

FOR LEASE

# PARKSIDE BUSINESS CENTER

8120 SW NIMBUS AVE, SUITE 5A, BEAVERTON, OR



## 6,967 SF of Office Warehouse – Suite 5A

6,967 SF available	Available August 1, 2026
1,270 SF of office	2025 NNN's estimated \$0.49/SF (including taxes, insurance, CAM, water, sewer, garbage, and all HVAC costs)
18' clear height	
1 dock high door	
1 grade level door	Could be combined with Unit 5B for a total of 14,599 SF

**6,967 SF**

SPACE AVAILABLE

**8/1**

AVAILABLE

**CALL**

FOR LEASE RATE

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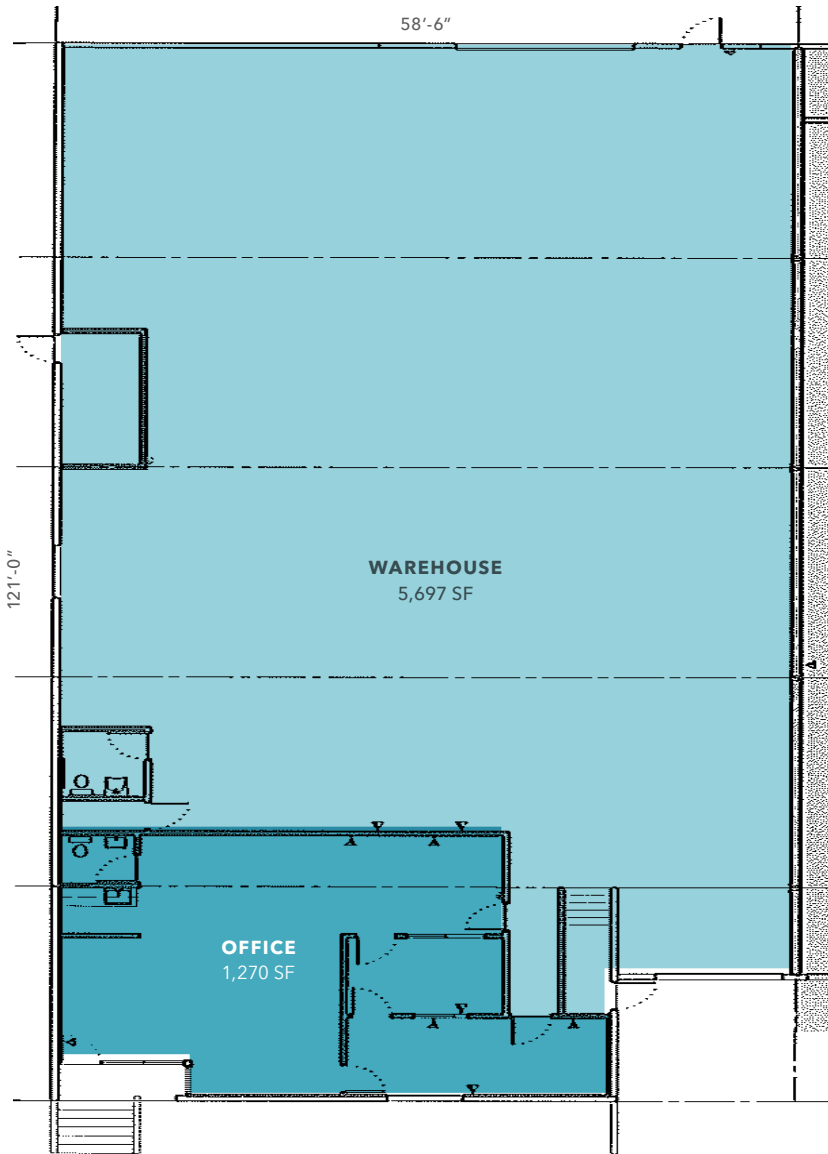
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# UNIT 5-A



**6,967 SF**

AVAILABLE SHELL

**1,270 SF**

OFFICE SPACE

**1**

DOCK DOOR

**1**

GRADE-LEVEL DOOR

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# SITE PLAN



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