



**FOR LEASE**

**Class A Business/Flex Park**  
6,018 – 22,843 SF Available

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**km** Kidder  
Mathews



# Nimbus Oaks

9000-9560 SW Nimbus, Beaverton, OR

## Features

RATE	\$1.30 NNN
AVAILABLE	6,018 SF – 22,843 SF
PARKING RATIO	3.15/1,000
SIGNAGE	Monument signage available
LOADING	Dock & grade level loading area
OWNERSHIP	Responsive new ownership
HIGH CEILINGS	Ideal for creative office or flex space (18'-22' exposed ceiling height)



## Availabilities

BUILDING C

BUILDING D

13,319 SF\*  
9,524 SF\*

6,018 SF

\*Contiguous to 22,843 SF

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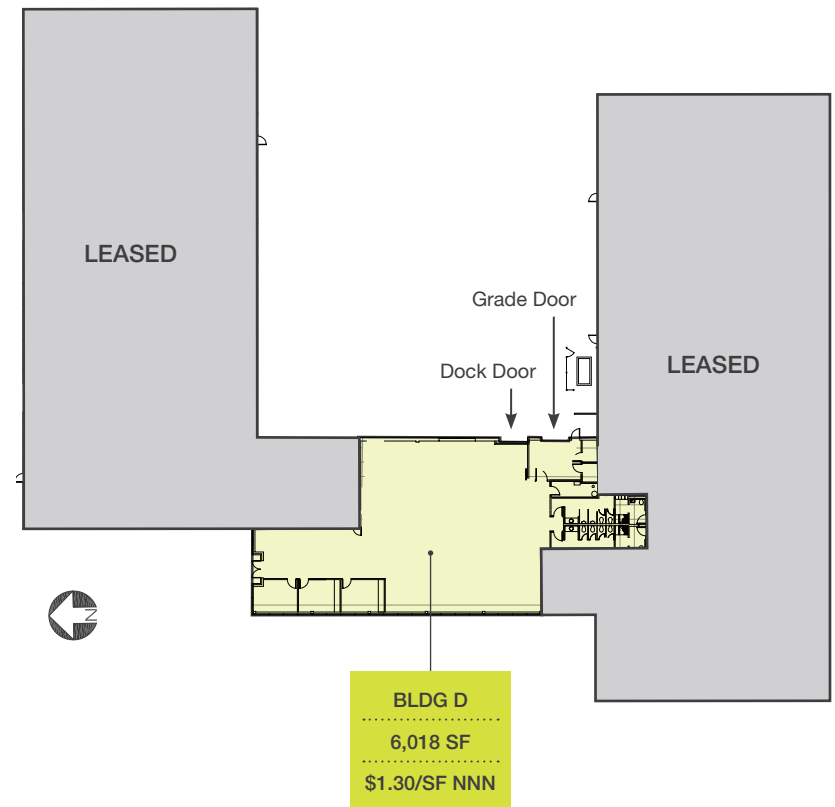
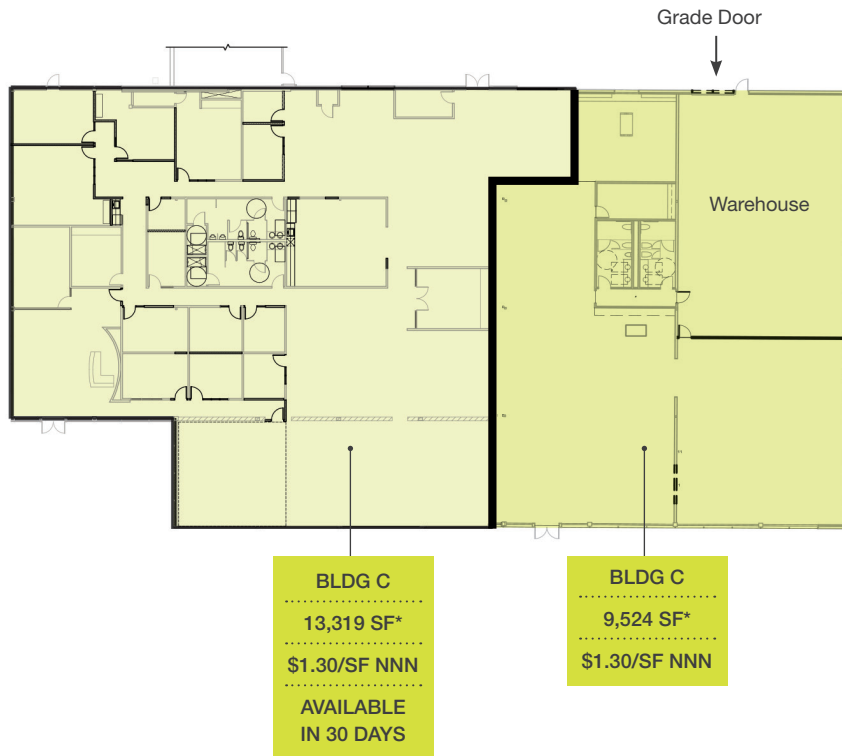
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## Floor Plans

**BUILDING C | 22,843 SF | 9200 SW NIMBUS AVENUE**

**BUILDING D | 6,018 SF | 9300 SW NIMBUS AVENUE**



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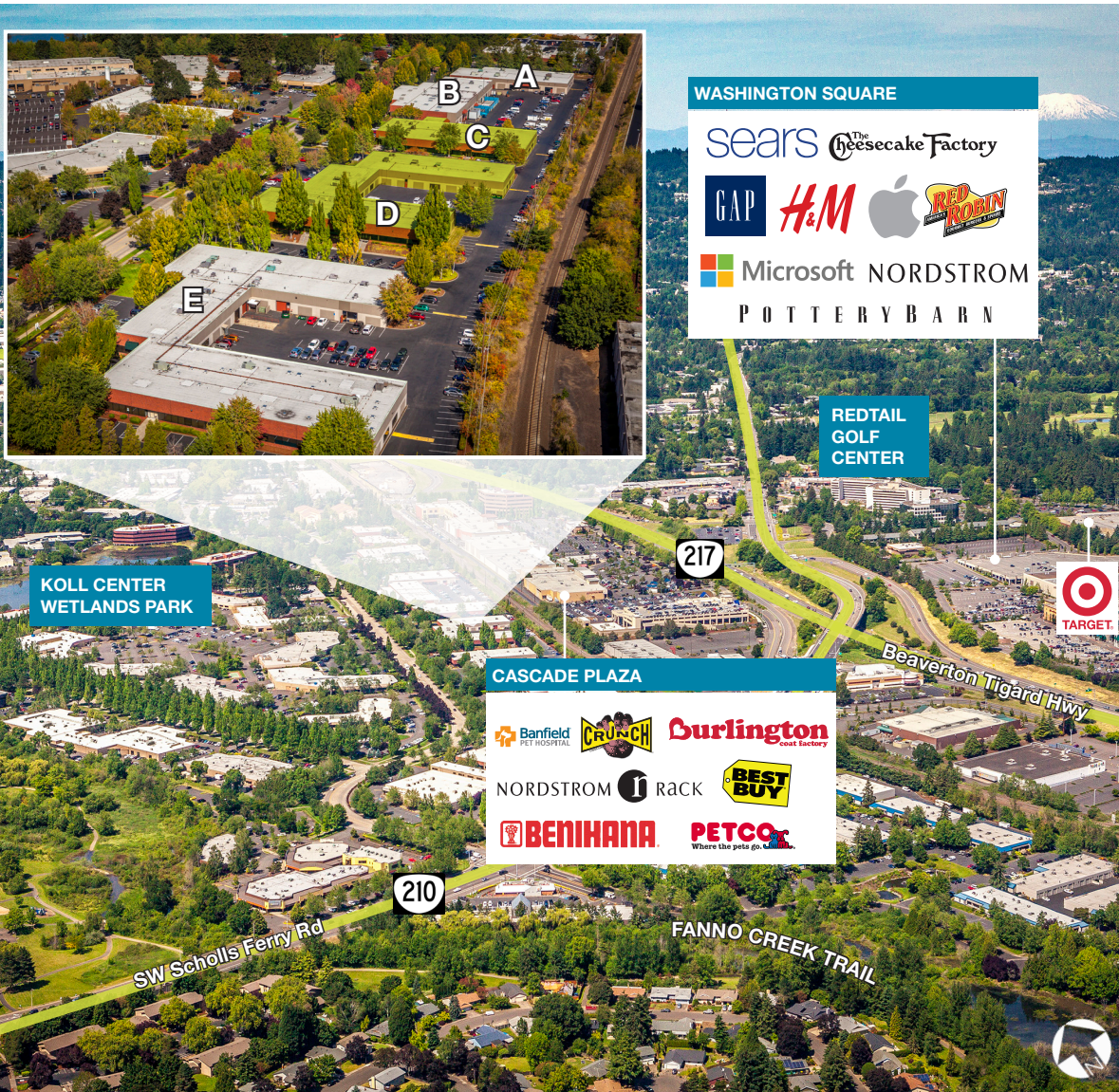
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Located just off Hwy 217, Nimbus Oaks offers a variety of space options to meet your company's needs. From creative space to warehouse, Nimbus Oaks is beautifully maintained and ideally located.

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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