

# For Sale or Lease

## 9800 Nimbus Avenue

Beaverton, OR 97008

45,625 SF versatile suburban  
flex building

±38,610 SF of office and  
12,000-15,000 SF of warehouse

Site is 2.01 acres

Excellent access to Highway 217

Surrounded by many amenities

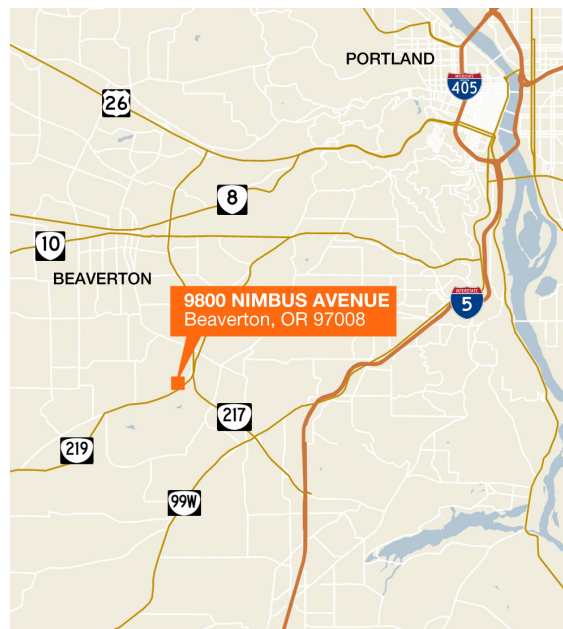
Great signage exposure

Price: \$4,350,000; \$95.34 PSF

Lease Rate: \$0.85 PSF NNN



### Location



### Contact

**Keith Young**

503.221.2275

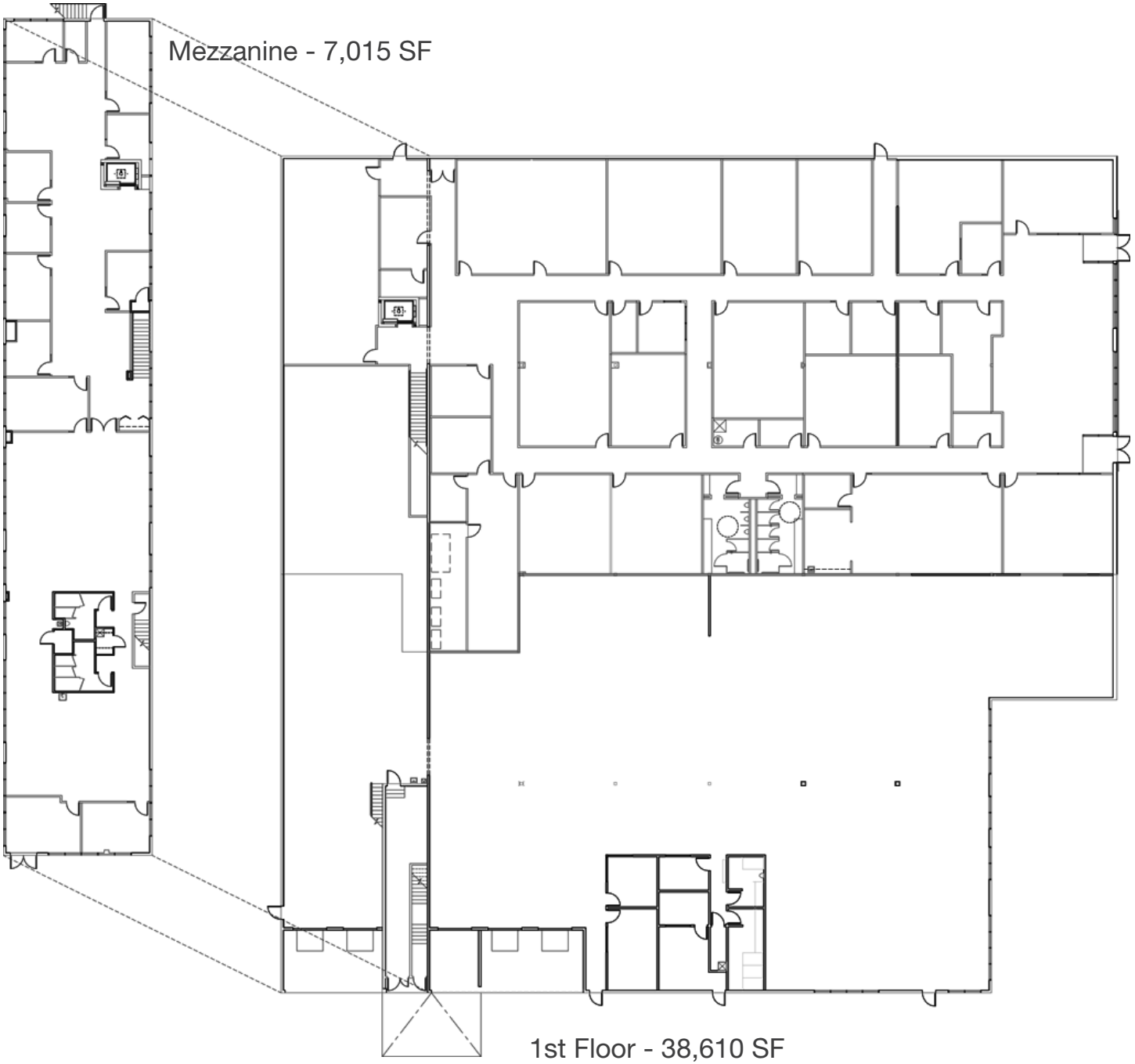
[kyoung@kiddermathews.com](mailto:kyoung@kiddermathews.com)

**Cliff Finnell, SIOR**

503.221.2295

[carlas@kiddermathews.com](mailto:carlas@kiddermathews.com)

Floor Plan



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## Property Description

±45,625 SF, including 12,000-15,000 SF of industrial space with 18' clear height

Zoning changing to CWS; now includes all educational uses, including religious

62 parking spaces, can be improved to 2/1,000 depending on use and restriping

5 dock doors - 4 dock high with levelers and 1 grade

Spacing being vacated by New Horizons has abundant power and is served by one elevator and two staircases to 7,100 SF mezzanine space

1st floor vacancy, full restroom core, a shower room, ample power and plumbing that could accommodate food service

## Outstanding Investment

Lease or ownership opportunities

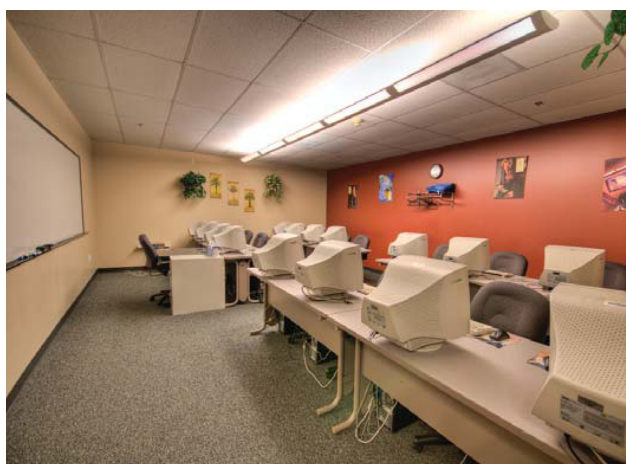
Additional 1.57 acre parking for sale or lease, price negotiable

High quality buildout in 19,000 SF; remainder of space selectively demo'd, cleaned out and flexible

Excellent demographics with 125,230 total households in 5 mile radius and average annual income of nearly \$83,000

Office space can accommodate varying configurations

## Photos



Aerial



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