

Free-Standing Office Building

ANDRUS BUILDING 227 NW 3RD AVENUE, CANBY, OR 97013

Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.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.

FOR SALE &
LEASE





PROPERTY DESCRIPTION

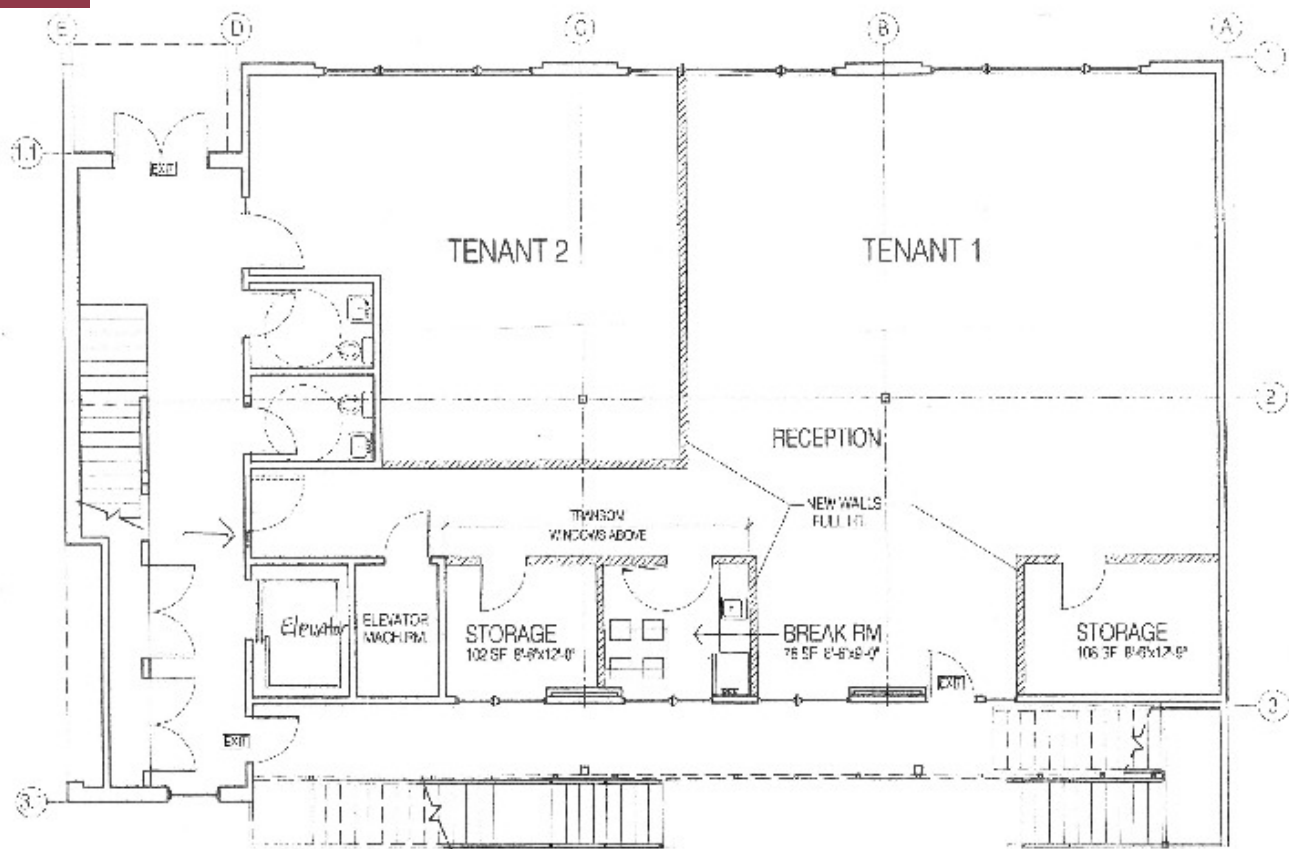
Outstanding opportunity for an owner/user to occupy all or a portion of the building and lease out the balance. Steel columns, exterior stained cedar with three-foot masonry base. The property offers 10 off-street parking spaces behind the building, along with attractive landscaping.

PROPERTY HIGHLIGHTS

- High-efficiency HVAC units with each tenant having their own account and thermostat
- Each tenant is responsible for Natural Gas, which is separately metered
- Each tenant is invoiced for pro-rata share of electricity
- Six RTU's located on the roof
- Large office suites A and B have access to a full kitchen and break room
- The building has six gas meters to allow future demising of the building
- Elevator served
- Fully built-out office building with abundant natural light
- No Multnomah County taxes
- Landlord responsible for real estate taxes and building insurance

OFFERING SUMMARY

Sale Price:	Call For Price
Lease Rate:	Call For Rates
Lot Size:	9,200 SF
Building Size:	6,500 SF
Year Built	2008
2021-2022 Real Estate Taxes	\$17,020.53

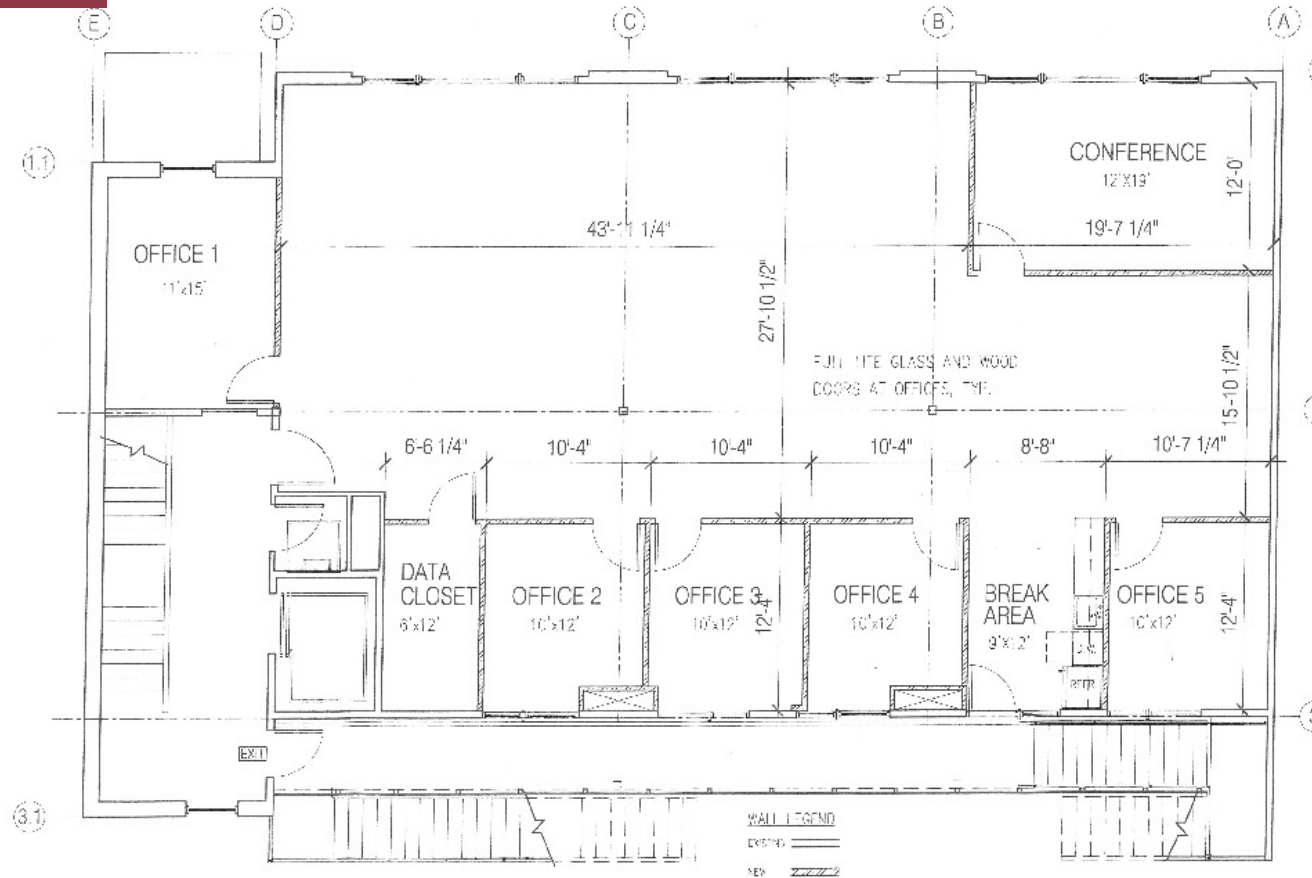


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	-----------	------------	------------	-------------



Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	2,716 SF	Modified Gross	Call For Rates	3,250 SF rentable. 19.4% load factor.



Brett Bayne
 503.972.7280
 bayne@macadamforbes.com
 Licensed in OR



This property is located mid-block on N.W. Third Avenue, the building's North elevation, faces Canby's central square - Wait Park. This center of Canby location is located in the professional district close to city offices, the public library, schools, restaurants, coffee shops, and public transportation – all within walking distance. Clackamas County jurisdiction. The property is 35 minutes from downtown Portland and 30 minutes from Portland International Airport.

Canby offers a thriving industrial area which includes Columbia Distributing, Stanton Furniture, Caruso Produce, and many others. With a vibrant downtown, there are many restaurants and bars that serve this area.



Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR