



for **LEASE**

CANBY | UTILITY  
**RETAIL / OFFICE**

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**\$23 PSF + NNN**

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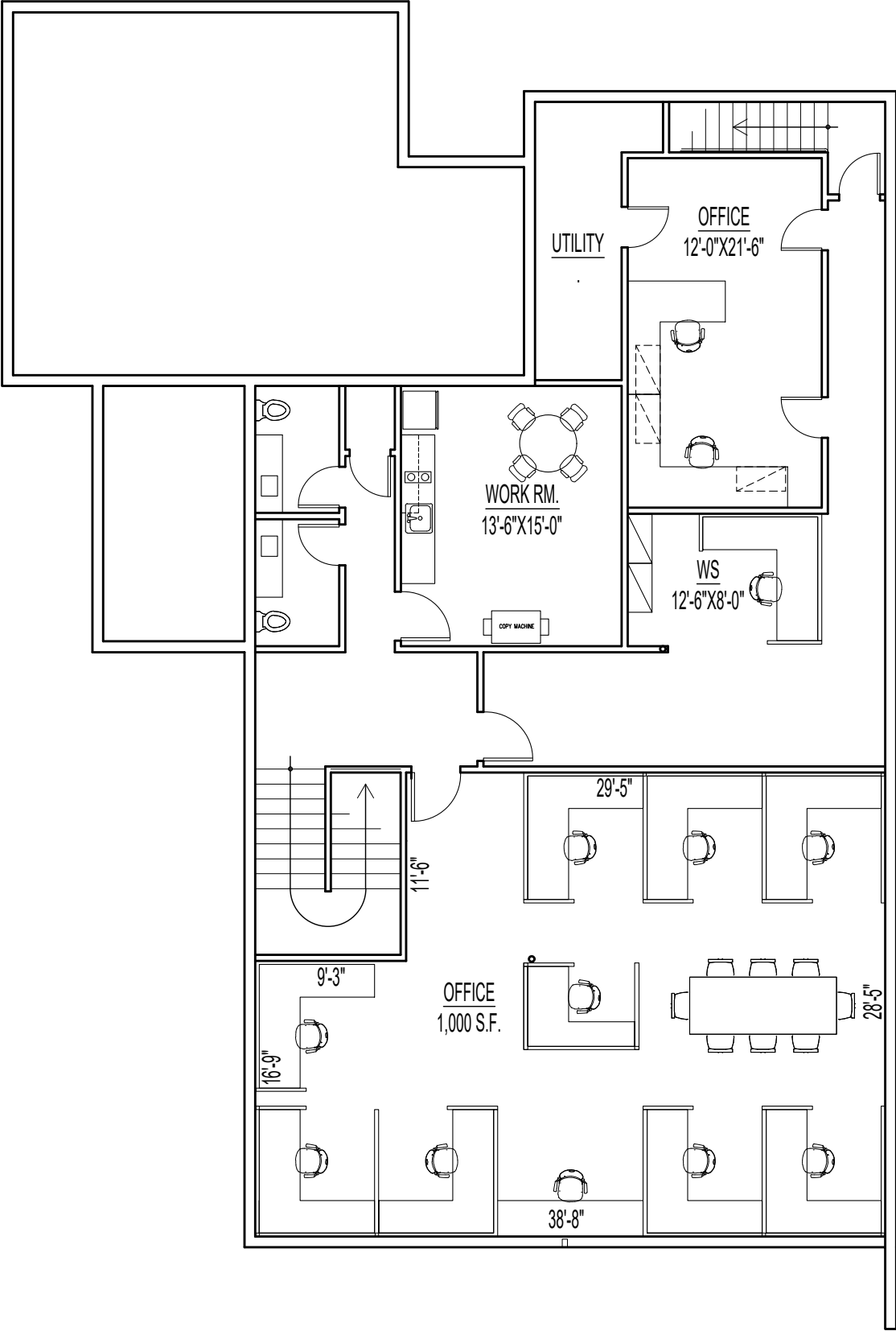
# THE SPACE

**5,800 SF MOVE-IN READY FOR RETAIL / OFFICE ON 1ST AVENUE  
(3,300 SF ABOVE MAIN LEVEL AND 2,500 SF BASEMENT WITH KITCHENETTE)**

The former Canby Utility Building comes with two floors of beautiful office space located just off the main road in downtown Canby. An open floor plan allows for coworking capabilities, or to be divided into various offices under one roof. Backing up to a future community outdoor space, this location is perfect for business owners to take it to the next level.



# FLOOR PLAN

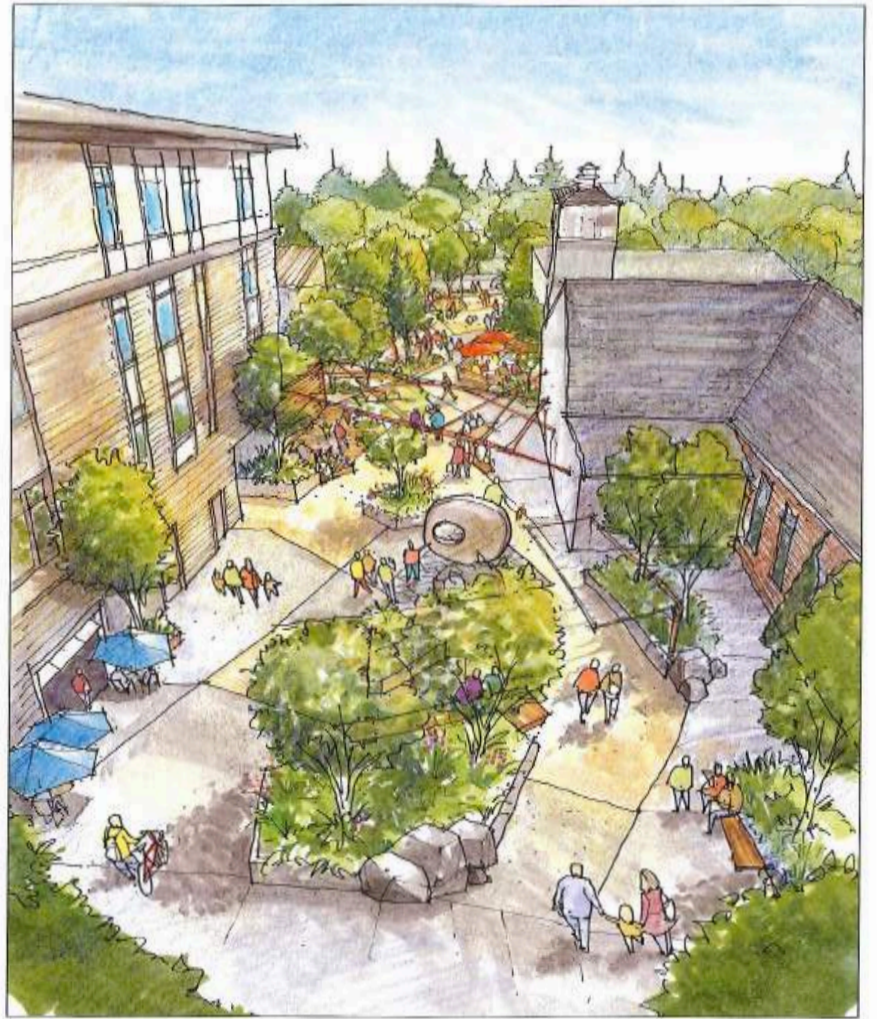


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# COURTYARD RENDERINGS

OUR COURTYARD WILL BE THE CENTERPIECE OF THE CANBY CIVIC BLOCK. THERE WILL BE SEVERAL FOOD CARTS IN ADDITION TO OUTDOOR SEATING, WHICH WILL NICELY COMPLEMENT THE ICE CREAM PARLOR IN THE FORMER POLICE BUILDING.

ADDITIONALLY, THERE WILL BE OUTDOOR EVENTS THAT COINCIDE WITH THE COMMUNITY CALENDAR AND WILL SERVE AS A CENTRAL MEETING.



# LOCATION

# DOWNTOWN CANBY

**PRIME LOCATION FOR RETAIL FOCUSED ON SERVICES, EXPERIENCE, AND LIFESTYLE**

Downtown Canby is an excellent location for retailers that offer customers a service or experience that cannot be easily acquired online.

## SHOP

- Degrees of Chic
- Bricks & Minifigs
- Northwest Furniture Outlet
- Cutsforth's Market
- Time After Time
- Main Street Mercantile
- South End Antique Mall
- Elizabeth Jeannine Boutique
- The Book Nook
- Canby Kiwanis Thrift Shop

## PLAY

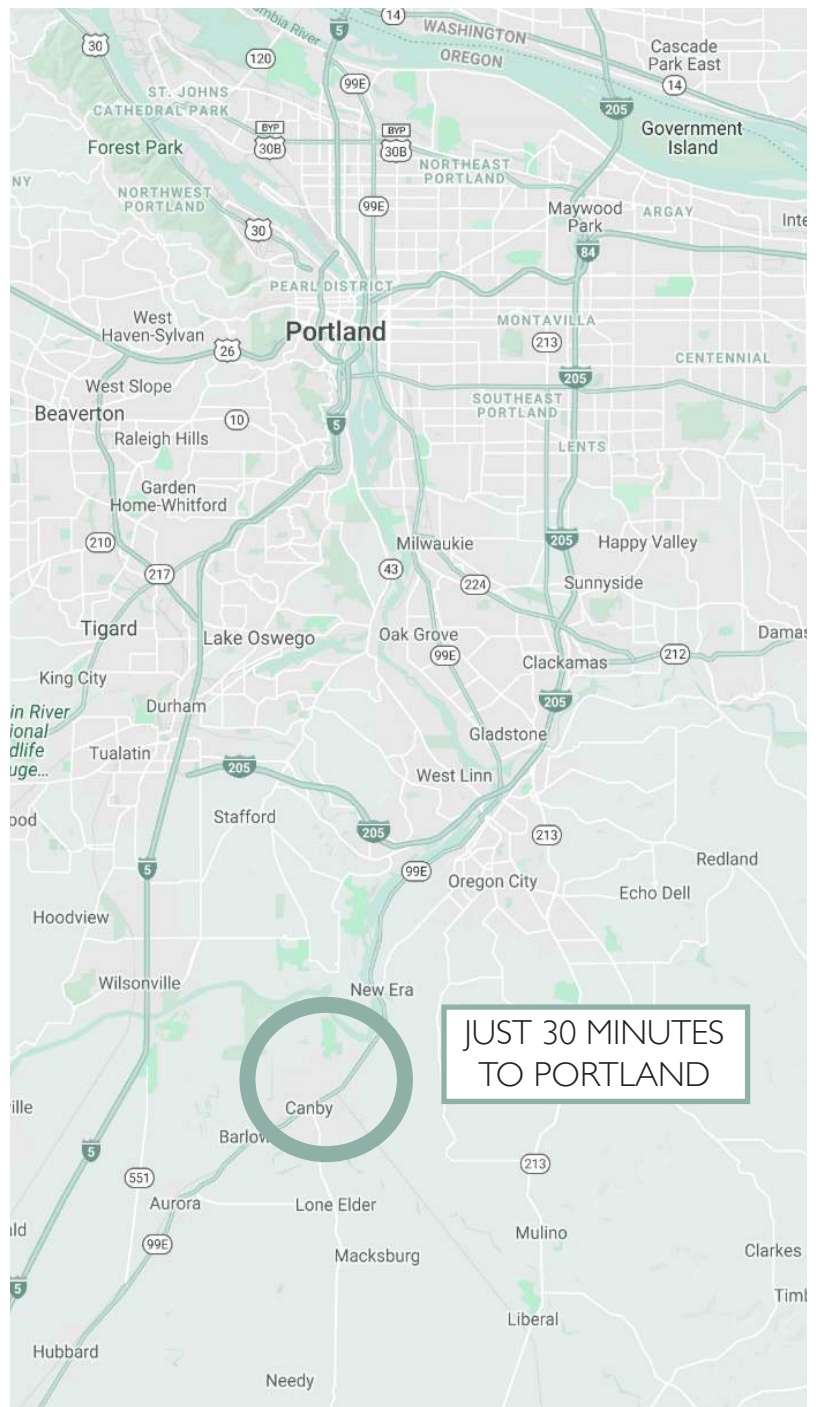
- St Josef's Winery
- Canby Swim Center
- Canby Farmers Market
- Wait Park
- Oregon Renaissance Faire
- Canby Cinema 8
- Canby Depot Museum
- Uncorked Northwest Wine Tours
- Bikes N More
- Swan Island Dahlias

## EAT

- Filberts Farmhouse Kitchen
- Pappy's Greasy Spoon
- Thai Corner Cuisine
- El Chilito
- Roxy's Island Grill
- Gwynn's Coffee House
- Momiji Sushi Bar
- Dar Essalam
- Backstop Bar & Grill
- Joy Kitchen

## RELAX

- Personal Kneads Bodywork
- Divine Salon
- MovuEsthetics
- Canby Massage Co-Op
- Divine Wellness
- Molalla River Massage
- Carson Acupuncture
- Ricochet Body Solutions
- Balance & Harmony
- Paradise Nails



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# EXPLORE CANBY

Downtown Canby has plenty to offer both residents and visitors, including street festivals, a movie theatre, and locally-owned shops and restaurants. Canby's emerging identity as a vibrant community has been bolstered by the construction of a brand-new library and city hall and over \$2 million in public investments to add new landscaping and public art downtown, improve street safety, and make walking and biking safer and more comfortable. Just 1/2 mile away, the Clackamas County Event Center attract approximately 550,000 visitors each year, with multiple events bringing people downtown nearly every weekend.

