

FOR LEASE

PARKSIDE BUSINESS CENTER

8130 SW NIMBUS AVE, SUITE 5B, BEAVERTON, OR



7,632 SF of Office Warehouse – Suite 5B

7,632 SF available	Available September 1, 2026
1,489 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 5A for a total of 14,599 SF

7,632 SF

SPACE AVAILABLE

9/1

AVAILABLE

CALL

FOR LEASE RATE

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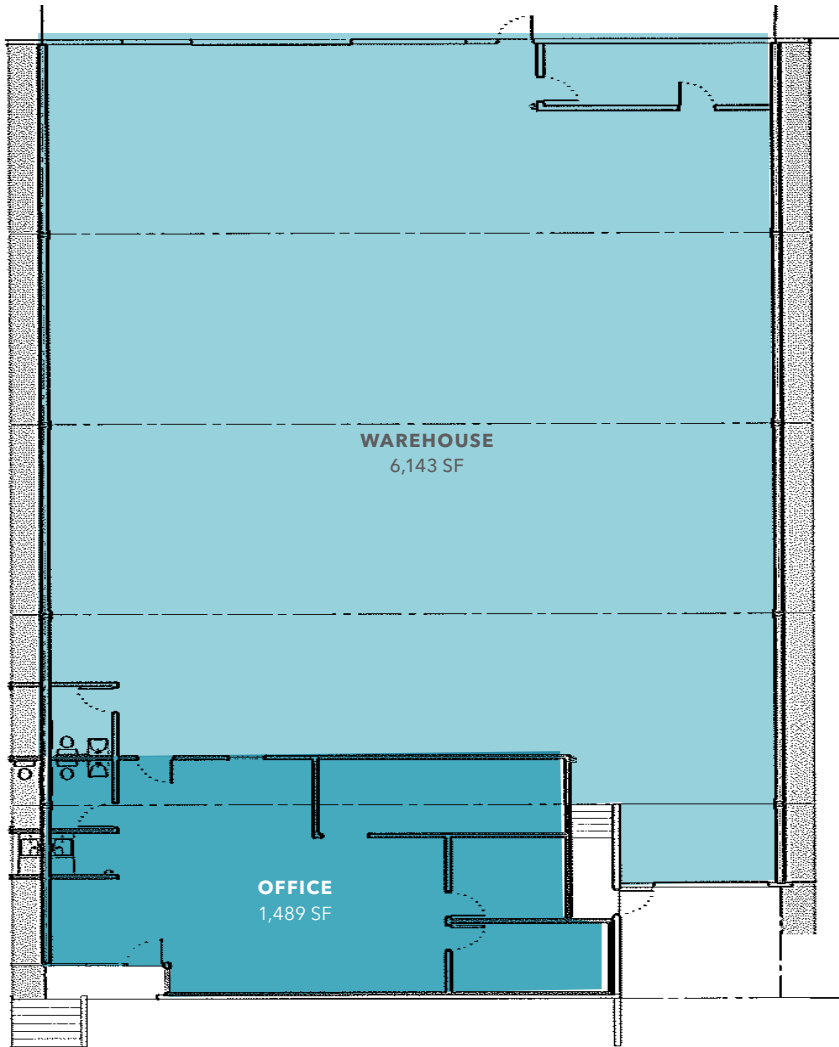
OWNED BY



EXCLUSIVELY LEASED BY



UNIT 5-B



7,632 SF

AVAILABLE SHELL

1,489 SF

OFFICE SPACE

1

DOCK DOOR

1

GRADE-LEVEL DOOR

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SITE PLAN



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