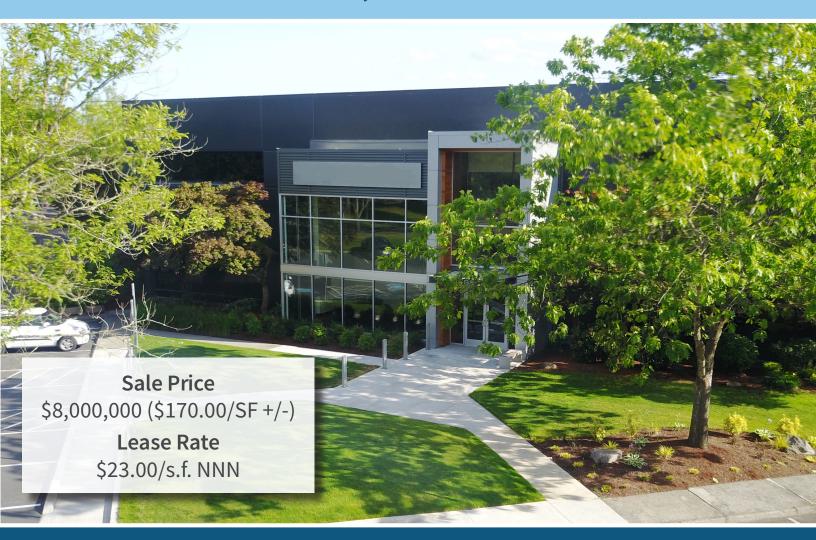


Full Building Opportunity For Sale or Lease 47,164 s.f.



For leasing information contact:

Deron Jones Licensed in OR & WA 503.937.2113 deron.jones@jll.com

Jones Lang LaSalle Brokerage, Inc. | 1120 NW Couch St. Suite 500 | Portland, OR 97209



Property Details

Property Highlights

9405 SW Gemini, Beaverton, OR 97008

\$8,000,000 (\$170.00/SF +/-)
\$23.00/SF NNN
+/- 47,164 SF
+/- 3.87 Acres
1986
Two
Rare Full Building Availability
161 spaces
Showers and Lockers. Spacious outside deck
480Y/277-volt, 3-phase, 4-wire, alternating current (AC)
Original to building. Modified bitumen membrane over wood insulation, plywood decking and steel framing.
Heated and cooled by 4 rooftop gas-fired Trane, Carrier package unites, 102T and 7 Carrier and Trane split systems 17.5T.
One hydraulic elevator - OTIS
OI-WS (Office-Industrial Washington Square). Permitted uses include Office, Medical, Industrial, Lab and more. See <u>link</u> for details

Significant Enterprise Zone Tax Benefits

Located in the Beaverton Enterprise Zone (E Zone 3), the program offers full property tax abatement for a three to five year period for eligible businesses on new qualified capital investments.

Within a 1 Mile Radius of 9405 Gemini



29 Restaurants



237 Retailers



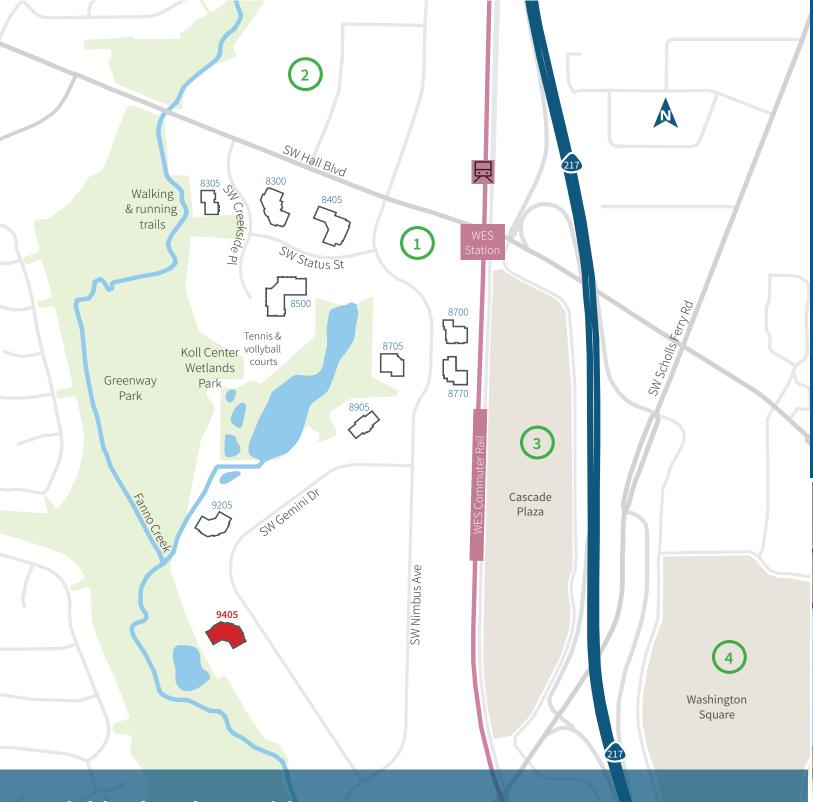
3 Hotels



6 Gvms







Building Highlights



Convenient location adjacent to Hwy 217, WES Commuter Rail stop, and multiple bus stops



Numerous nearby amenities



Highly functional suburban office space in a natural setting



Floor to ceiling windows provide abundant natural light



Water views



Large outdoor deck area



High visibility



Ample Parking



- Starbucks Einstein Bros Bagels Muchas Gracias Panda Express Falafel Express FedEx Office
- 7-Eleven Green Curry Thai Si Señor The Fireside Grill Banya Japanese Frye Electronics Oregon Fitness Studio CrossFit SW
- **CASCADE PLAZA** Crunch Fitness

Scrubs & Beyond Ross Dress for Less PetSmart Best Buy **Burlington Coat Factory** Nordstrom Rack Benihana

WASHINGTON SQUARE

Target Macy's Nordstrom Cheesecake Factory Tesla Supercharger Din Tai Fung Thirsty Lion Gustav's Pub & Grill Red Lobster Office Depot





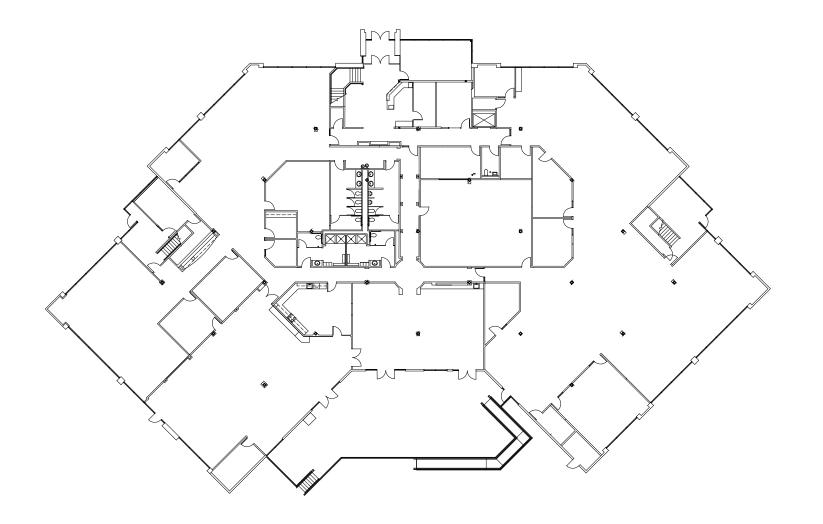


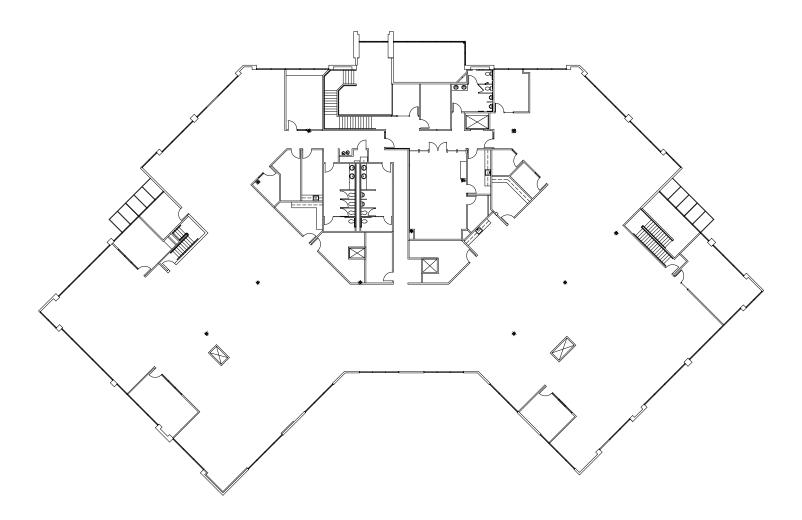
1st Floor

23,748 s.f.

2nd Floor

23,416 s.f.









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