

Nimbus Corporate Center

8910-9775 SW Gemini Drive | 9203-9790 SW Nimbus Ave

BEAVERTON, OREGON



Jones Lang LaSalle Brokerage, Inc.



The flexible space advantage

Nimbus Corporate Center is an almost **700,000 square foot** flex office park conveniently located close-in along Highway 217.

This **16 building park** offers many solutions for a variety of users and is an ideal environment for growing businesses. Tenants will find adaptable spaces that offer visibility, brand autonomy, tall clear heights, and an abundance of parking.



Basketball court
with outdoor seating



Pickle Ball
Outdoor Seating
Food Trucks



Amenity Center

 **Campus upgrades offering you a breath of *fresh air***





NIMBUS

Future amenities that
fit your *lifestyle*



Let your creativity *flow*



ENERGIZE YOUR FOCUS WITH A BEVERAGE FROM THE ONSITE CAFE



FEEL THE BURN AND **CENTER YOUR MIND** IN THE NEW FITNESS CENTER

New indoor /outdoor amenity space
COMING SOON | CONSTRUCTION BEGINS FALL 2021



SPARK A FIRESIDE CONVERSATION & **INSPIRE** YOU PALLET WITH LUNCH FROM THE ON-SITE FOOD TRUCKS



COLLABORATE AND **ENGAGE** YOUR THOUGHTS AND IDEAS WITH COLLEAGUES

*ARTISTIC RENDERING CONCEPTS OF DESIGN
ACTUAL IMPROVEMENTS MAY VARY



Transit-oriented amenity rich location



Hillsboro Airport
← 17 miles



Downtown Portland
↗ 10 miles



Portland Intl. Airport
↗ 22 miles





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