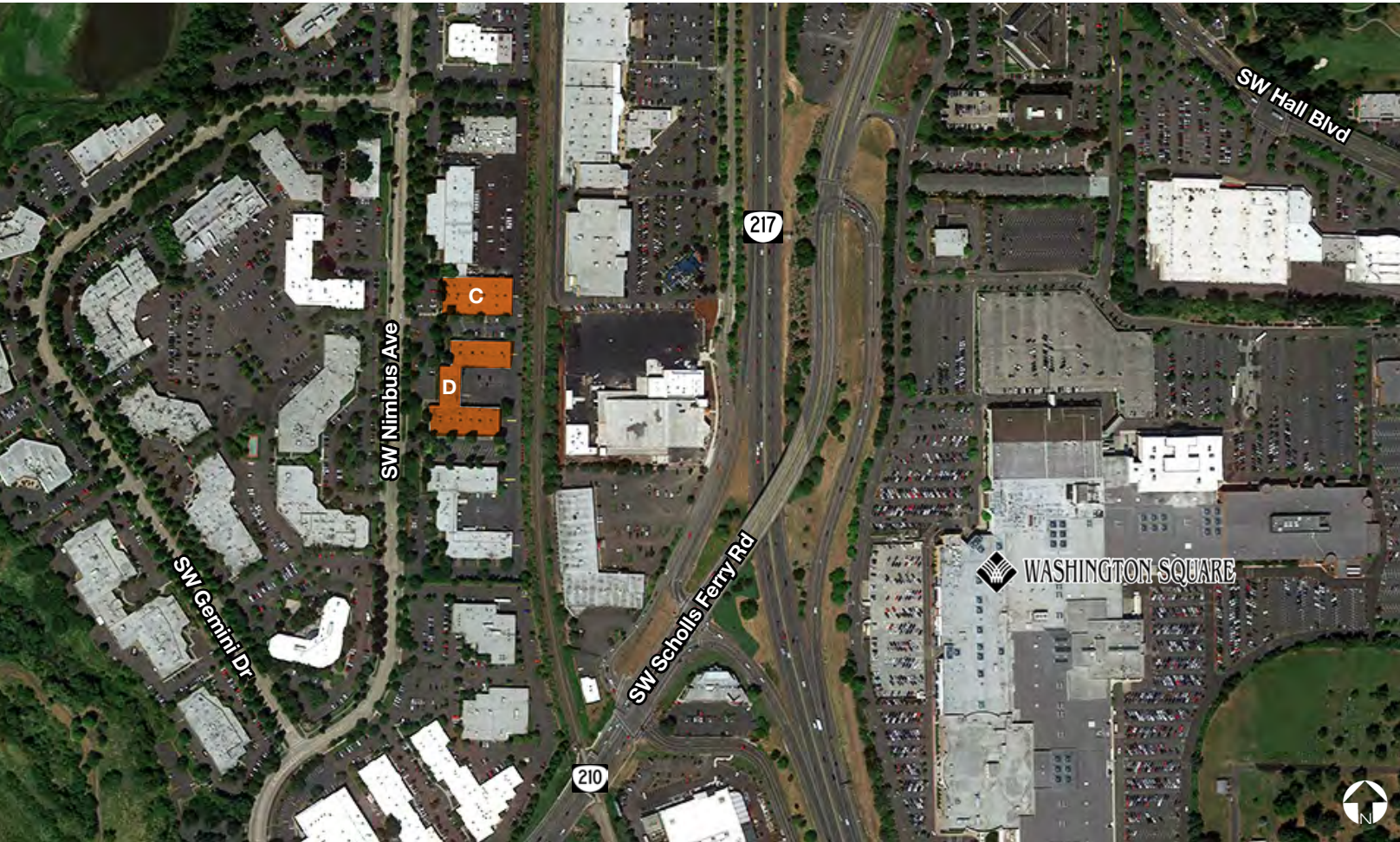


# NIMBUS OAKS

9000-9550 SW Nimbus  
Beaverton, OR 97008

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9000-9550 SW Nimbus  
Beaverton, OR 97008



## BROKER INCENTIVES

- 5% full fee
- An additional 1% broker bonus
- 100% commission paid upon execution
- New tenant transactions only & minimum 36 mo. lease term

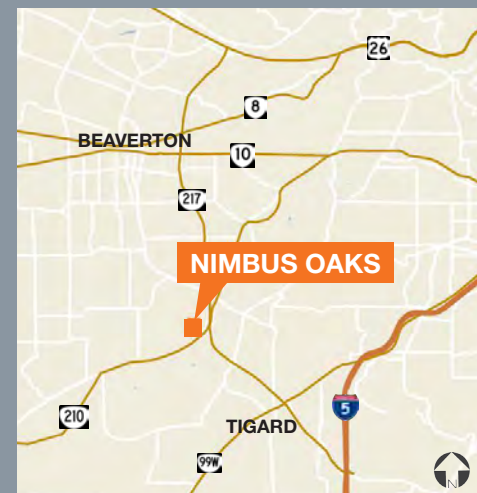


For leasing information contact

**Josh Schweitz**  
Sr. Vice President, Partner  
503.221.2297  
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**Travis Parrott**  
First Vice President, Partner  
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[kiddermathews.com](http://kiddermathews.com)



## Class A Business/Flex Park

6,018 - 9,524 SF Available

At the intersection of Highway 217 & Scholls Ferry Road

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**Josh Schweitz | 503.221.2297**  
**Travis Parrott | 503.721.2735**







## Features

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

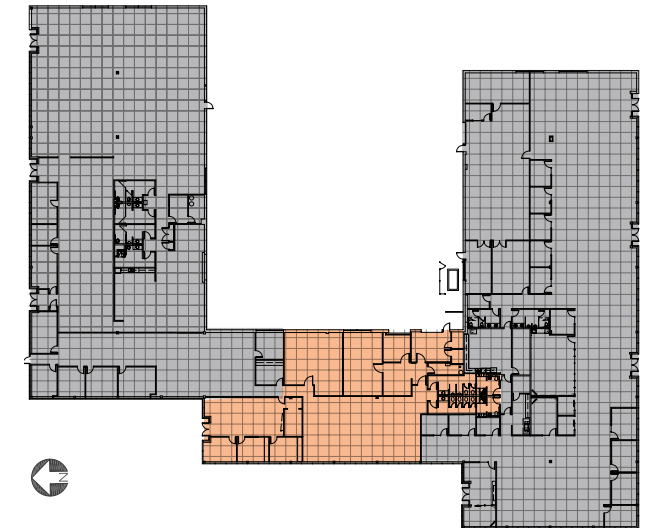
The park has fantastic freeway access and is close to numerous amenities including Washington Square, Cascade Plaza, Starbucks, Gustav's, Benihana, Red Tail Golf Club, Embassy Suites, and much more.

## Floor Plans

**Building C | 9,524 SF**  
9200 SW Nimbus Avenue



**Building D | 6,018 SF**  
9300 SW Nimbus Avenue



*Beautifully maintained landscaping*



**Parking Ratio - 3.15/1,000**  
**Signage Available**  
**TI Dollars Available**  
**Responsive Ownership**



*Grade level loading available*

## Available Space

\$1.30/SF NNN

**Building C\***

9,524 SF

**Building D**

6,018 SF

\*Available 6/1/2017

Estimated NNN Expenses: \$0.26 PSF

