

# FOR LEASE

## CREEKSIDE CORPORATE PARK

8505 SW Creekside Pl | Beaverton, OR 97008

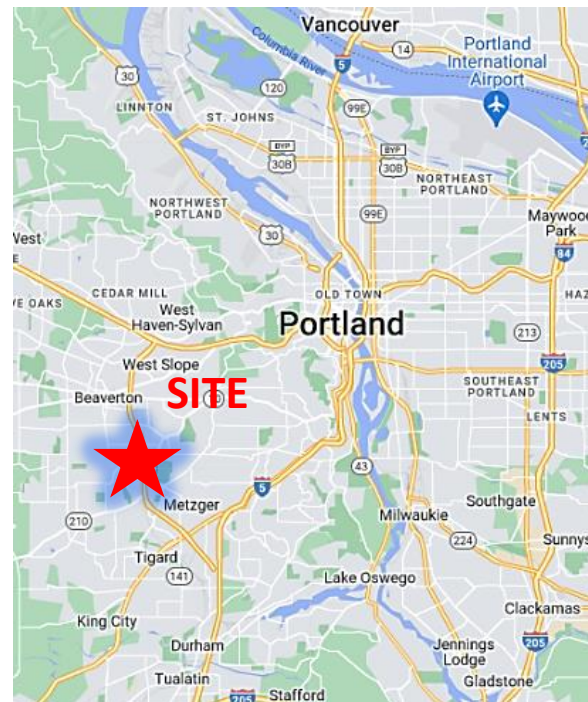


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Creekside Corporate Park, an award-winning project, offers 524,131 square feet of distinctive, Class A office and flex space. The master-planned campus of one to four story buildings winds around a protected 12-acre urban wildlife habitat.
- Available:
  - 11,664 SF - 14,407 SF on two floors (5,872 SF on the first floor and 8,625 SF on the second)
  - Space is elevator-served with new LED lighting throughout
  - \$18.50/SF modified gross (janitorial excluded)
- Building and monument signage available
- Ideal location between Portland and Hillsboro with excellent freeway access; five minutes from Washington Square Mall
- 4:1,000/SF parking ratio
- Jogging trail connections to nearby Greenway park; nearby tennis and volleyball courts



### FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR | 360.597.0568  
aroselli@fg-cre.com

Eric Fuller, CCIM | 360.597.0564  
efuller@fg-cre.com

# FOR LEASE

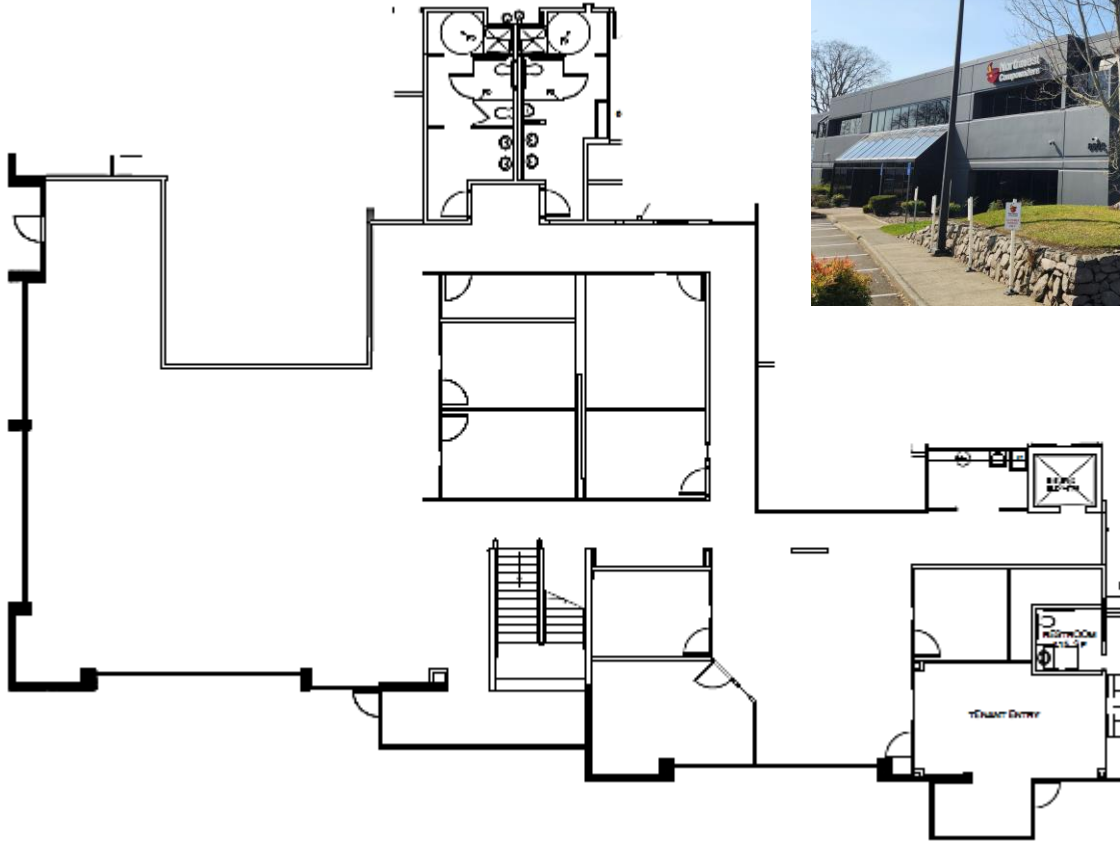
CREEKSIDE CORPORATE PARK

8505 SW Creekside Pl | Beaverton, OR 97008

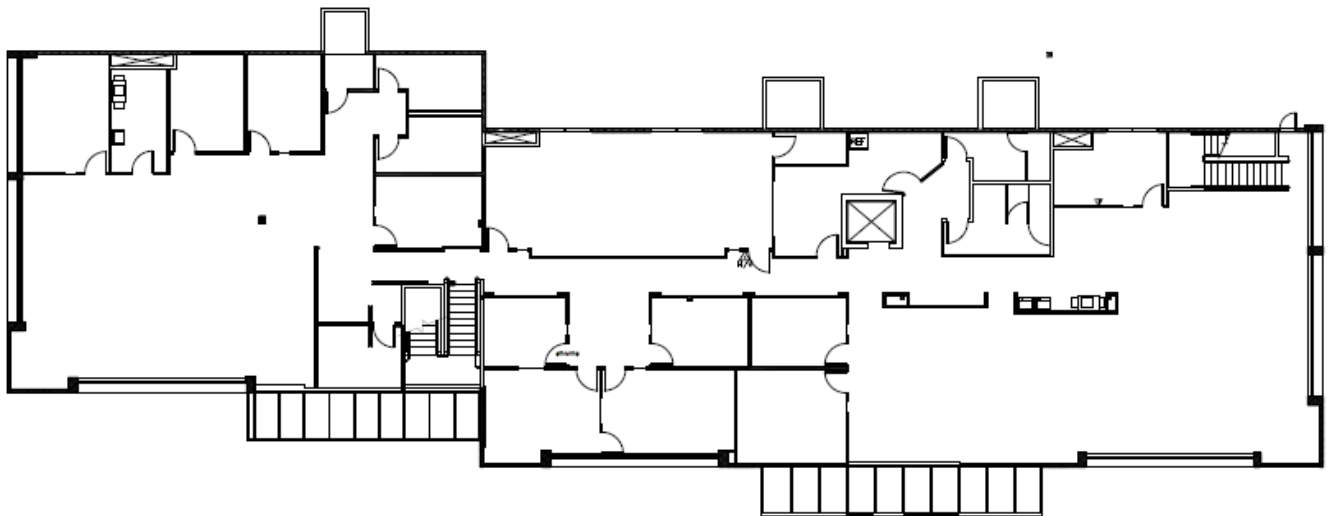


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com

**First floor: 5,827 SF**



**Second floor: 8,625 SF**



# FOR LEASE

CREEKSIDE CORPORATE PARK

8505 SW Creekside Pl | Beaverton, OR 97008



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



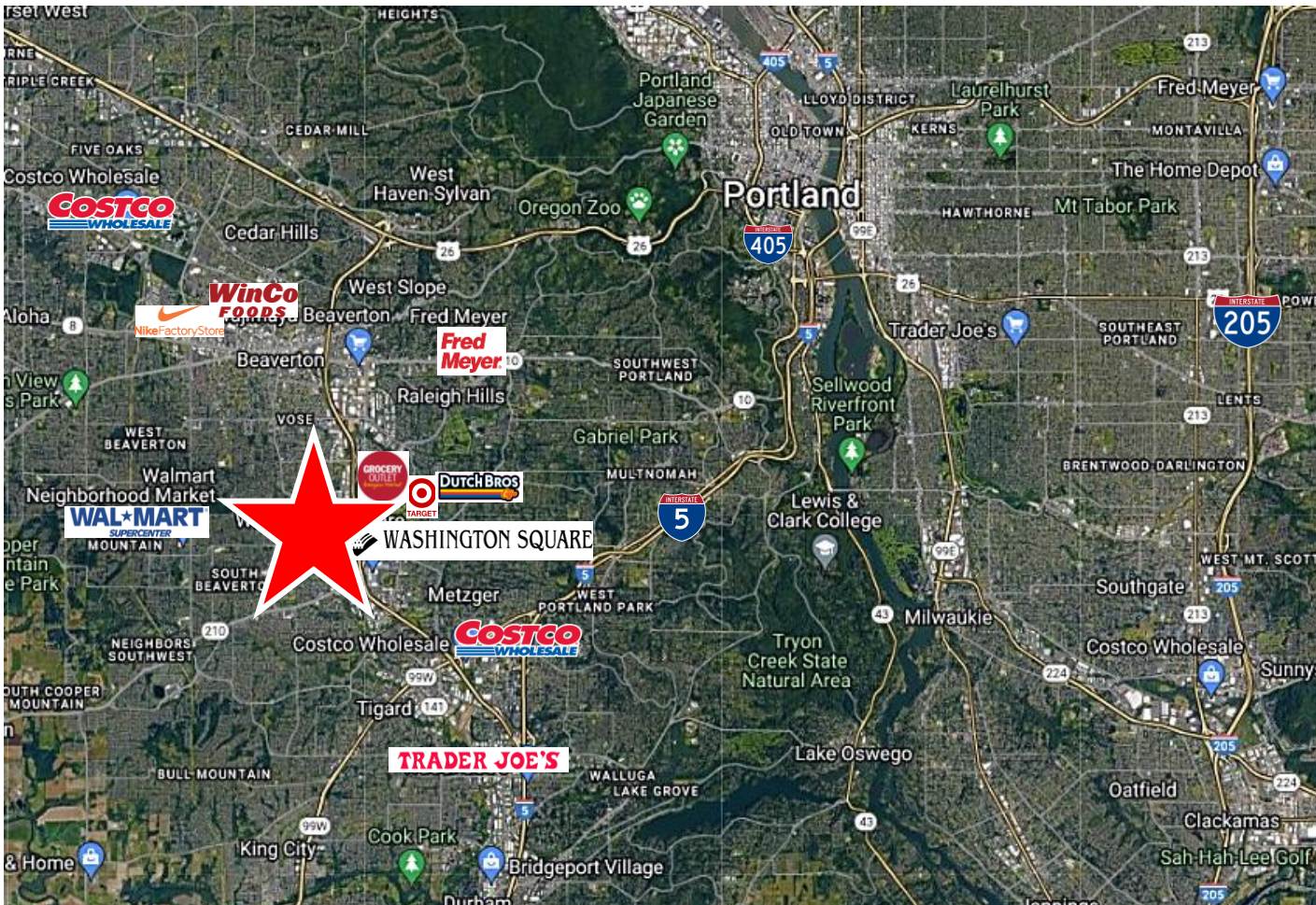
# FOR LEASE

## CREEKSIDE CORPORATE PARK

8505 SW Creekside Pl | Beaverton, OR 97008



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



### 2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,560	151,745	358,876
2027 Projected Population	50,017	157,105	372,486
Est. Average Household Income	\$82,980	\$103,404	\$112,957
Est. Total Businesses	1,154	8,399	18,627
Est. Total Employees	12,565	69,079	159,046

### Average Daily Traffic

- SW Hall Blvd @ Bikepath NW – 28,008
- SW Greenway Blvd @ SW Windmill Dr SW – 16,169
- SW Hall Blvd @ SW Nimbus Ave W – 23,507

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.