



# CREEKSIDE

## CORPORATE PARK

8705 SW Nimbus



**Lease Rate: \$27.50 FSG**

**Available Now**

Suite 220 - 1,623 s.f.

Suite 300 - 3,565 s.f.

**Available 10/1/2022**

Suite 115 - 7,175 s.f. } Full 1st Floor -  
Suite 118 - 7,734 s.f. } 14,909 s.f. combined

For leasing information contact:

**Deron Jones**

Licensed in OR & WA

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# Creekside Corporate Park

Creekside Corporate Park, an award-winning project, is comprised of ten buildings totaling approximately 440,000 square feet of distinctive Class A office and flex space. The master-planned campus of one to four story buildings winds around a protected 12-acre urban wildlife habitat and is conveniently located less than three minutes from Highway 217 which connects Interstate 5 and Highway 26.

Tenants at Creekside Corporate Park enjoy the serenity of a natural setting. The park surrounds the Fanno Creek wetlands and has jogging trail connections to nearby Greenway park. For those utilizing public transportation, the Hall/Nimbus WES TriMet Station is adjacent to the park and within close proximity. In addition to the abundant amenities within walking distance such as Starbucks, Subway and other major retailers, Creekside is minutes away from Washington Square Mall, a major nationally anchored retail center.

With both traditional office and flex space available, this asset offers a variety of opportunities for Portland’s diverse suburban tenant mix. Recent renovations include contemporary colors and finishes (both interior and exterior), airy, light-filled lobbies and new landscaping.





# Building Highlights



Building common area conference room



Showers & lockers on-site



Numerous outdoor amenities and great views of Fanno Creek Wetlands



Secured parking available



Abundant natural light on all floors



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

## Neighborhood Amenities

- 1
  - Starbucks
  - Einstein Bros Bagels
  - Muchas Gracias
  - Panda Express
  - Falafel Express
  - FedEx Office
- 2
  - 7-Eleven
  - Green Curry Thai
  - Si Señor
  - The Fireside Grill
  - Banya Japanese
  - Frye Electronics
  - Oregon Fitness Studio
  - CrossFit SW
- 3

**CASCADE PLAZA**

  - Crunch Fitness
  - Scrubs & Beyond
  - Ross Dress for Less
  - PetSmart
  - Best Buy
  - Burlington Coat Factory
  - Nordstrom Rack
  - Benihana
- 4

**WASHINGTON SQUARE**

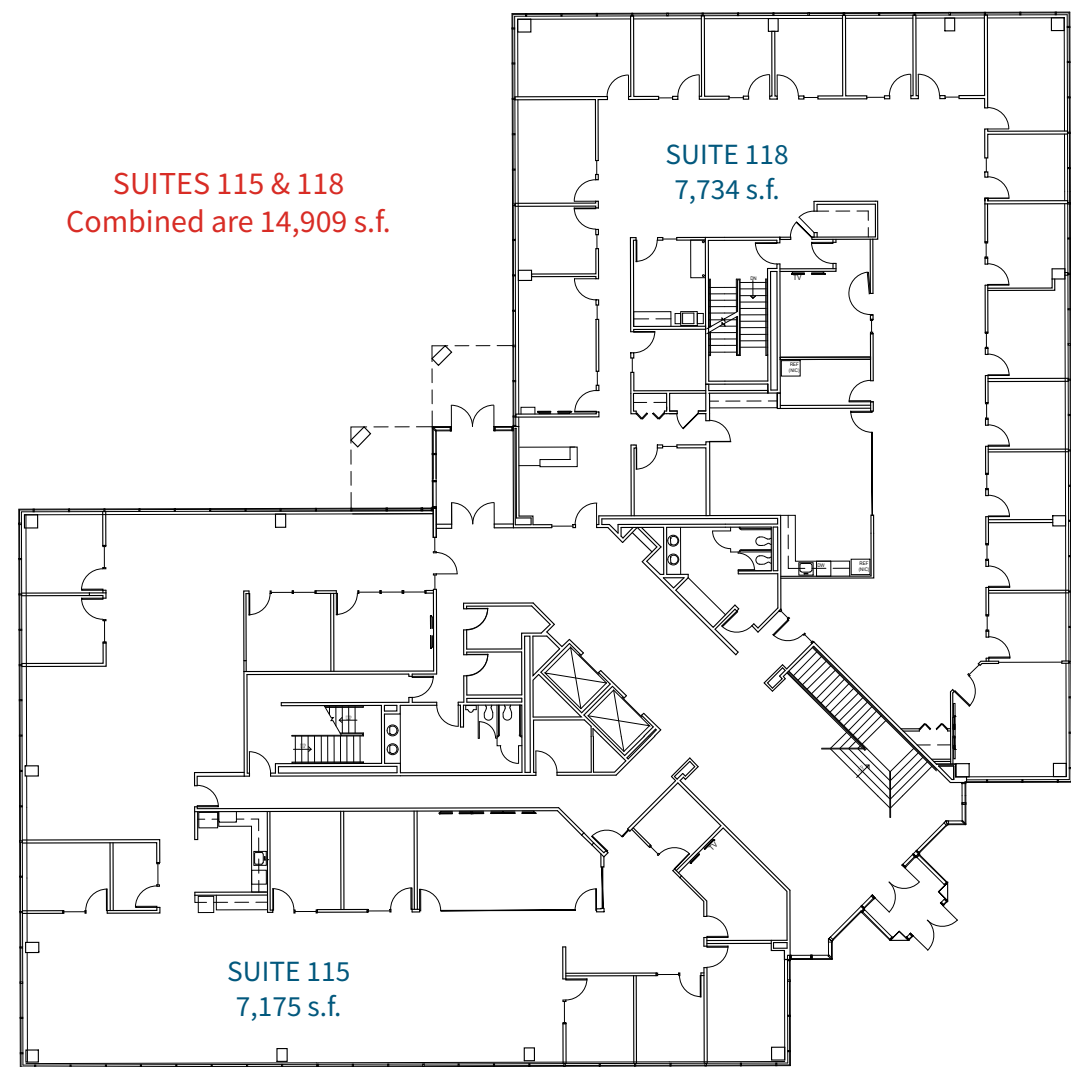
  - Target
  - Macy's
  - JC Penney
  - Cheesecake Factory
  - Tesla Supercharger
  - Red Robin
  - Panera Bread
  - Gustav's Pub & Grill
  - Red Lobster
  - Office Depot



# Availabilities

## 1st Floor

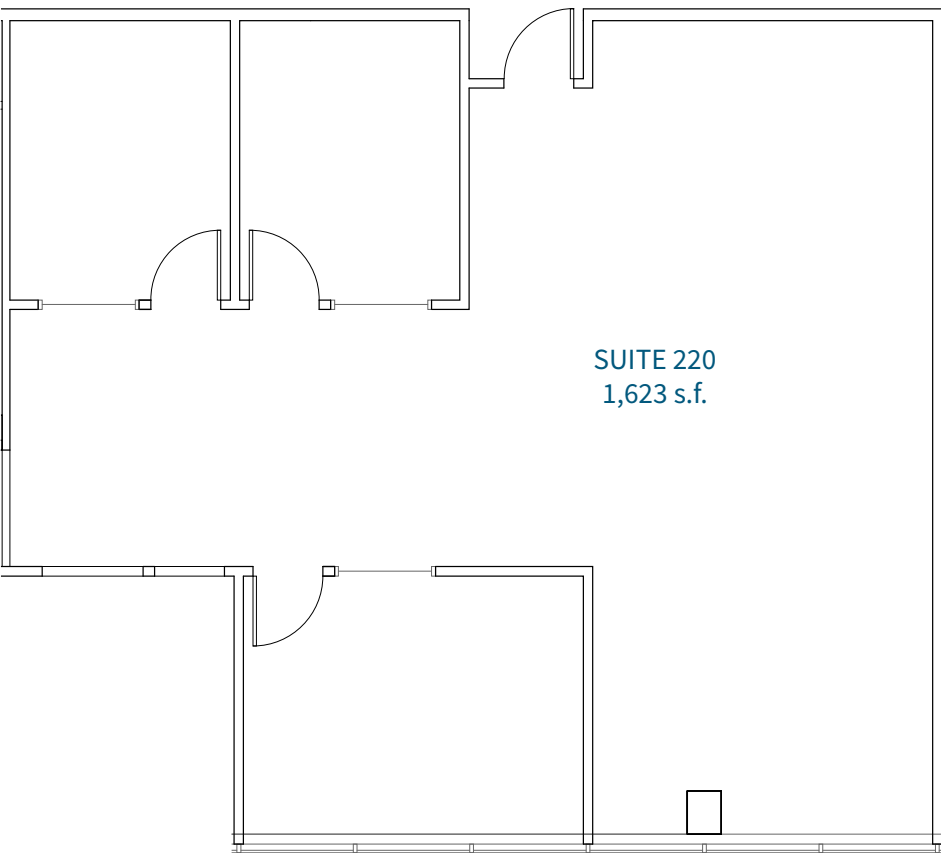
Available 10/1/2022  
SUITE 115 - 7,175 s.f. } Full 1st Floor  
SUITE 118 - 7,734 s.f. } 14,909 s.f.



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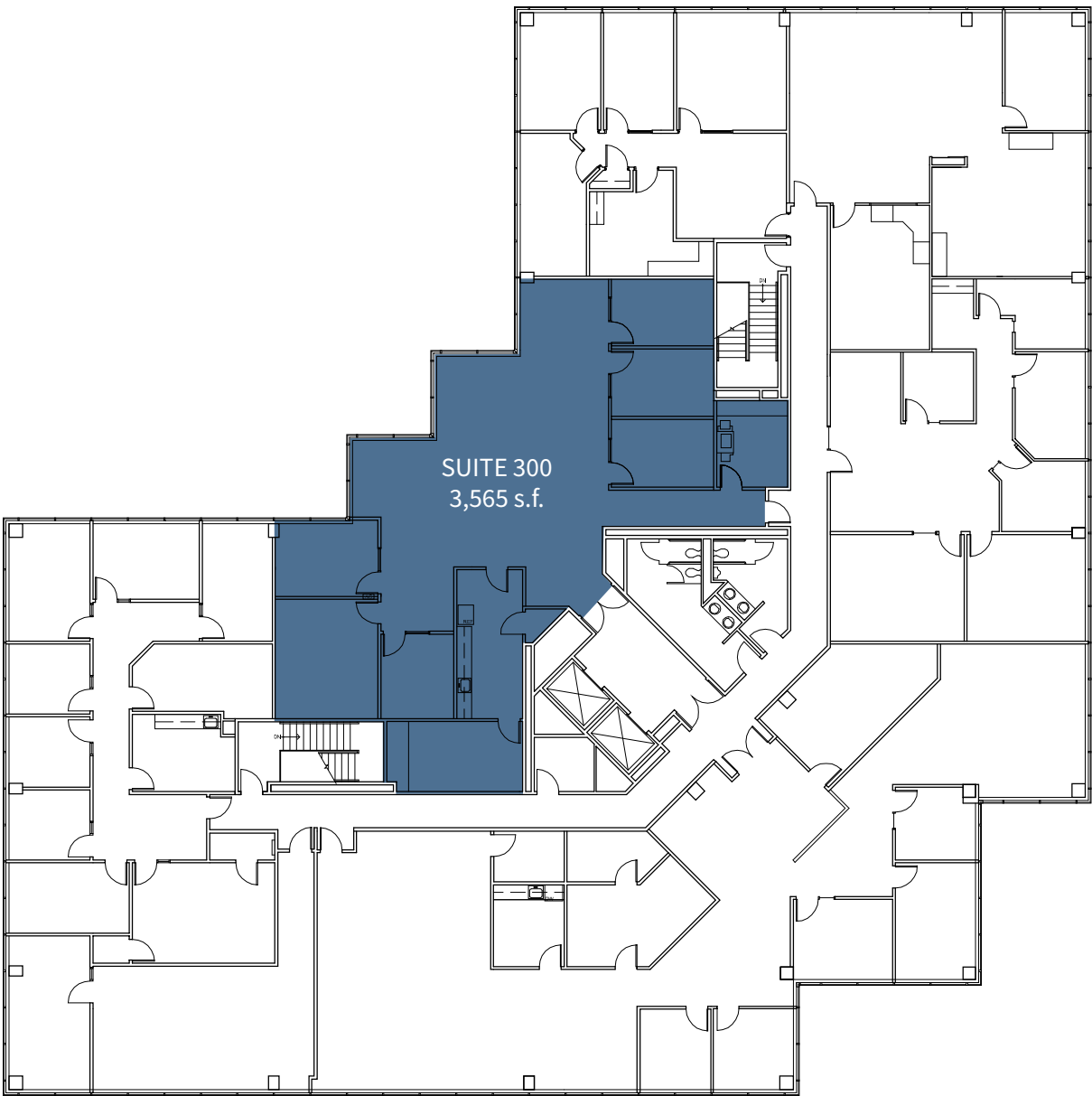
## 2nd Floor

SUITE 220 - 1,623 s.f.



# 3rd Floor

SUITE 300 - 3,565 s.f.



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