



FOR LEASE

Canyon Road Plaza

12850 SW CANYON RD

Beaverton, OR 97005

PRESENTED BY:

STACY LOONEY

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OR #940200076

**FOR LEASE -2,100 SF MEDICAL RETAIL SPACE
12850 SW CANYON RD., BEAVERTON, OR 97005**



OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,100
LOT SIZE:	14,684 SF
BUILDING SIZE:	5,000 SF

PROPERTY DESCRIPTION

Ready for Immediate Occupancy! This exceptional property is designed to elevate your workspace, including custom decor features, ample parking, ADA accessibility, and built in reception. With premium finishes, and expansive windows to invite natural light, this property provides an inviting and professional environment for tenants and visitors alike. Take advantage of the convenience of nearby dining options, retail centers, and easy access to transportation hubs. Discover the ideal setting to grow your business and foster a productive work culture at this prime Beaverton location.

PROPERTY HIGHLIGHTS

- Medical Office / Existing Move in Ready Dental
- New Vinyl Flooring & Barn Doors
- Abundant On-site parking for 33 vehicles
- Very accessible to all Tri-Met Bus Stops
- Amenity Rich location
- Retail neighbors: Trader Joe's, Fred Meyer, Natural Grocer's, etc.

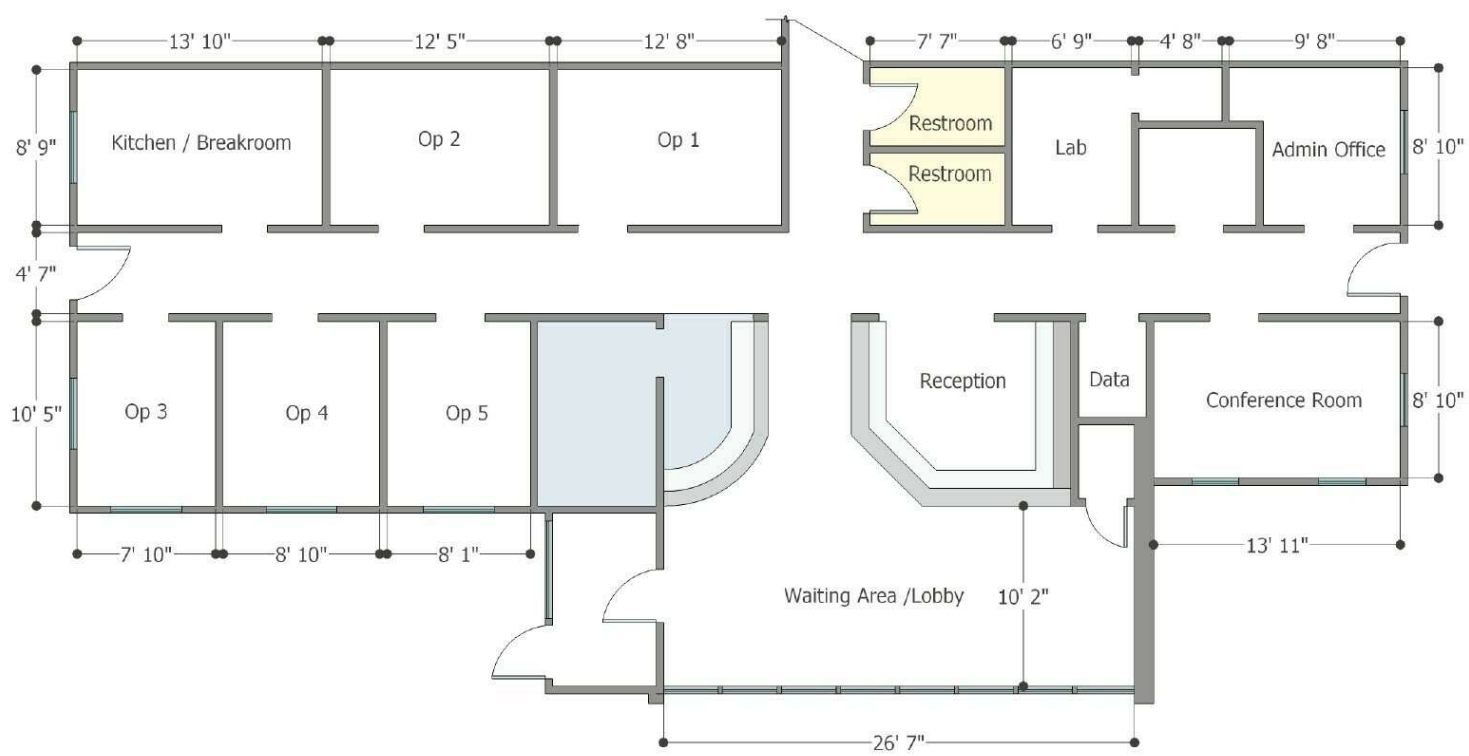
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FLOOR PLAN - 2100 SF OF MEDICAL/DENTAL SPACE



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PROPERTY SITE MAP



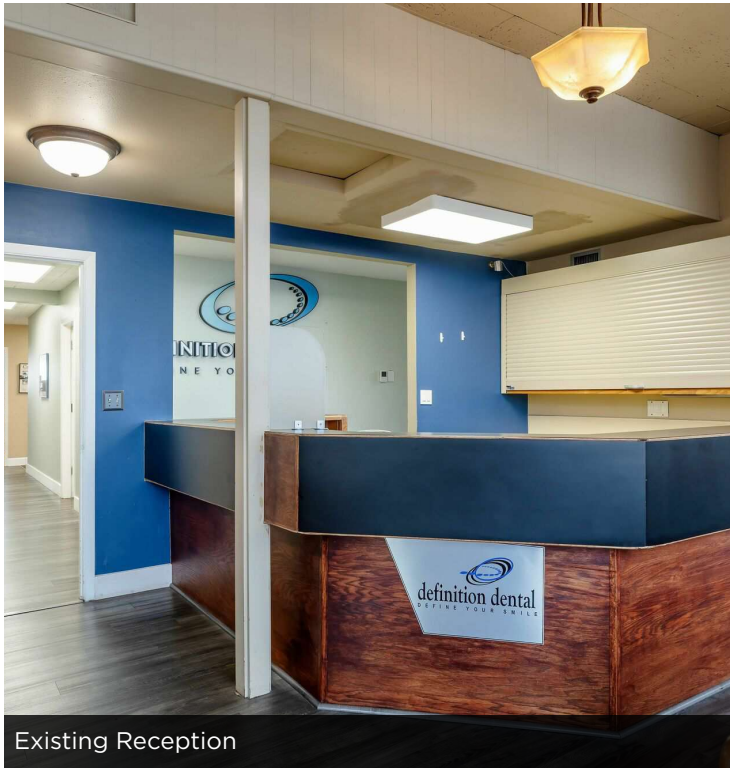
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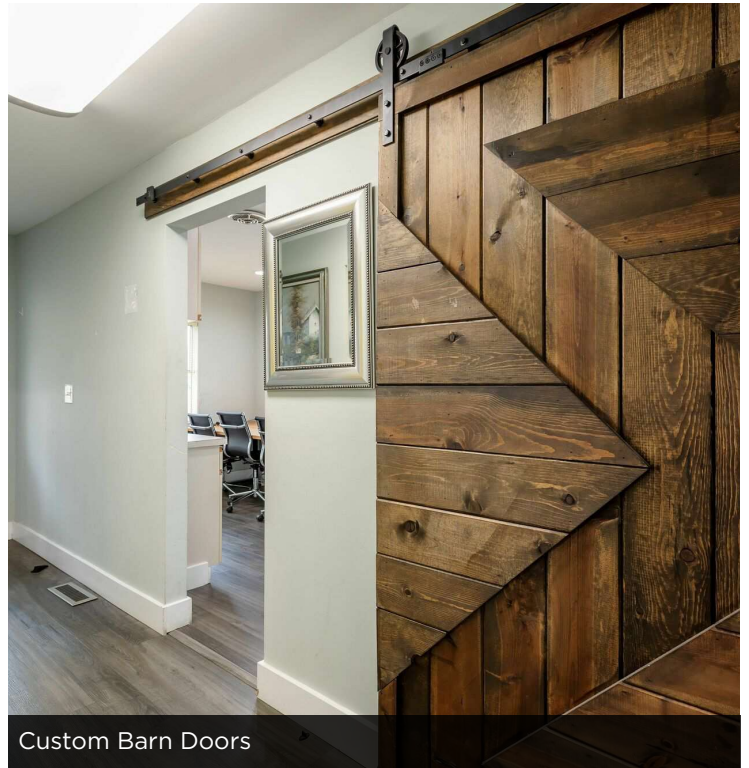
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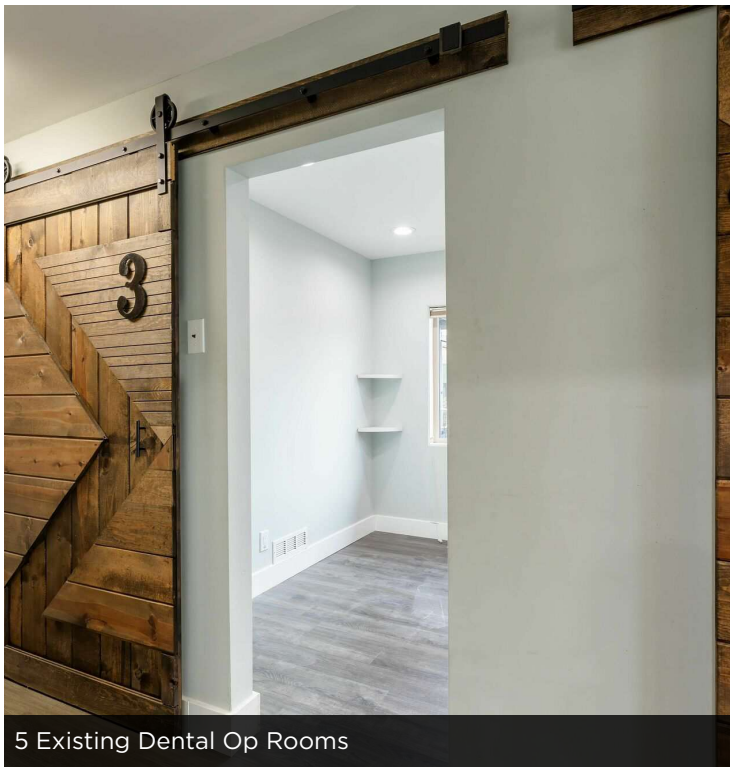
ADDITIONAL PHOTOS



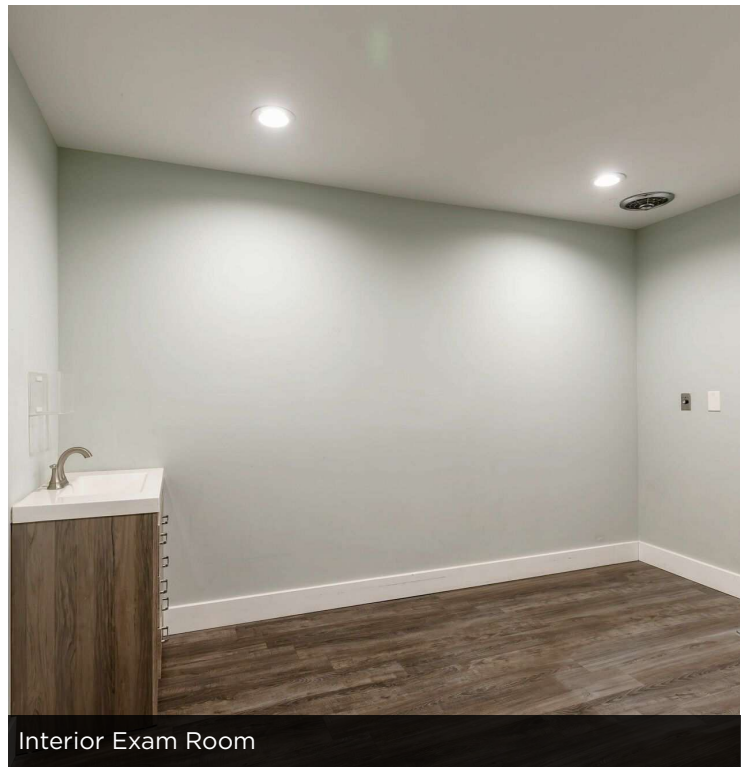
Existing Reception



Custom Barn Doors



5 Existing Dental Op Rooms



Interior Exam Room

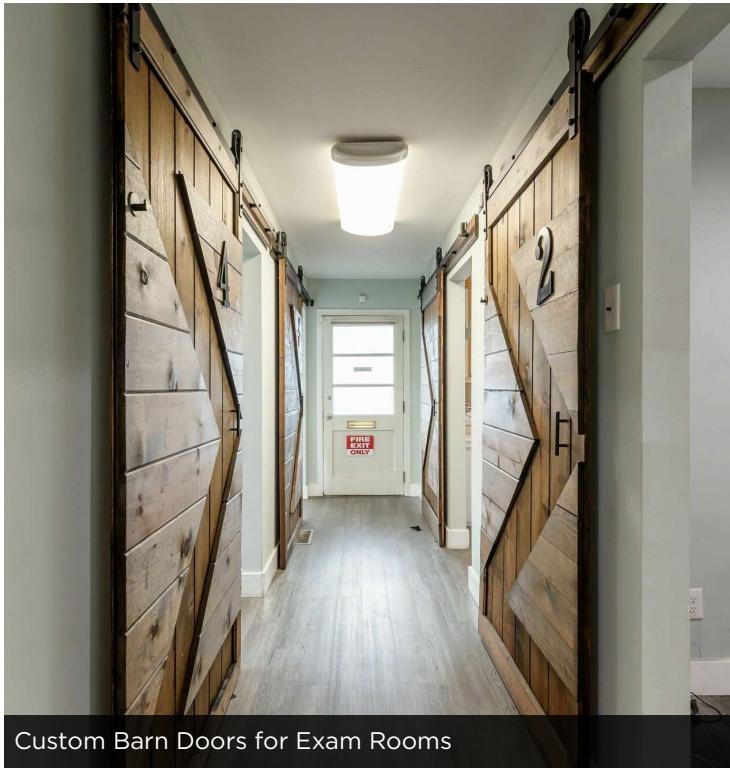
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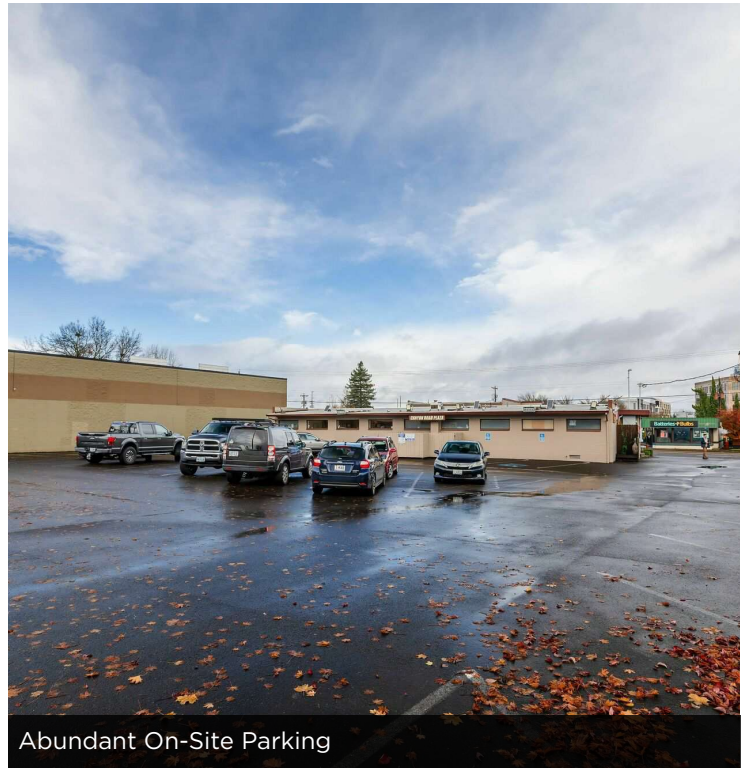
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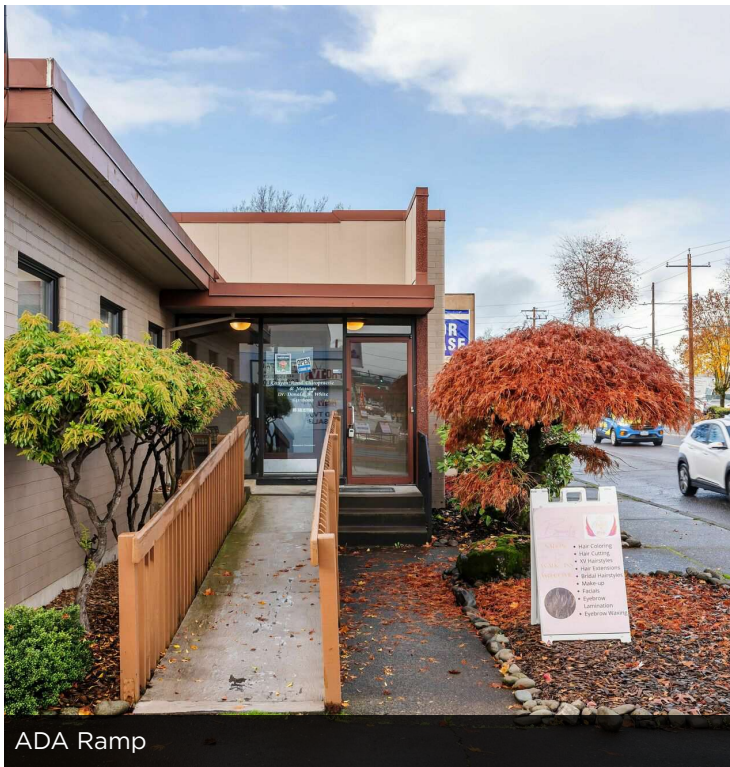
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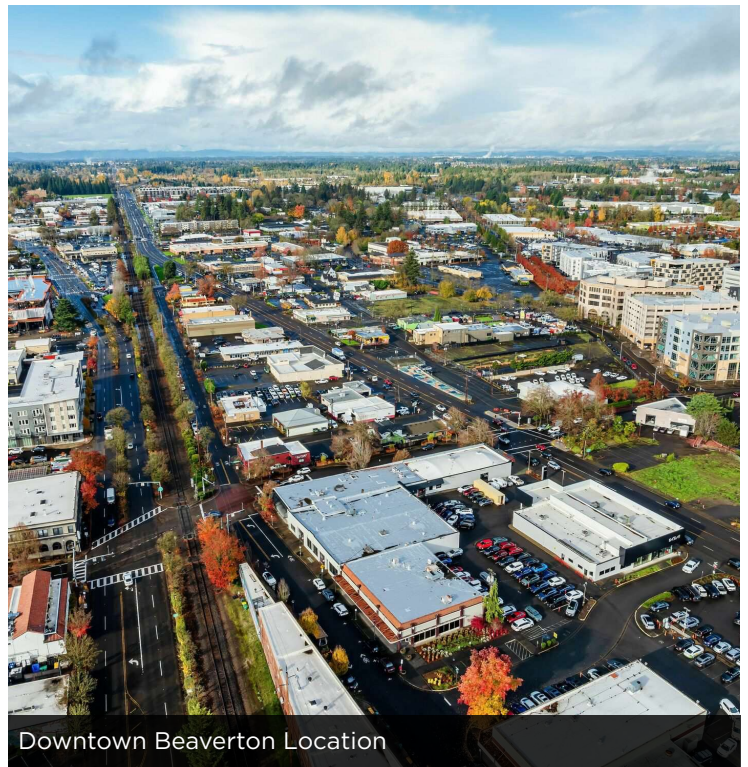
Custom Barn Doors for Exam Rooms



Abundant On-Site Parking



ADA Ramp



Downtown Beaverton Location

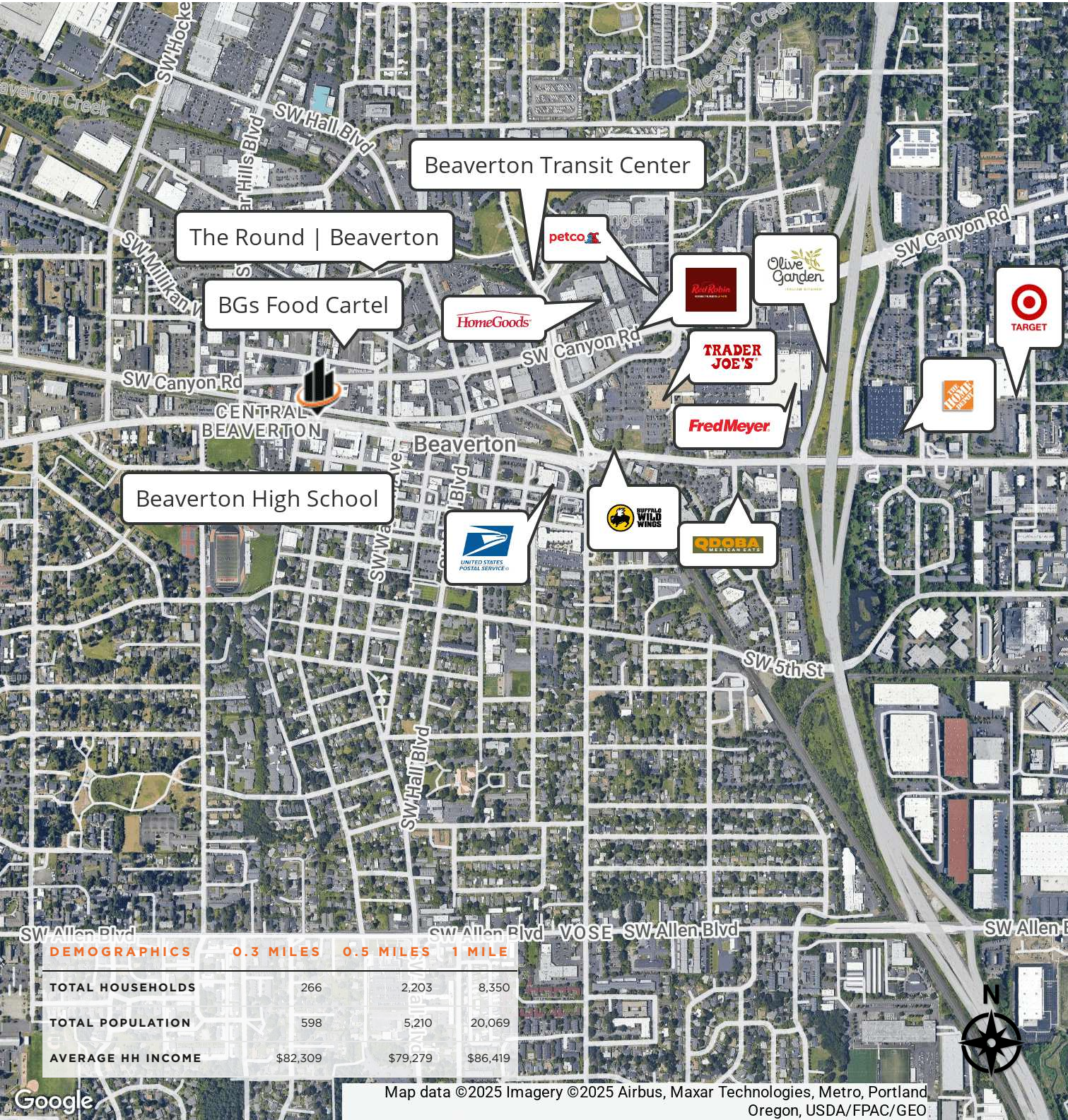
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RETAILER MAP



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