

FOR LEASE:

CANBY BUSINESS CENTER, 300 S REDWOOD STREET, CANBY, OR 97013



PROPERTY DESCRIPTION

This clean and efficient flex unit offers a professional office environment with the added convenience of on-site storage or light warehousing. The layout supports a variety of business operations in a well-located and accessible business park setting.

PROPERTY HIGHLIGHTS

- **Total Size:** 2,000 RSF
- **Office Space:** +/- 1,600 RSF—finished, climate controlled, and move-in ready
- **Warehouse/Storage:** +/- 400 RSF
- **Loading:** One (1) grade-level roll-up door
- **Ideal For:** Service providers, light industrial, creative firms, or businesses needing a mix of office and storage

OFFERING SUMMARY

Lease Rate: \$2,250/Month - Modified Gross*
Available SF: 2,000 RSF
* landlord pays insurance, property tax and H2O/sewer

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households:	4,277	8,029	14,982
Total Population:	12,165	22,135	39,115
Average HH Income:	\$106,702	\$102,286	\$105,465

JOHN BRANDHORST

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

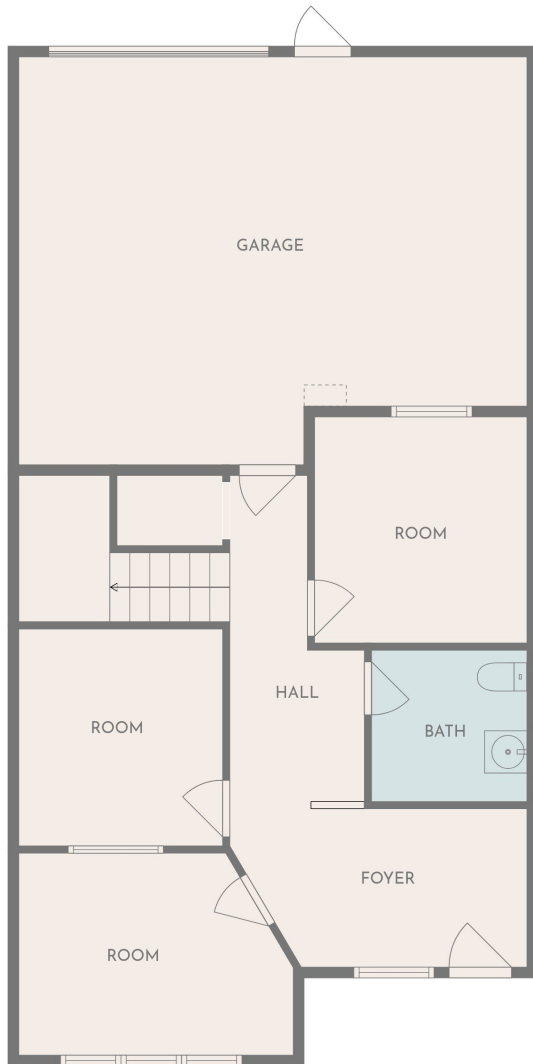
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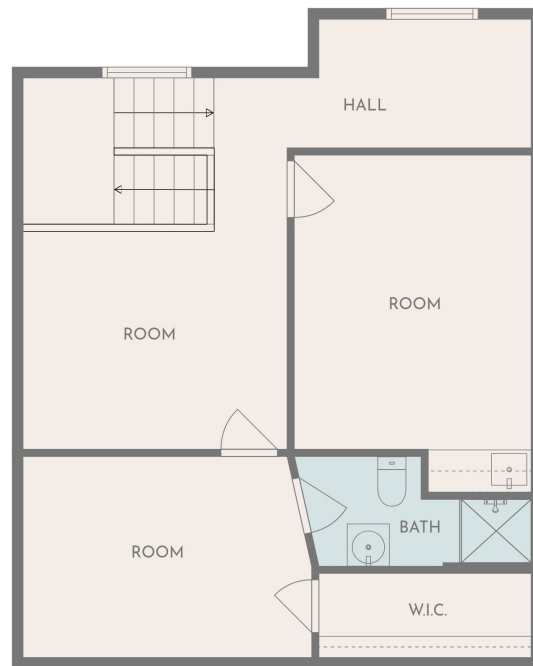


Floor Plan

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FLOOR 1



FLOOR 2

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Additional Photos

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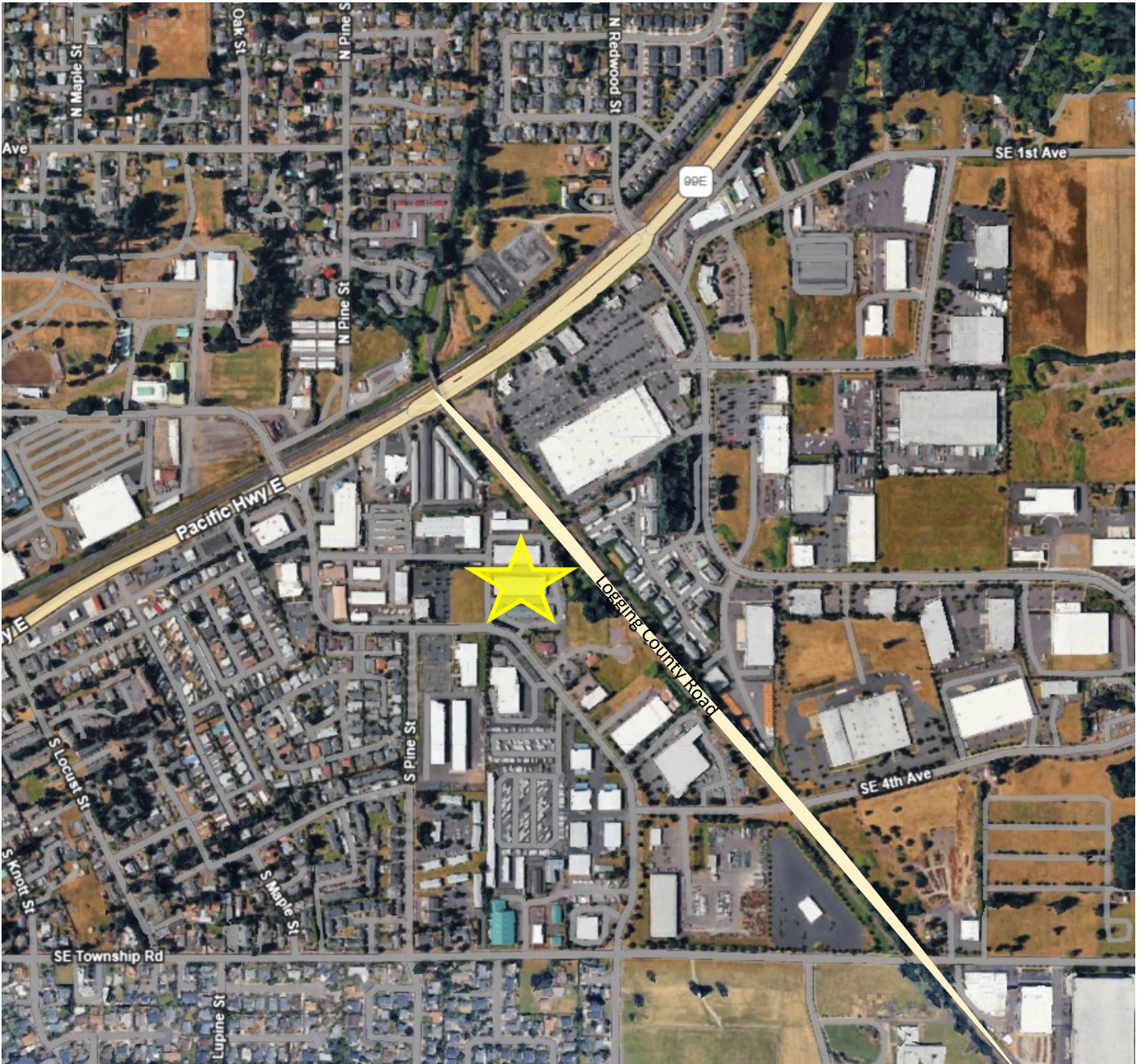
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Map

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