

# RENOVATED PROFESSIONAL OFFICE SUITES

Kings Canyon 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.

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### Bike Score



"Very Bikeable"

### Walk Score



"Very Walkable"

## Property Details

- Beautifully-appointed office suites from approximately 150 RSF to 4,030 RSF
- ADA Accessible entrances with 24/7 access systems on both sides of building
- ADA Unisex restrooms
- Ample guest and tenant parking
- Energy-efficient LED lighting

## Demographics (within 1 mile)

- Population (2020): 17,235
- Projected population (2025): 18,072
- Median age (2020): 47.9
- Average Household Income (2020): \$105,751
- Projected household income (2025): \$109,109

## Daily Traffic Count

- At 99W & Beef Bend Rd: 38,400

## Location Details

- Adjacent to 99W, close to Highways I-5 and 217
- Near a concentrated mix of major retailers, restaurants, banks, grocers, and gyms

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# FLOOR PLAN

## 1st Floor



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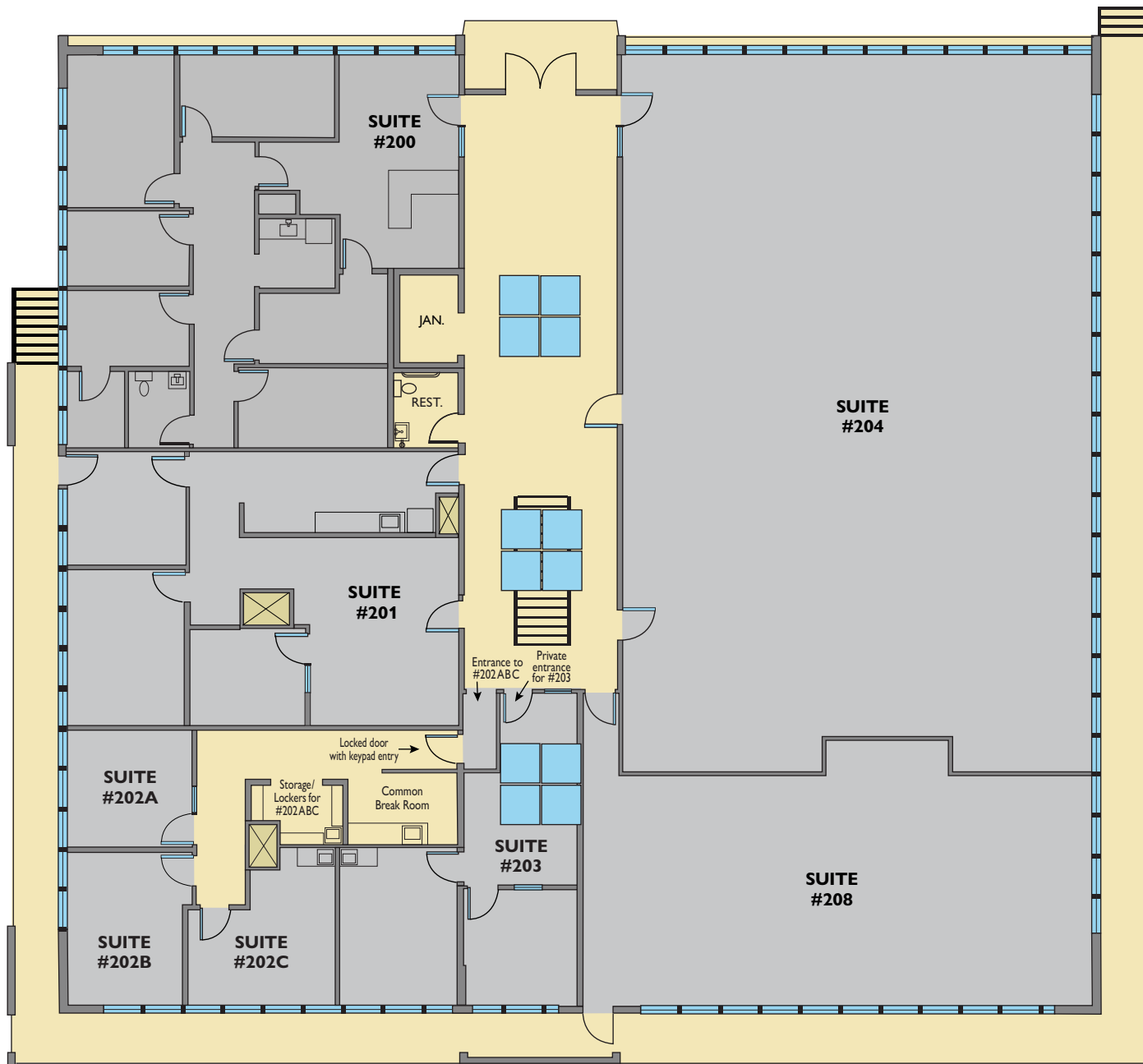


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# FLOOR PLAN

## 2nd Floor



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