

CANYON CROSSING

11350 SW Canyon Road, Beaverton, OR 97005

FOR LEASE

2nd Floor
Office Space

GREG BURPEE
JOE KAPPLER

For More Information, Contact:

Joe Kappler

503.972.7294
joek@macadamforbes.com

Licensed in OR & WA

Greg Burpee

503.972.7282
burpee@macadamforbes.com

Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201
MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



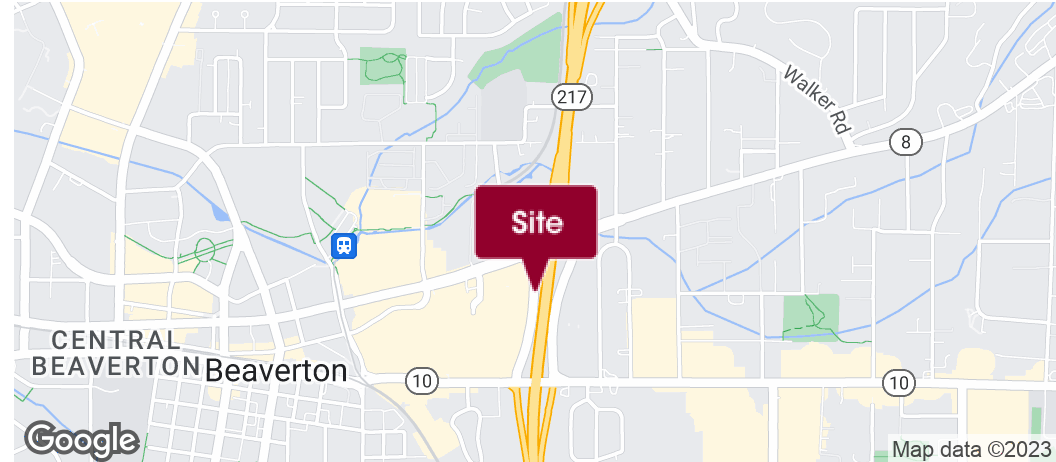
**Video Tour
Available**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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OFFERING SUMMARY

Available SF:	Fully Leased
Year Built:	2020
Lease Rate:	N/A
Lease Type:	

PROPERTY OVERVIEW

Brand new, mixed use project from Edge Development features ground floor retail tenants and exciting second story office and retail suites. Canyon Crossings boasts tremendous visibility from Canyon Road and Highway 217. The elevator served second floor level offers expansive glass line, voluminous ceilings as well as finished lobbies and restrooms. The joint parking agreement with Fred Meyer provides for abundant parking opportunities.

TARGETED TENANTS INCLUDE:

- Medical/dental users
- Professional service groups
- General office users
- Low impact fitness



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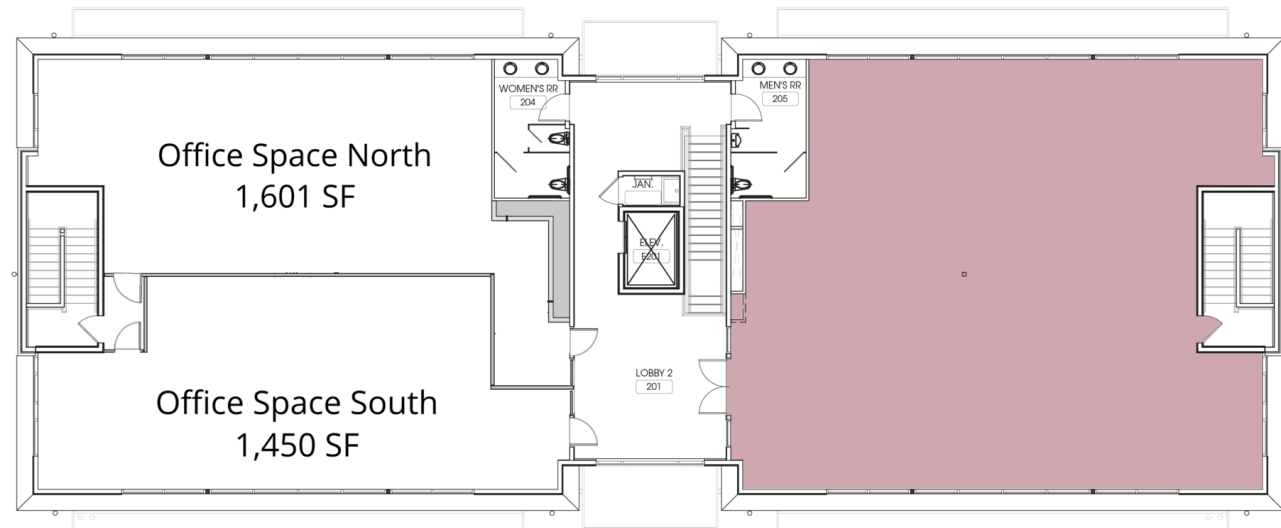
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**LEGEND**

Now Available

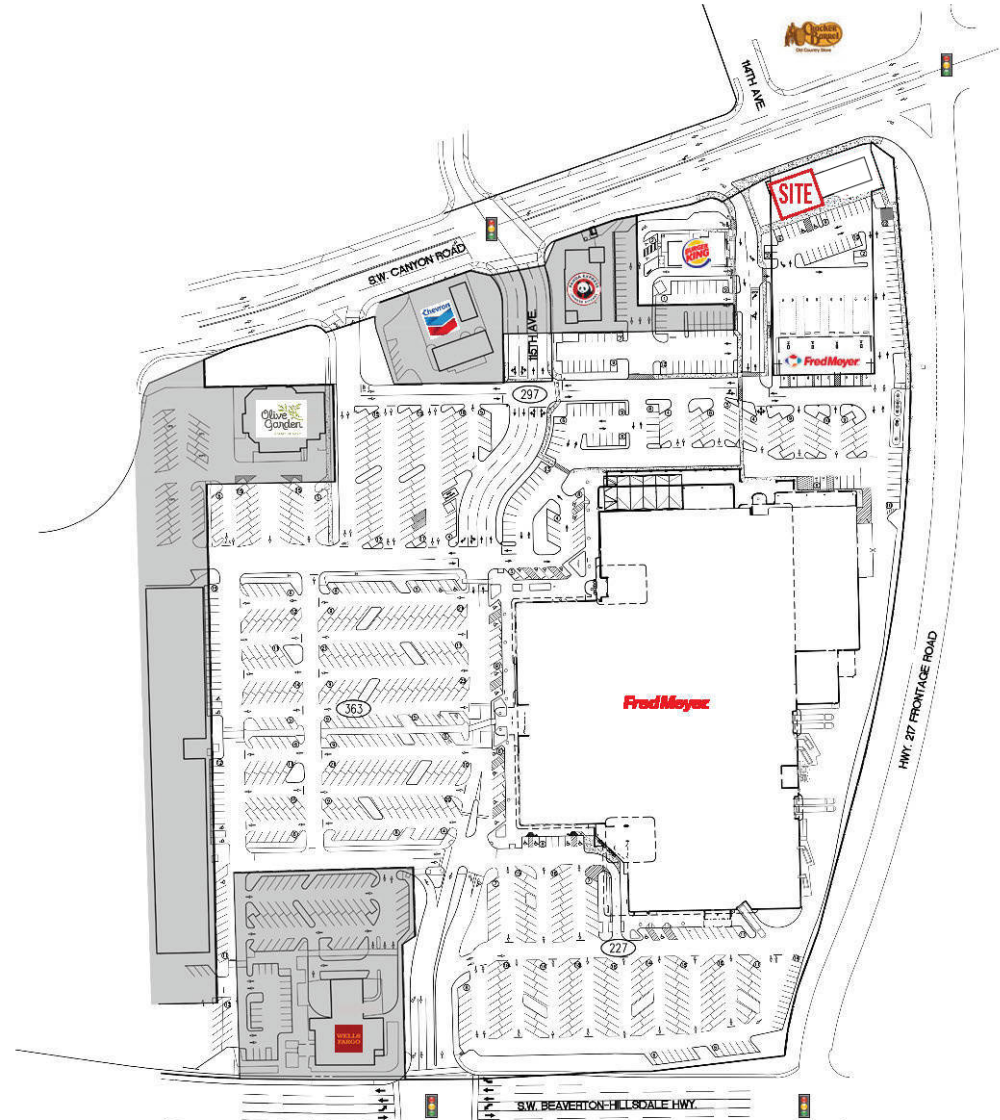
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 200 - West Office Space	1,450 - 3,051 SF	NNN	\$29.00 SF/yr	Space is divisible - Office Space North: 1,601 RSF, and Office Space South: 1,450 RSF

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Interior of Suite 200 office space



New tenant in Suite 201



Cyti Physical Therapy



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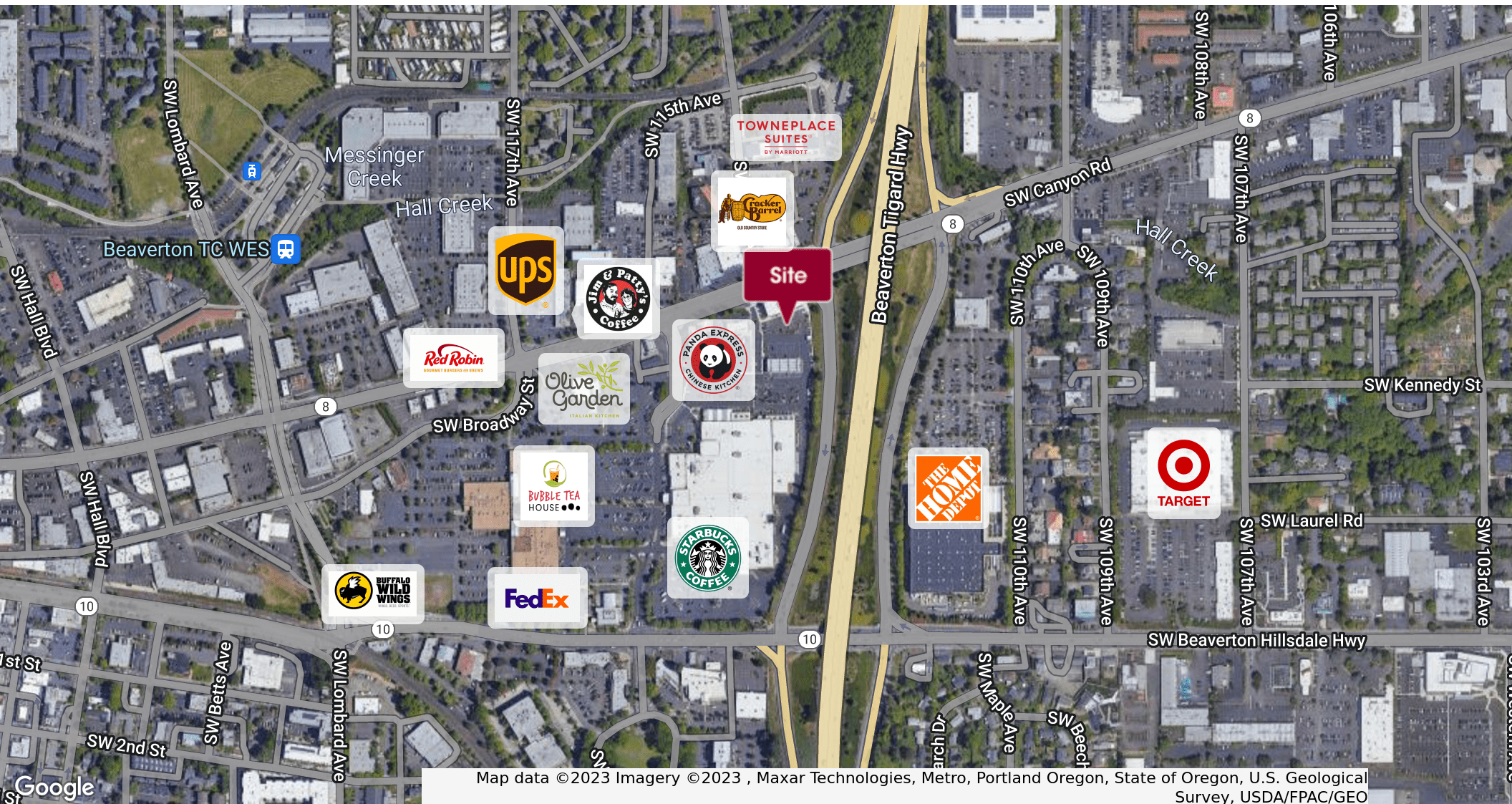
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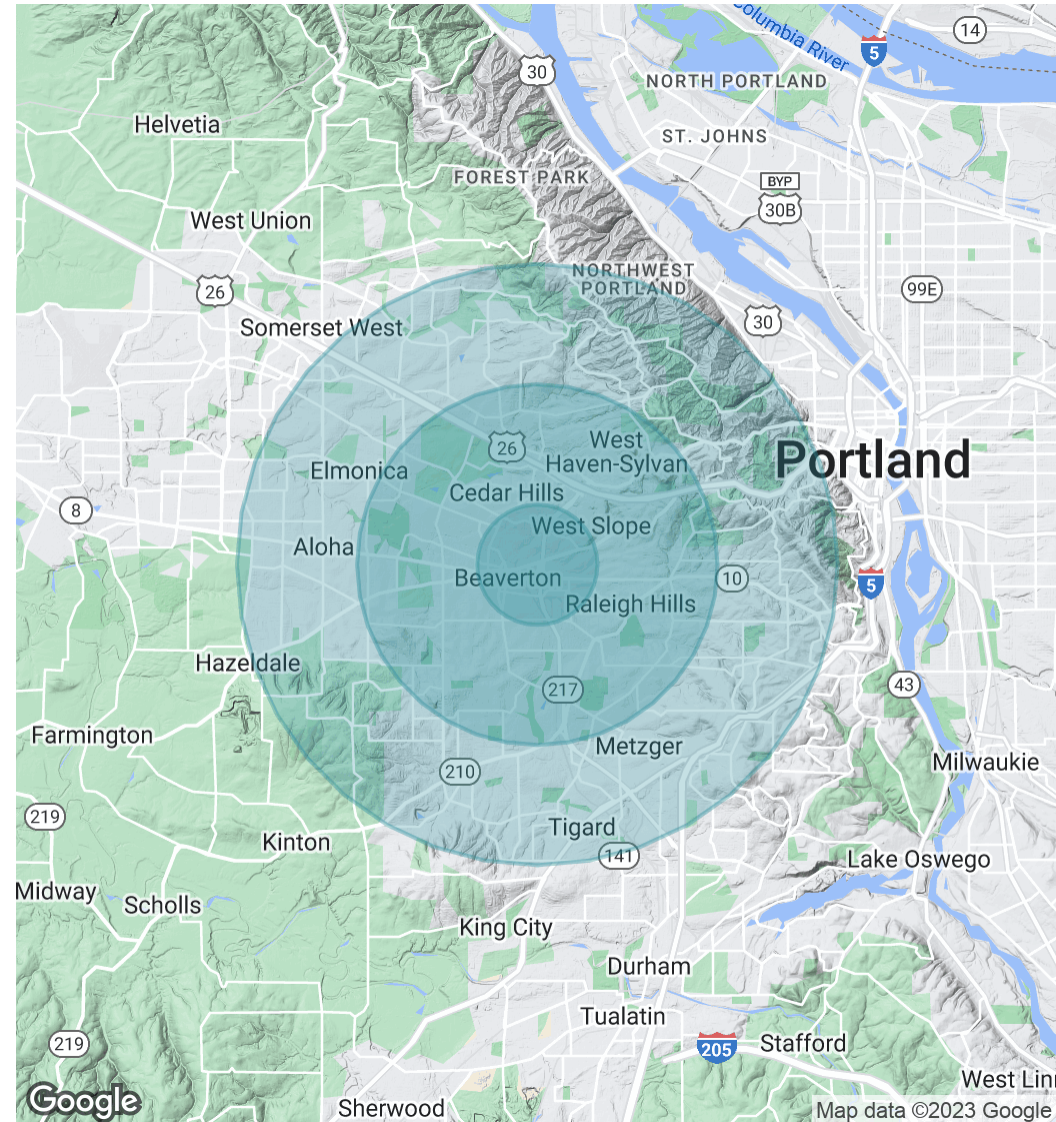
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,192	121,644	314,537
Average age	34.0	37.5	37.1
Average age (Male)	33.0	36.3	36.2
Average age (Female)	35.2	38.9	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,136	51,970	128,479
# of persons per HH	2.3	2.3	2.4
Average HH income	\$61,166	\$72,951	\$84,405
Average house value	\$342,696	\$371,602	\$380,222

* Demographic data derived from 2020 ACS - US Census



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