

Nimbus Oaks

9000-9560 SW Nimbus, Beaverton, OR



FOR LEASE

Class A Business/Flex Park

For leasing information, please contact:

Josh Schweitz
Managing Director
503.970.0094
josh.schweitz@nmrk.com

Travis Parrott, SIOR
Managing Director
503.972.5535
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Trozell Benware
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971.266.4956
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NEWMARK

Nimbus Oaks

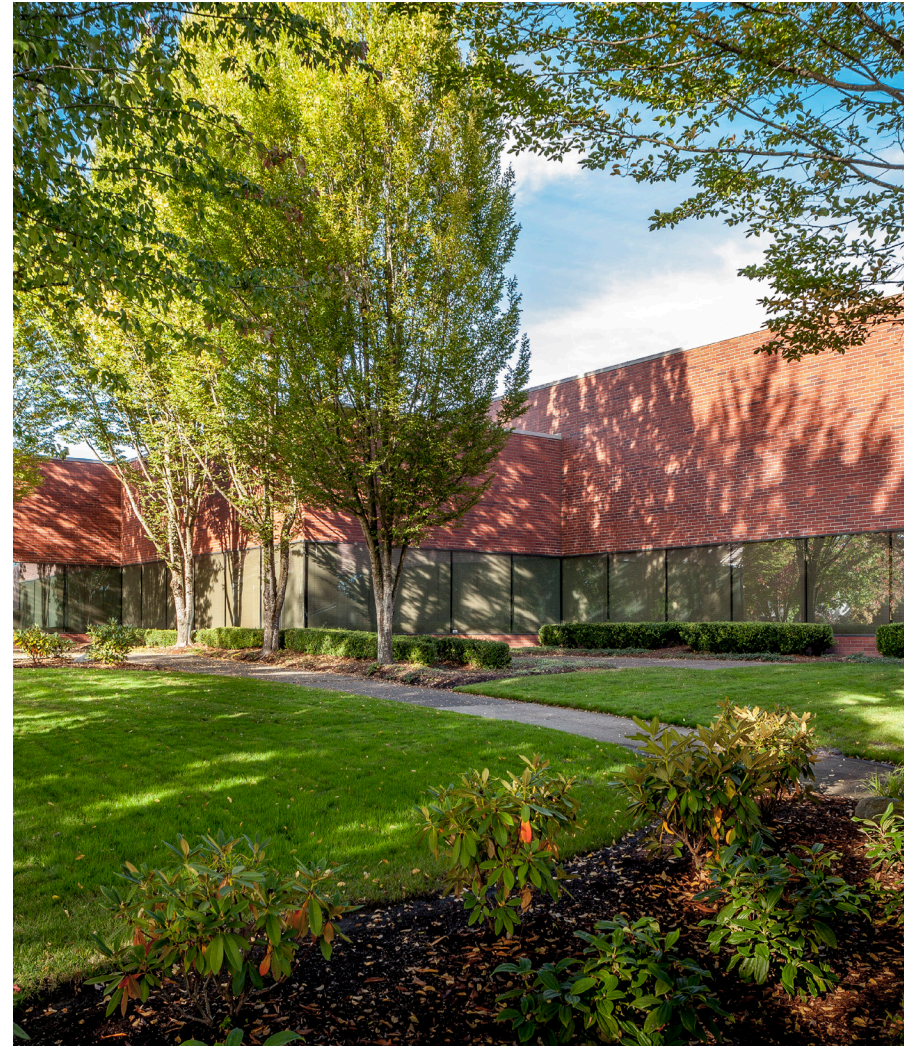
9000-9560 SW Nimbus, Beaverton, OR

Features

- Great Visibility from SW Nimbus Avenue, ideal for many types of uses.
- Parking Ratio: 3.15/1,000
- High Ceilings: 18-22'; ideal for creative office or flex space
- Responsive Ownership/Management
- Business-Friendly Washington County Address
- Monument Signage Available.
- 2026 Estimated NNN are \$5.04/PSF

Availabilities

BUILDING	SIZE	RATE	AVAILABLE
Building C	13,319 SF	CALL FOR RATES	NOW
Building E	5,409 SF	CALL FOR RATES	NOW



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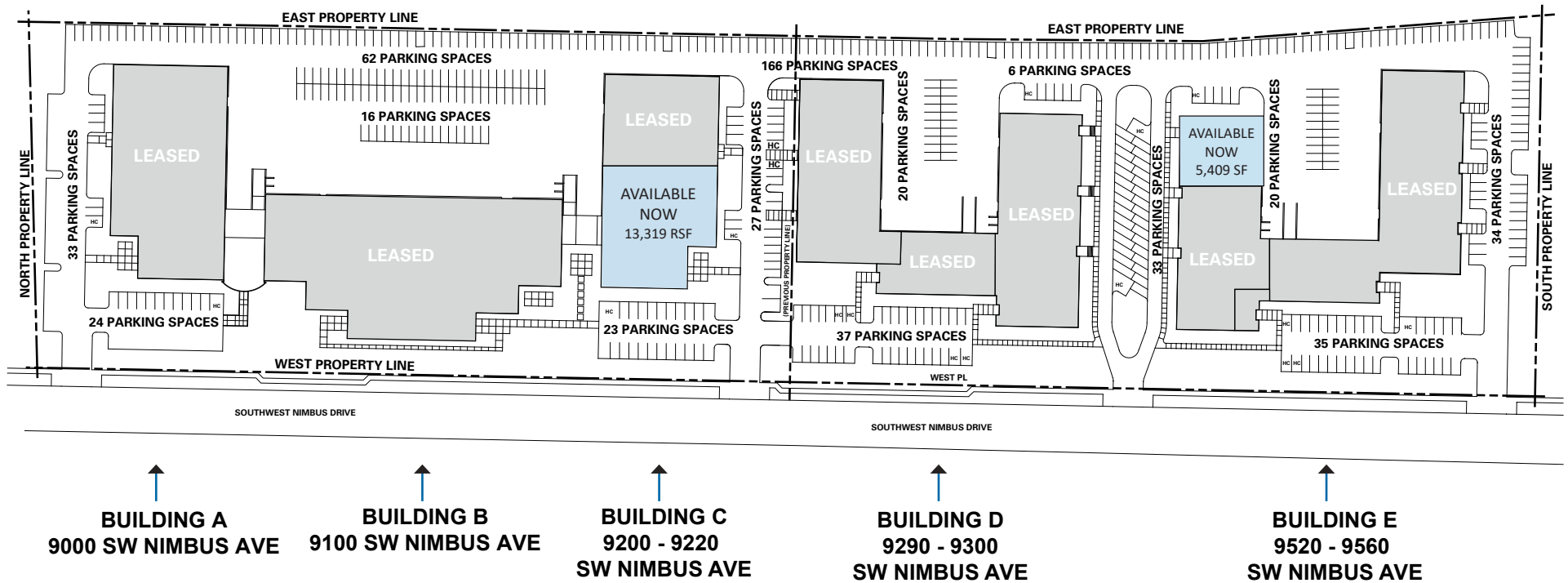
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Located just off Hwy 217, Nimbus Oaks offers a variety of space options to meet your company's needs. From creative space to warehouse, Nimbus Oaks is beautifully maintained and ideally located.

The park has fantastic freeway access and is close to numerous amenities including Washington Square, Cascade Plaza, Starbucks, Gustav's, Benihana, Red Tail Golf Club, Embassy Suites, and much more.

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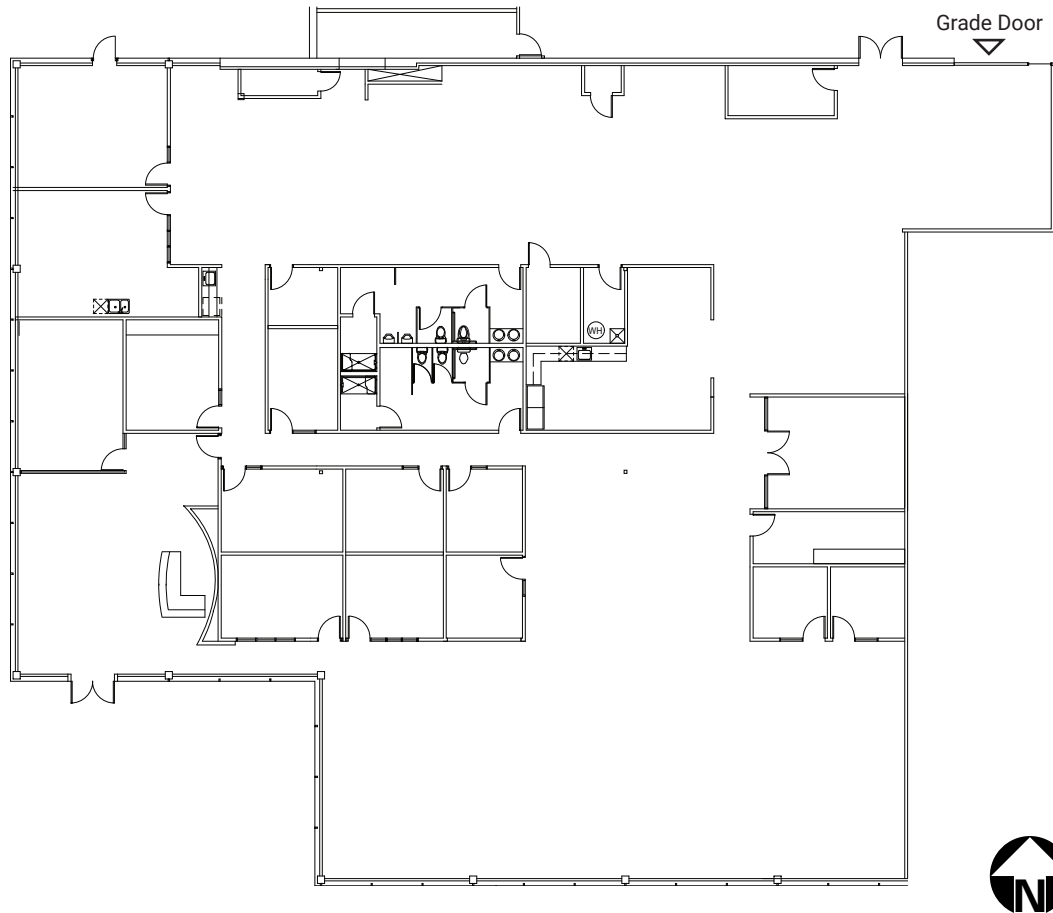
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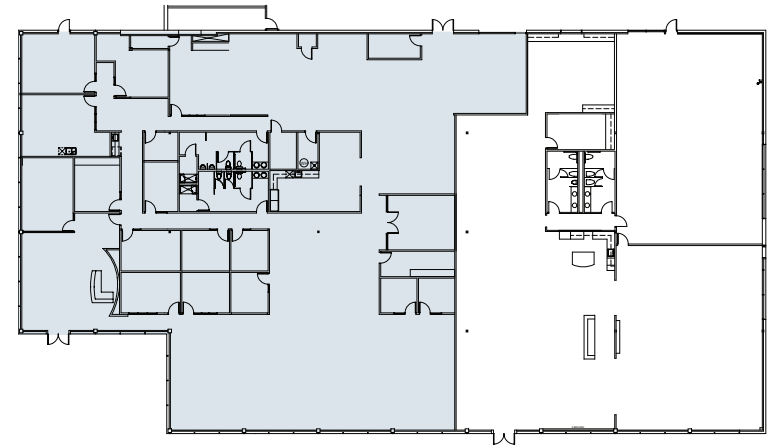
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BUILDING C
9200 SW NIMBUS
13,319 RSF
AVAILABLE: NOW



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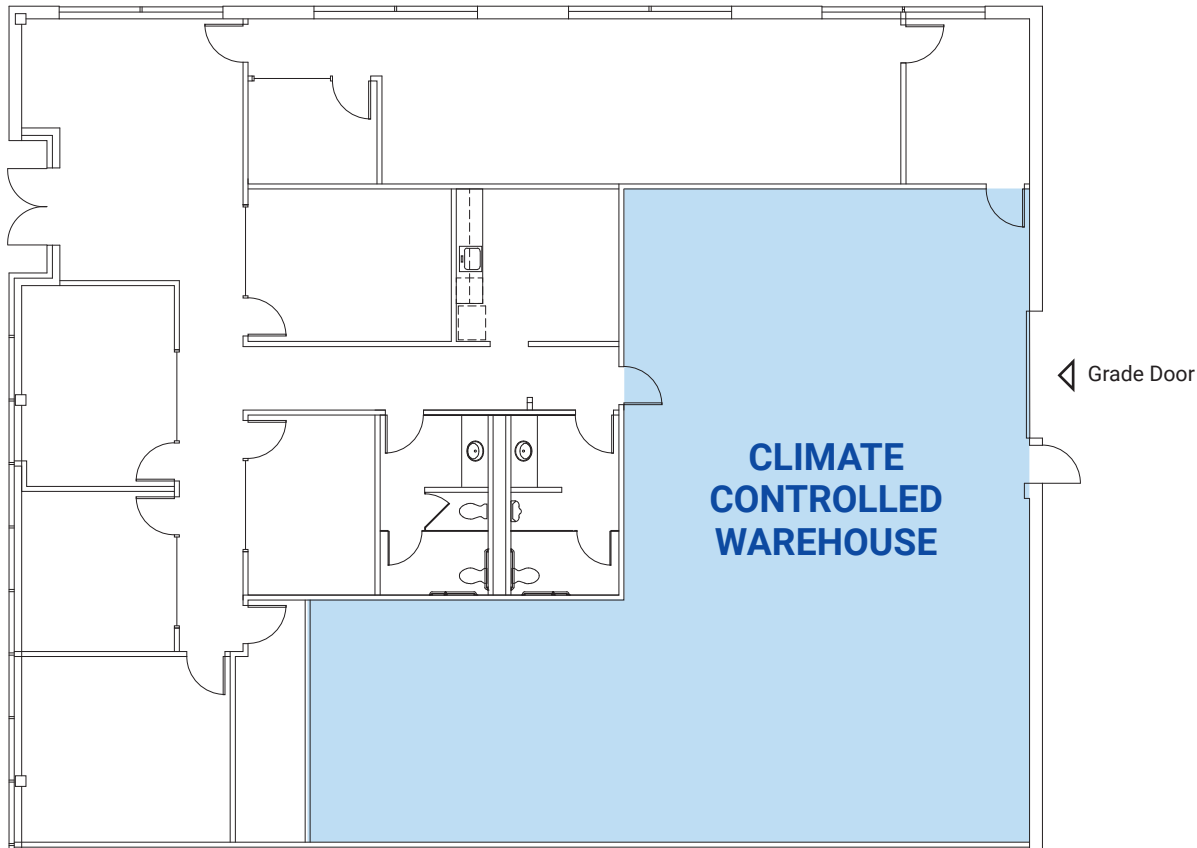
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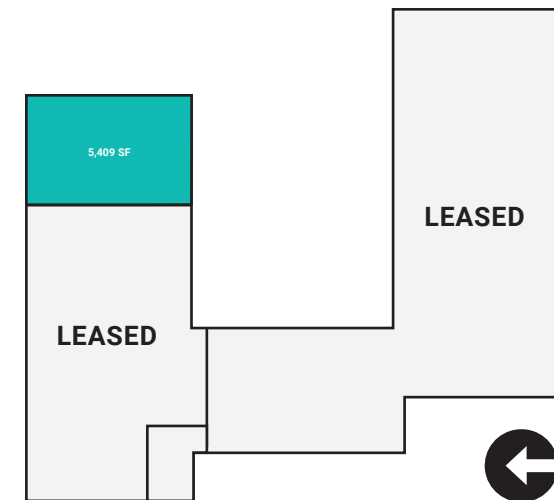
NEWMARK

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BUILDING E
9530 SW NIMBUS AVENUE
5,409 SF



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