

12850 SW CANYON RD

Beaverton, OR 97005

FOR LEASE



FORMER DENTAL OFFICE FOR LEASE

DETAILS

- Rate: Call broker for details
- Space A: ± 2,000 SF
Former dental space of 20 years
Lobby, 2 restrooms, treatment rooms, and break room
Available now
- Space B: ± 1,300 SF
Former chiropractor office
Available December 2025
- Spaces can be combined or divided based on tenant needs

FEATURES

- Great street frontage
- ± 15,000 VPD on SW Canyon Road

AREA FEATURES

- Transportation hub
- Employee rich area
- Minutes from Beaverton Town Square



DEMOGRAPHICS

	1 MILE	3 MILES
Population	19,550	142,878
Households	8,337	59,662
Median Age	35.1	38.0
Median Household Income	\$81,177	\$102,975
Daytime Employees	14,767	66,608

10.13.2025

For more information or a property tour, please contact:

MALLORIE GOODY

503.416.8422

MallorieG@norris-stevens.com

ELISSA VANARSDALL

503.225.8439

ElissaV@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

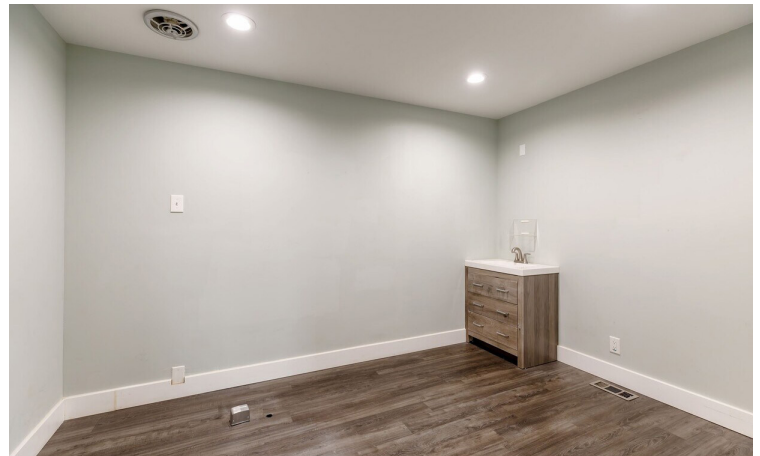
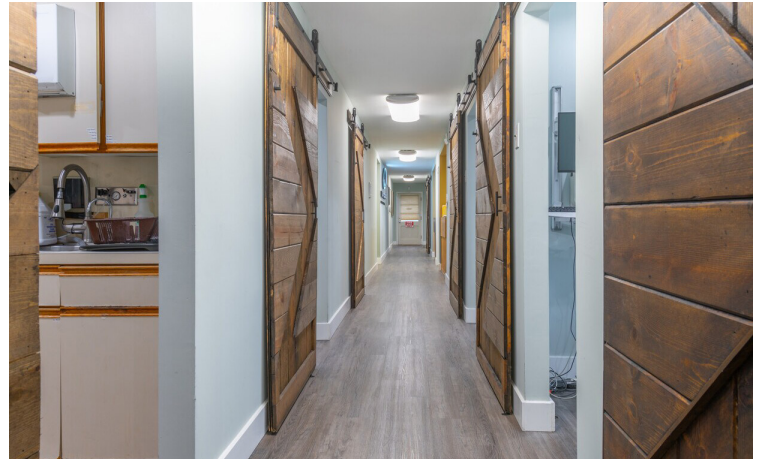
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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PROPERTY PHOTOS



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