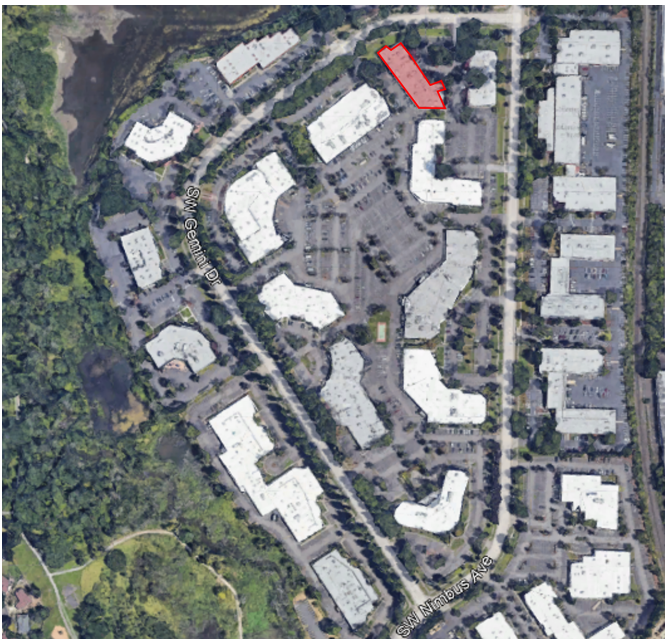




8,488 SF

## 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

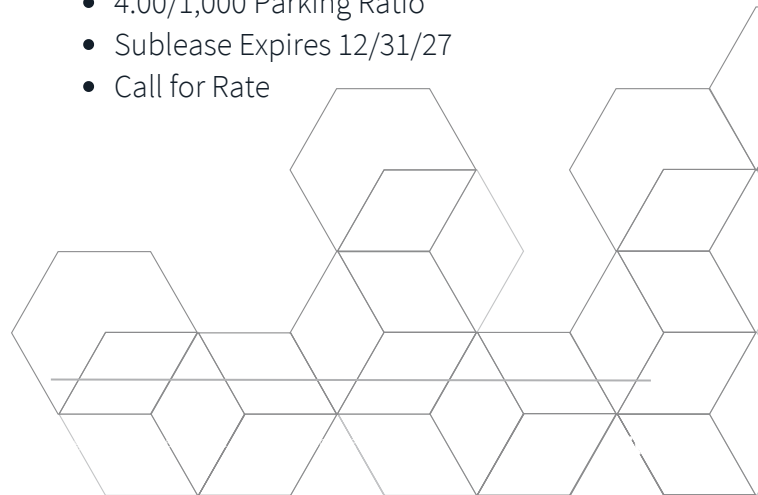
- 8,488 SF Available
- Restrooms In-Suite
- Adjacent to WES Commuter Rail
- 4.00/1,000 Parking Ratio
- Sublease Expires 12/31/27
- Call for Rate

**Matt Ryer**  
Executive Vice President

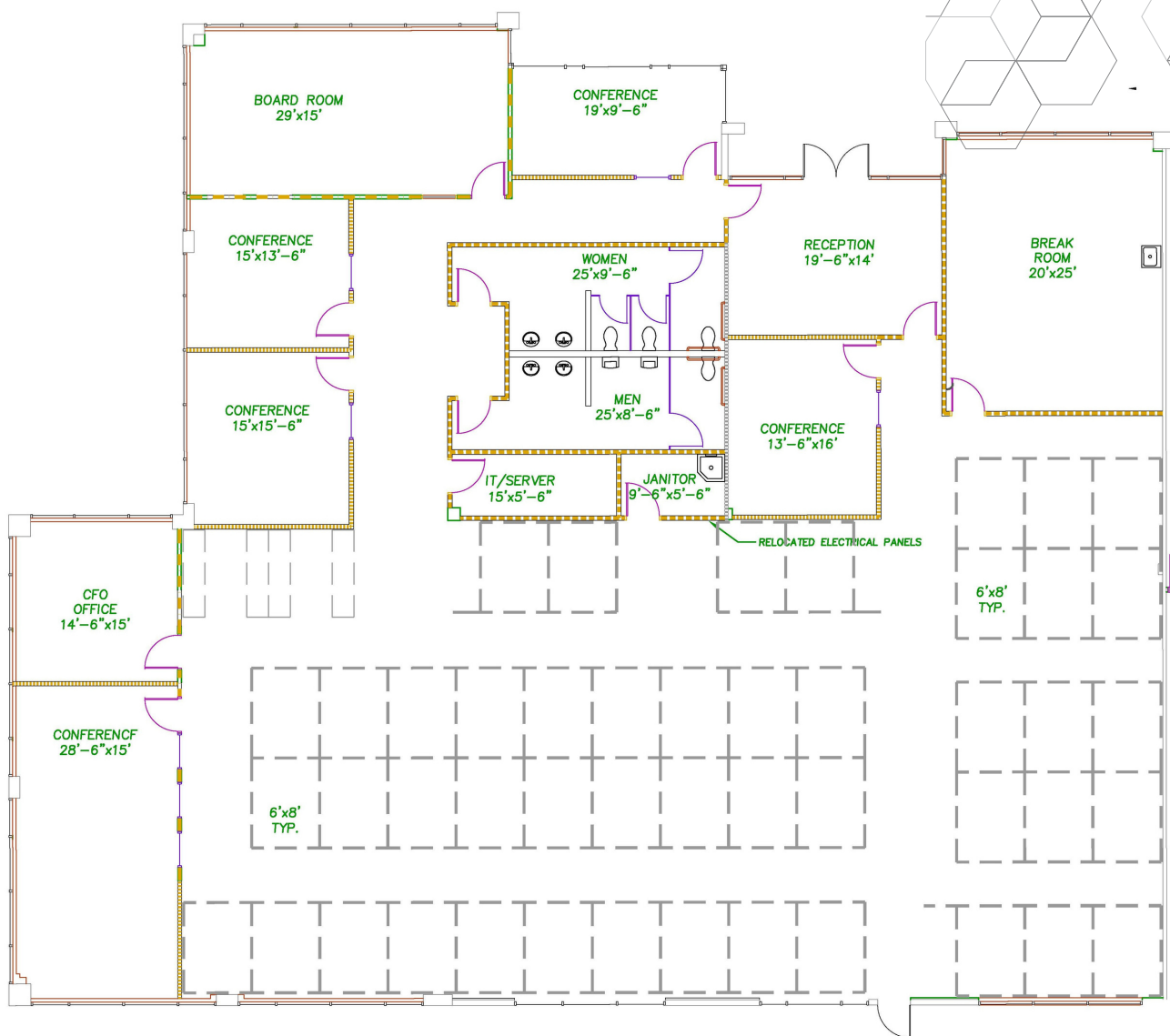
503 703 0979  
[matthew.ryer@jll.com](mailto:matthew.ryer@jll.com)



SEE A BRIGHTER WAY



# 8,488 SF space for sublease



**JLL**

**Matt Ryer**  
Executive Vice President

503 703 0979  
[matthew.ryer@jll.com](mailto:matthew.ryer@jll.com)



SEE A BRIGHTER WAY