Available for Sublease





Nimbus Corporate Center, Bldg 8

9040 SW Gemini Dr. Beaverton, Oregon



Location

- 17 Miles to Hillsboro Airport
- 10 Miles to Downtown Portland
- 22 Miles to Portland Airport Easy access to Hwy 217

Property specifications

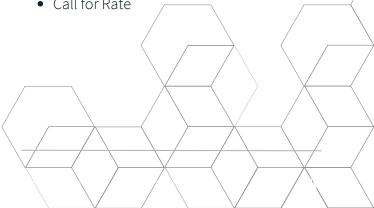
- 8,488 SF Available
- Restrooms In-Suite
- Adjacent to WES Commuter Rail
- 4.00/1,000 Parking Ratio
- Sublease Expires 12/31/27
- Call for Rate

Matt Ryer

Executive Vice President

503 703 0979 matthew.ryer@ill.com





8,488SF space for sublease CONFERENCE 19'x9'-6" BOARD ROOM CONFERENCE 15'x13'-6" RECEPTION 19'-6"x14' BREAK ROOM 20'x25' WOMEN 25'x9'-6" **⊕ ⊕ 6** MEN 25'x8'-6" CONFERENCE 15'x15'-6" CONFERENCE 13'-6"x16' JANITOR 9'-6"x5'-6" IT/SERVER 15'x5'-6' RELOCATED ELECTRICAL PANELS CFO OFFICE 14'-6"x15' 6'x8' TYP. CONFERENCE 28'-6"x15' 6'x8'







JLL

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SEE A BRIGHTER WAY