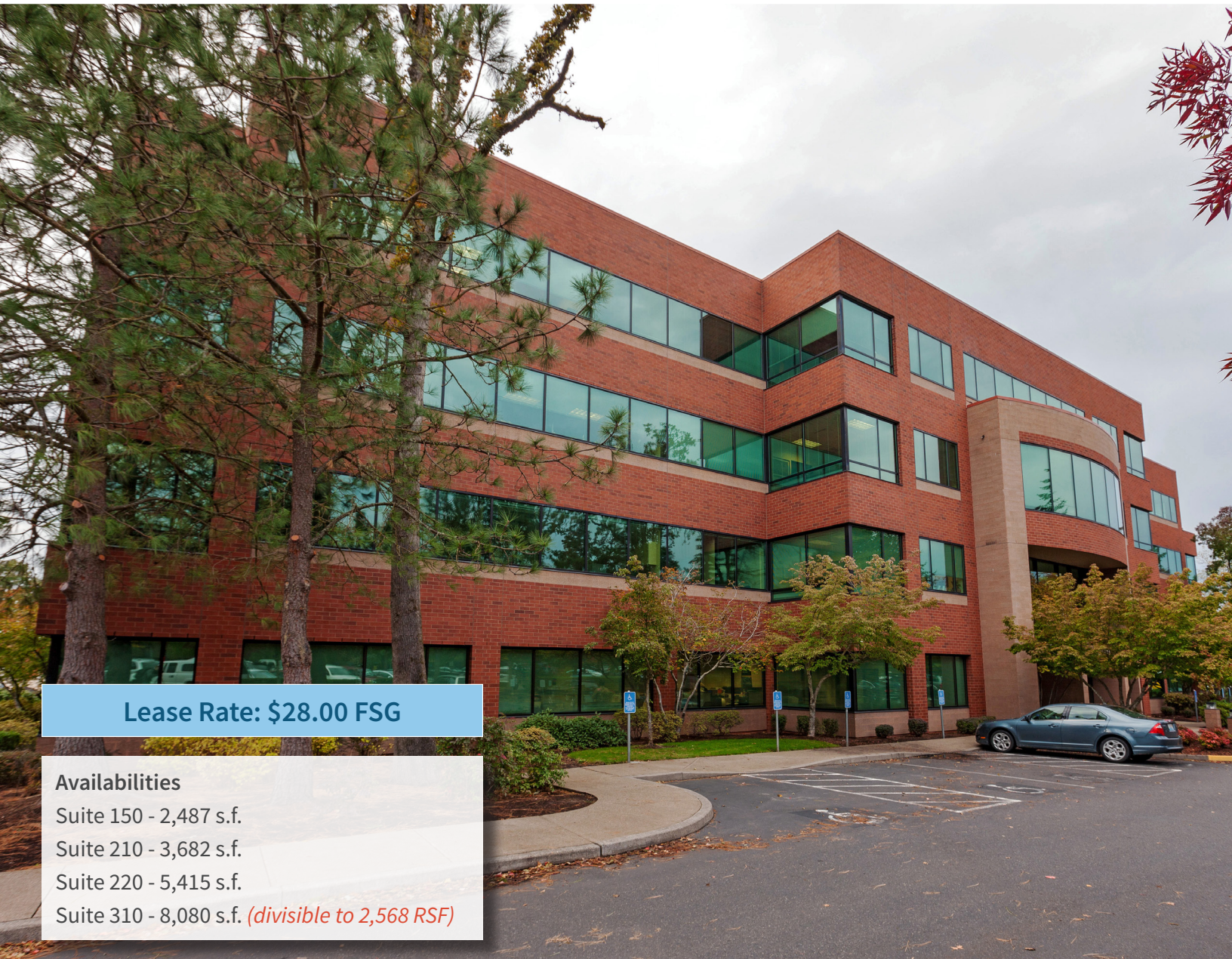




CREEKSIDE

CORPORATE PARK

8905 SW Nimbus



Lease Rate: \$28.00 FSG

Availabilities

Suite 150 - 2,487 s.f.

Suite 210 - 3,682 s.f.

Suite 220 - 5,415 s.f.

Suite 310 - 8,080 s.f. *(divisible to 2,568 RSF)*

For leasing information contact:

Deron Jones

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503.937.2113

deron.jones@jll.com

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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



Recently upgraded lobby and common areas



Numerous outdoor amenities and great views of Fanno Creek Wetlands



Abundant parking (4/1,000)



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

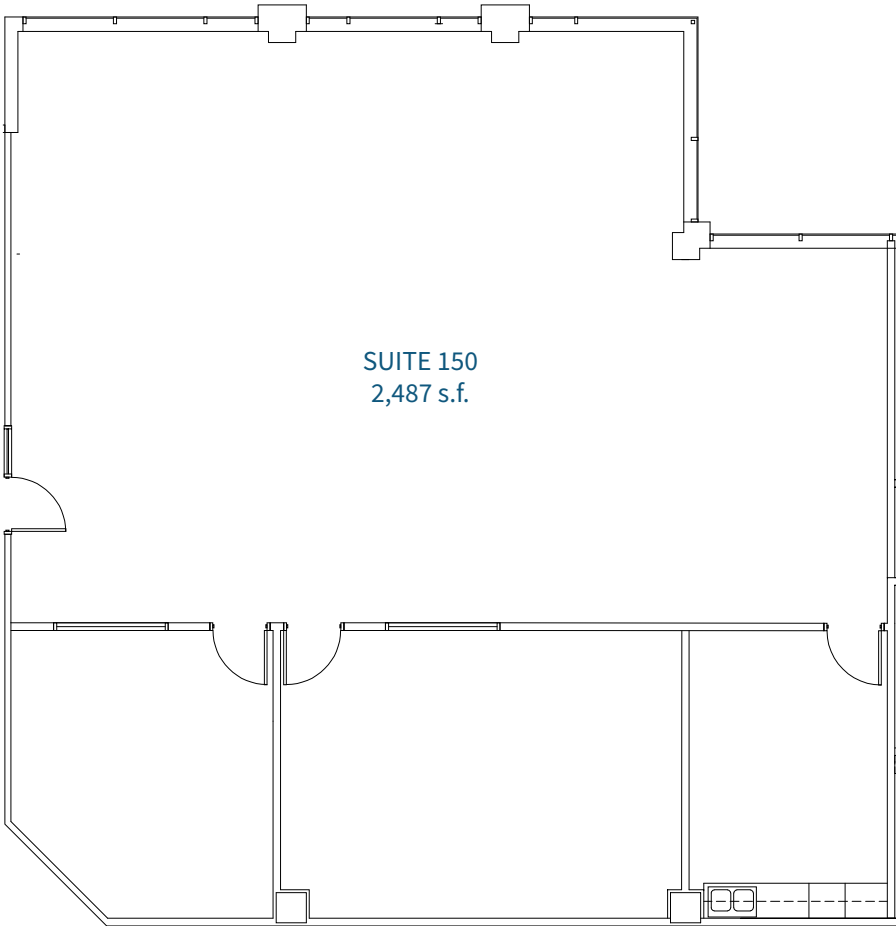
WASHINGTON SQUARE
Target
Macy's
Nordstrom
Cheesecake Factory
Tesla Supercharger
Din Tai Fung
Panera Bread
Gustav's Pub & Grill
Red Lobster
Office Depot



Availabilities

1st Floor

SUITE 150 - 2,487 s.f.



2nd Floor

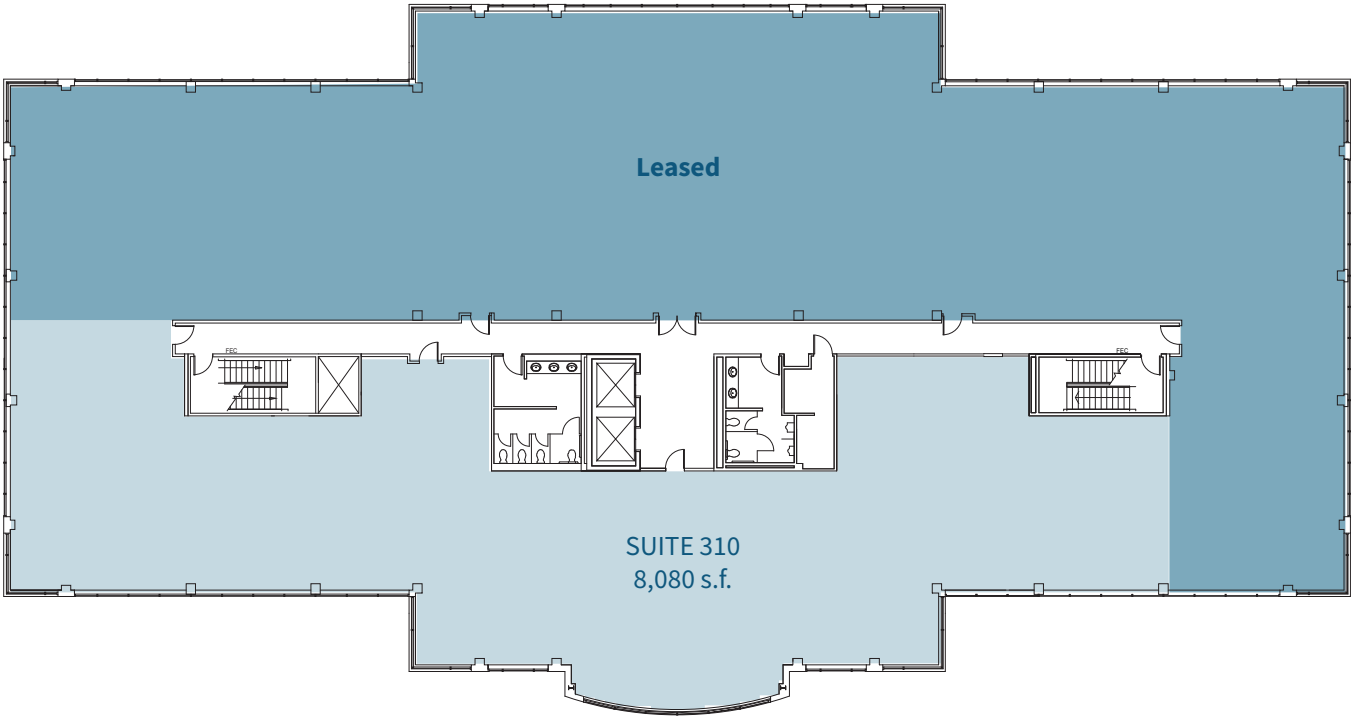
SUITE 210 - 3,682 s.f.
SUITE 220 - 5,415 s.f.



Availabilities

3rd Floor

SUITE 310 - 8,080 s.f. *(divisible to 2,568 RSF)*



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