

Kings Canyon Building

15405 SW 116th Avenue, King City, OR 97224

FOR LEASE



Newly renovated Kings Canyon Building is a 20,000 sq ft suburban medical/professional office and retail building located in next to one of the core shopping centers of King City. Adjacent to Tigard, and in close proximity to Sherwood and Tualatin, this property has easy access to Highway 99W and is surrounded by local and national retailers. Custom office suites have been updated with LED lighting, LVP flooring, low-VOC paint, and new interior doors. Building systems such as plumbing and HVAC have been upgraded to keep environmental considerations in mind. The property has approximately 40 parking spaces, with ADA accessibility on both 1st and 2nd floors. The property has 24/7 secure building access and the full spectrum outdoor lighting illuminates the parking lot and building entrances.

Matt Schweitzer
matt@northrimpx.com | 503-525-1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

FOR LEASE

Kings Canyon Building

15405 SW 116th Avenue, King City, OR 97224



Property Details

- Beautifully-appointed office and retail suites
- ADA accessible entrances with 24/7 access systems on both sides of building
- ADA unisex restrooms
- Ample guest and tenant parking
- Modern eco-friendly finishes and systems
- Locally owned and professionally managed

Location Details

- Strategic location adjacent to Pacific Highway (99W) and near Highways I-5 and 217
- In King City, a thriving community, near southwest suburbs of Tigard, Tualatin, and Sherwood
- Near a concentrated mix of major retailers, restaurants, banks, grocers, and gyms

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927

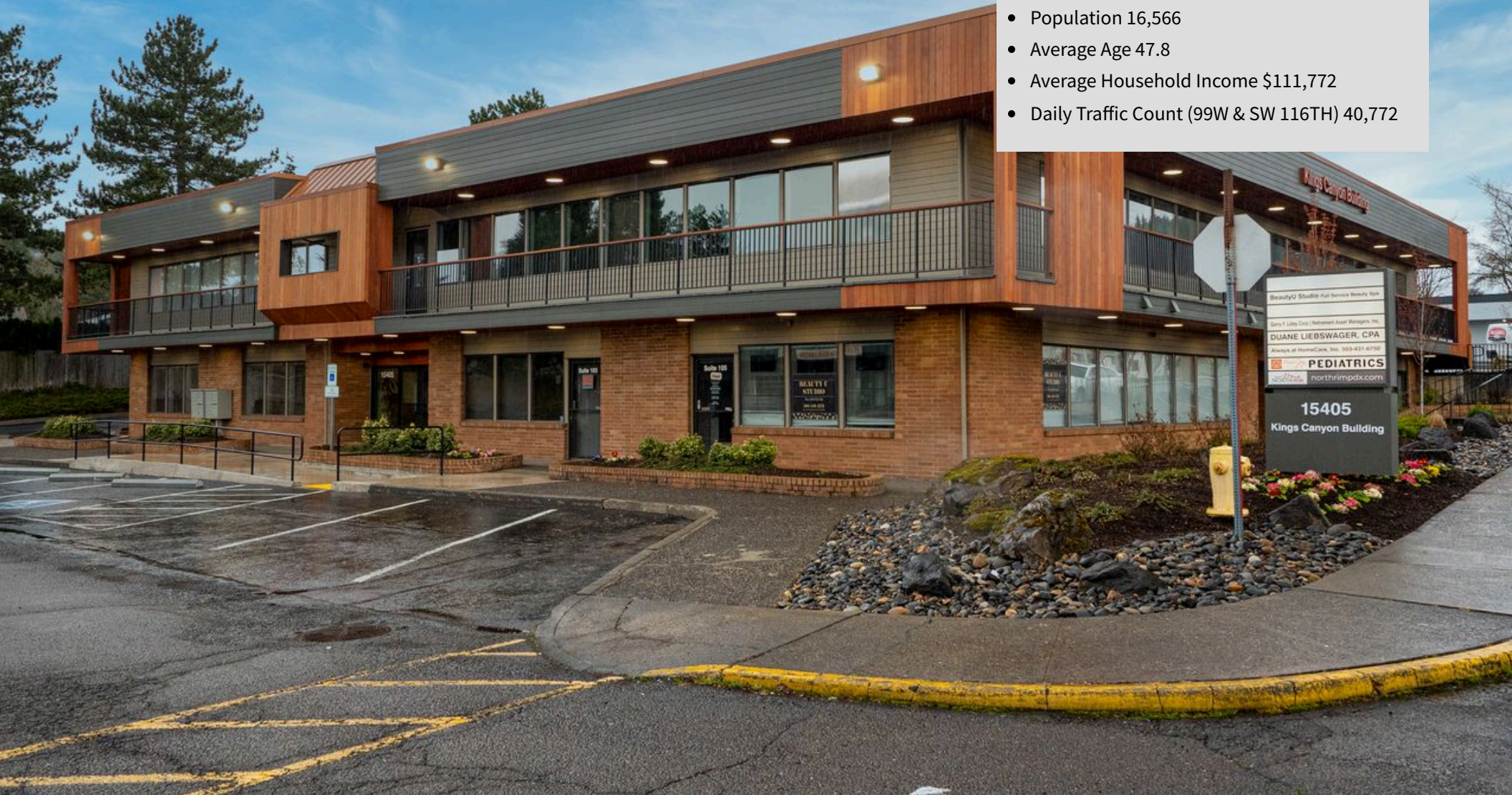


northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

Demographics & Traffic Count

- Population 16,566
- Average Age 47.8
- Average Household Income \$111,772
- Daily Traffic Count (99W & SW 116TH) 40,772



Kings Canyon Building
Professional Office | Retail

FOR LEASE

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927



northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925



Kings Canyon Building

Professional Office | Retail

FOR LEASE

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927



northrimpdx.com
819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

FIRST FLOOR



Kings Canyon Building

Professional Office | Retail

FOR LEASE

Matt Schweitzer

matt@northrimpx.com

503-525-1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties

SECOND FLOOR



Kings Canyon Building
Professional Office | Retail

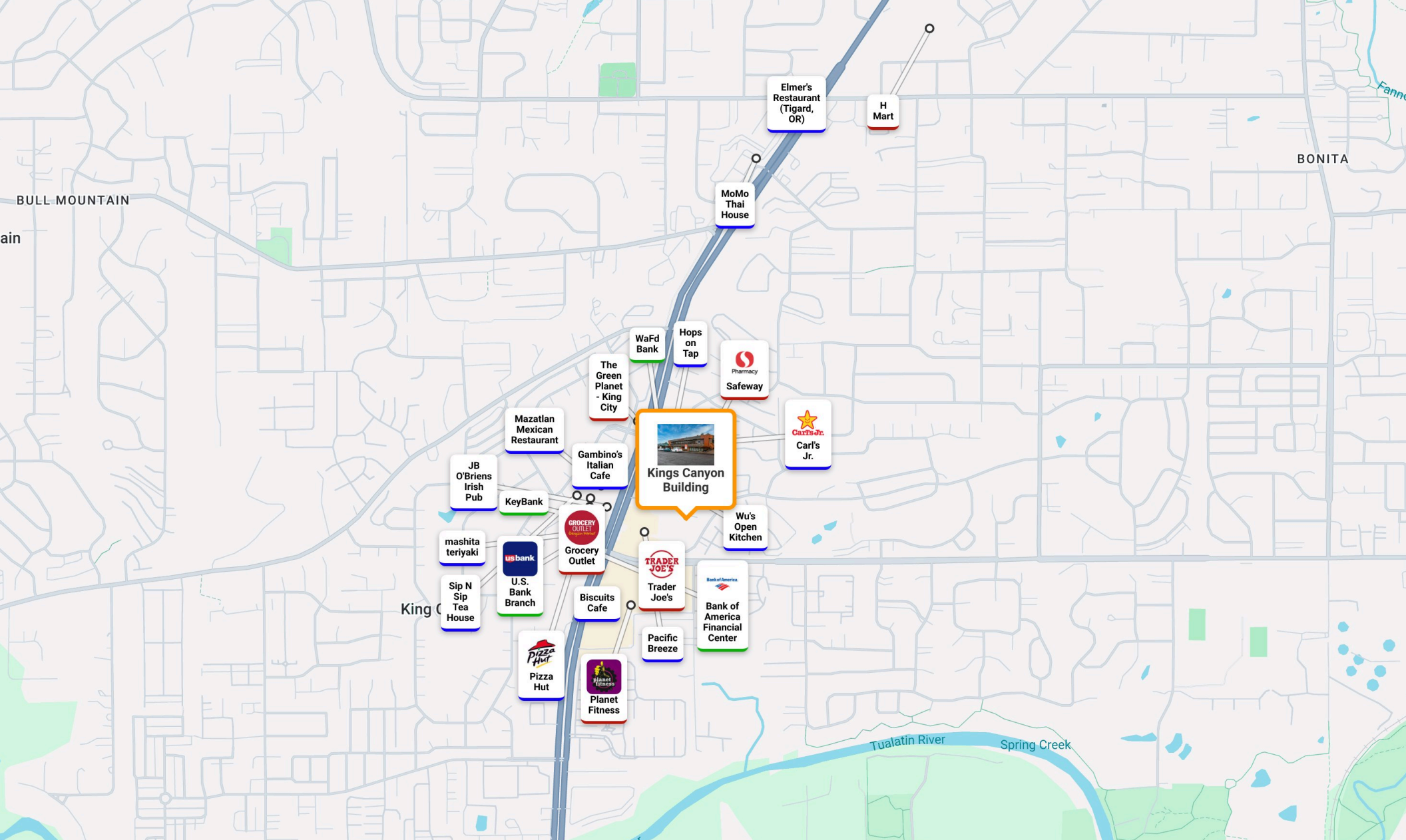
FOR LEASE

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927



northrimpdx.com
819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties



Kings Canyon Building
 15405 SW 116th Avenue, King City, OR 97224

FOR LEASE

Matt Schweitzer
 matt@northrimpx.com | 503-525-1927



northrimpx.com
 819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925