

# For Sale Or Lease 40,954 SF Building



For leasing or sale information contact:

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## **Property Details**

#### Property Highlights

#### 9205 SW Gemini, Beaverton, OR 97008

Sale Price	\$7,000,000 (\$170.00/SF +/-)
Lease Rate	\$26.00 FSG
Building Size	+/- 40,954 SF
Parcel Size	+/- 3.65 Acres
Built	1986
Stories	Two
Available Space	Full second floor – approximately 18,970 SF. First floor is fully leased. Opportunity for an owner/user to capture more space as leases roll. Call for details.
Parking	166 spaces
Roll Up Doors	One (1) dock door (Suite D).
Power	480Y/277-volt, 3-phase, 4-wire, alternating current (AC)
Roof	Original.
HVAC	Twelve roof mounted gas fired package units and additional cooling provided by 9 split systems. 24 RTUs, 7 air handler units and 6 condensing units.
Elevators	One hydraulic passenger elevator
Zoning	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 9205 Gemini



29 Restaurants



237
Retailers



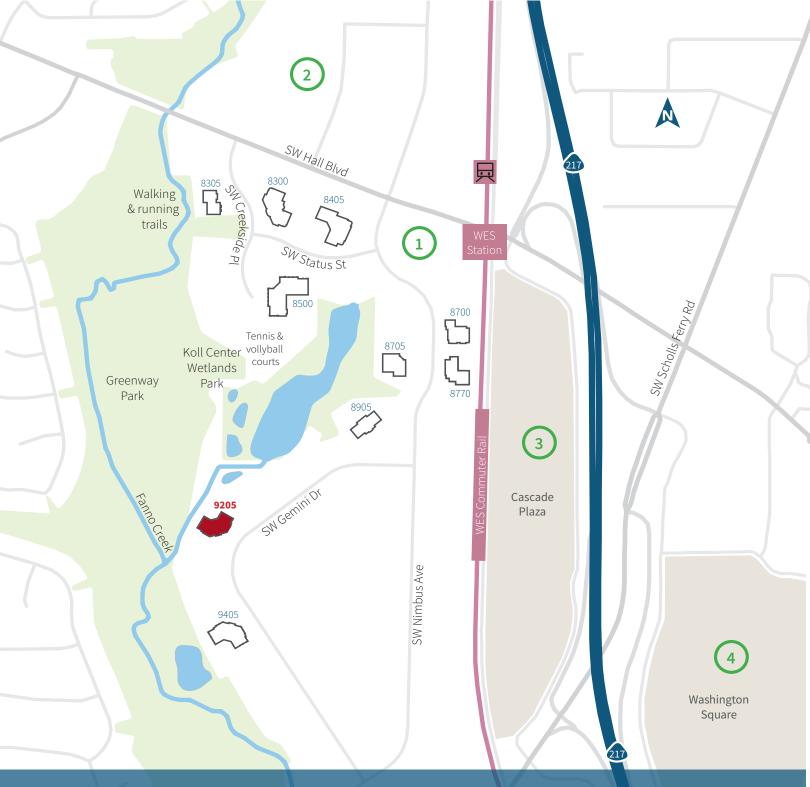
3 Hotels



6 Gyms







#### **Building Highlights**



Water Views



High visibility



Numerous outdoor amenities



**Natural Setting** 



Abundant natural light on all floors



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

# Neighborhood Amenities

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

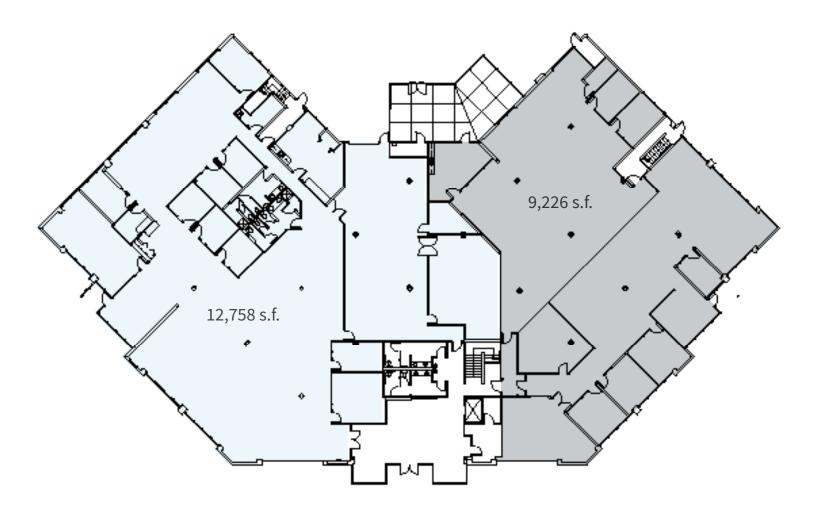
**Washington square** Target Macy's JC Penney Cheesecake Factory Tesla Supercharger Red Robin Panera Bread Gustav's Pub & Grill Red Lobster Office Depot



## 1st Floor

Full floor - 21,984 s.f.

Suite C – 9,226 s.f (Currently Occupied) Suite D – 12,758 s.f (Currently Occupied)

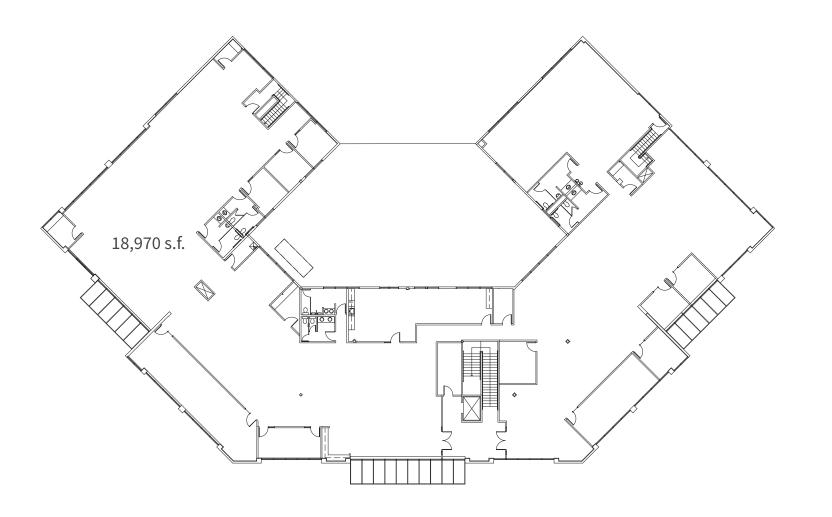


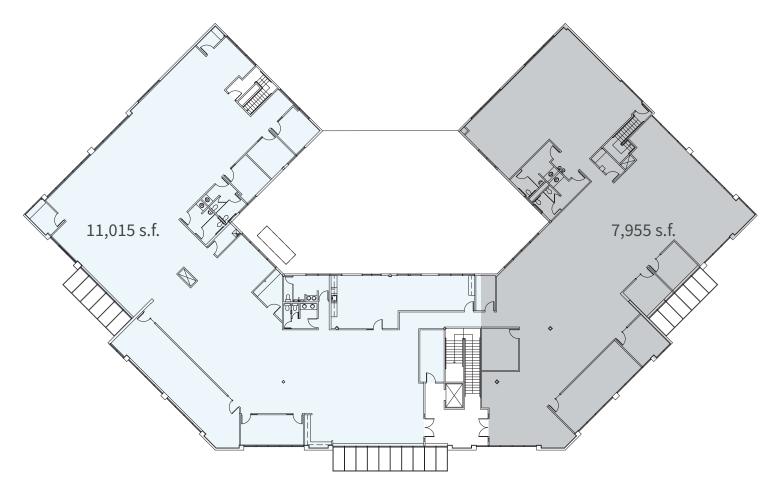
# 2nd Floor

Full floor - 18,970 s.f.

# 2nd Floor

Can be divided to 7,955 s.f.





Full Floor Availability Divisble to 7,955 s.f.





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