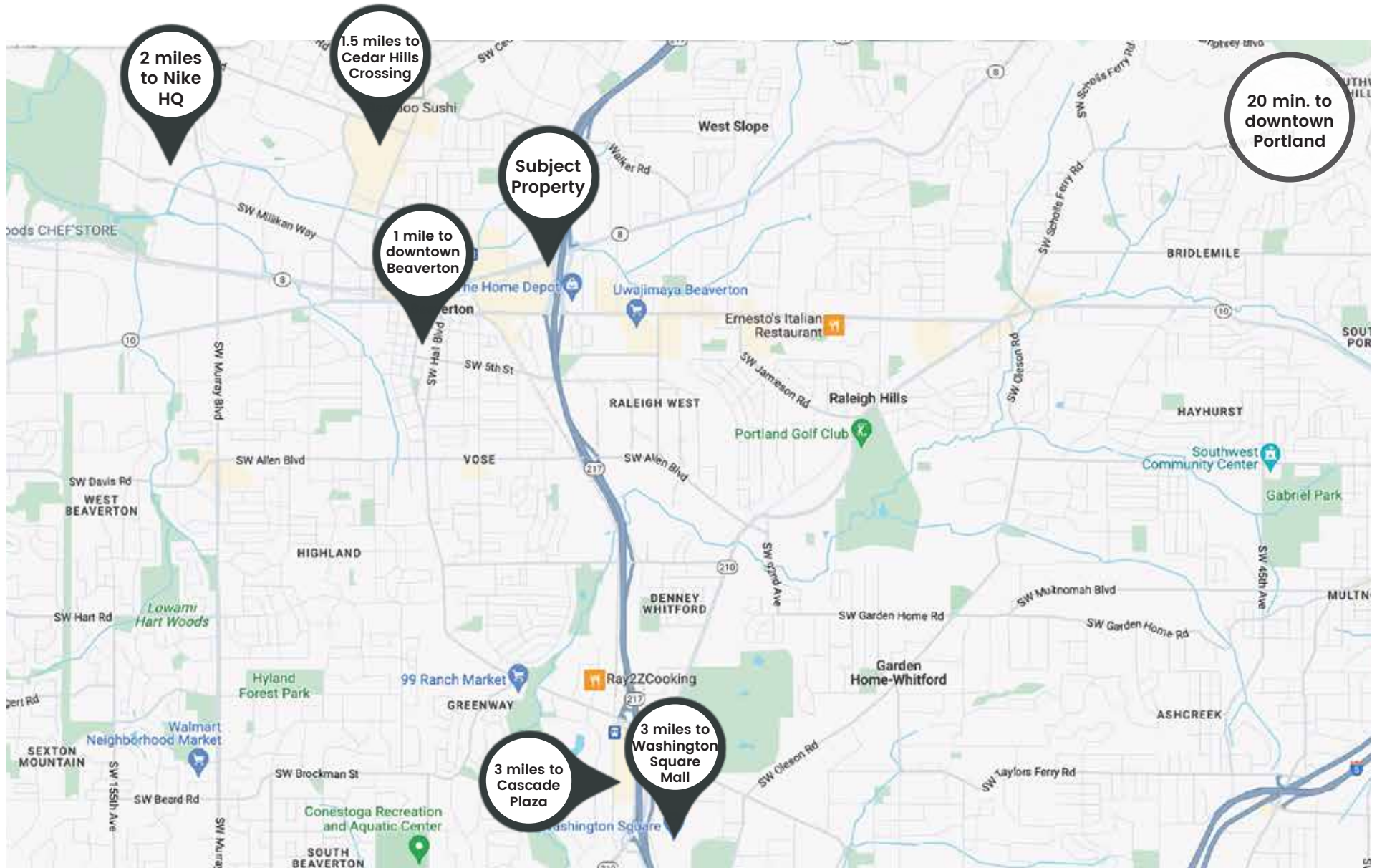


# PRIME LOCATION

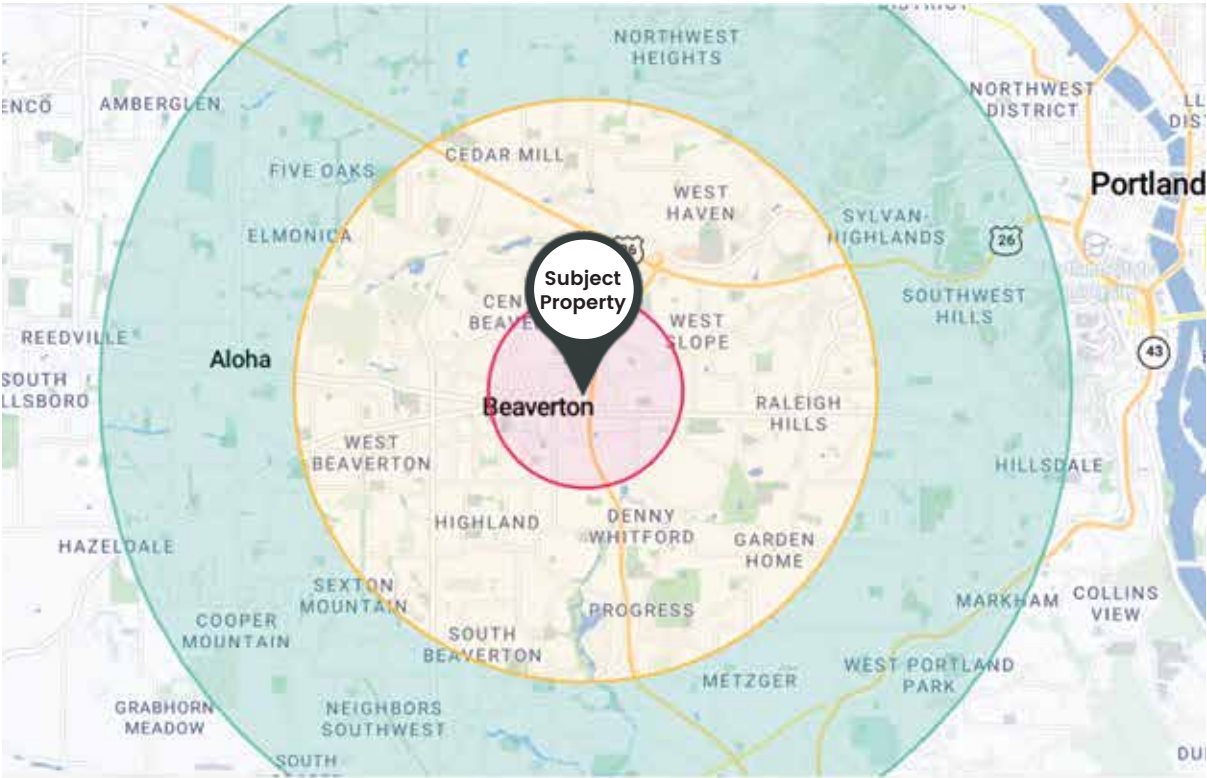
Conveniently located on the SW corner of CANYON ROAD and Highway 217



# IN THE HEART OF BEAVERTON



# AREA HIGHLIGHTS



	1 MILE	3 MILES	5 MILES	DEMOGRAPHICS
WORK DAY POPULATION	23,897	142,652	344,004	
HOUSEHOLDS	5,556	54,290	141,680	
HH INCOME	\$99.4k	\$121.2k	\$137.6k	
CONSUMER SPENDING	\$327m	\$3b	\$9b	

WALKSCORE: 89 TRANSITSORE: 66	TRANSPORTATION
TRANSIT/COMMUTER RAIL: 2 MIN DRIVE TO BEAVERTON TRANSIT CENTER	
AIRPORT: 33 MIN DRIVE TO PDX PORTLAND INTERNATIONAL AIRPORT	

36,000 VPD ON CANYON ROAD	TRAFFIC
95,000 VPD ON HIGHWAY 217	

STATE	OREGON	4.18 M	POPULATION
COUNTY	WASHINGTON COUNTY	809,869	
MSA	PORTLAND METRO AREA	2.47 M	
CITY	BEAVERTON	98,216	





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