

1st Floor | ± 29,806 SF

9775 SW Gemini Drive



Property Overview

Size. ± 29,806 SF (1st floor)

Convenient Location. Strong in-fill location. Situated within an office/service park (no retailers). Neighboring users include office and service businesses. Excellent access to Hwy 217 and Washington Square Mall. ~10 mi from Portland’s central business district.

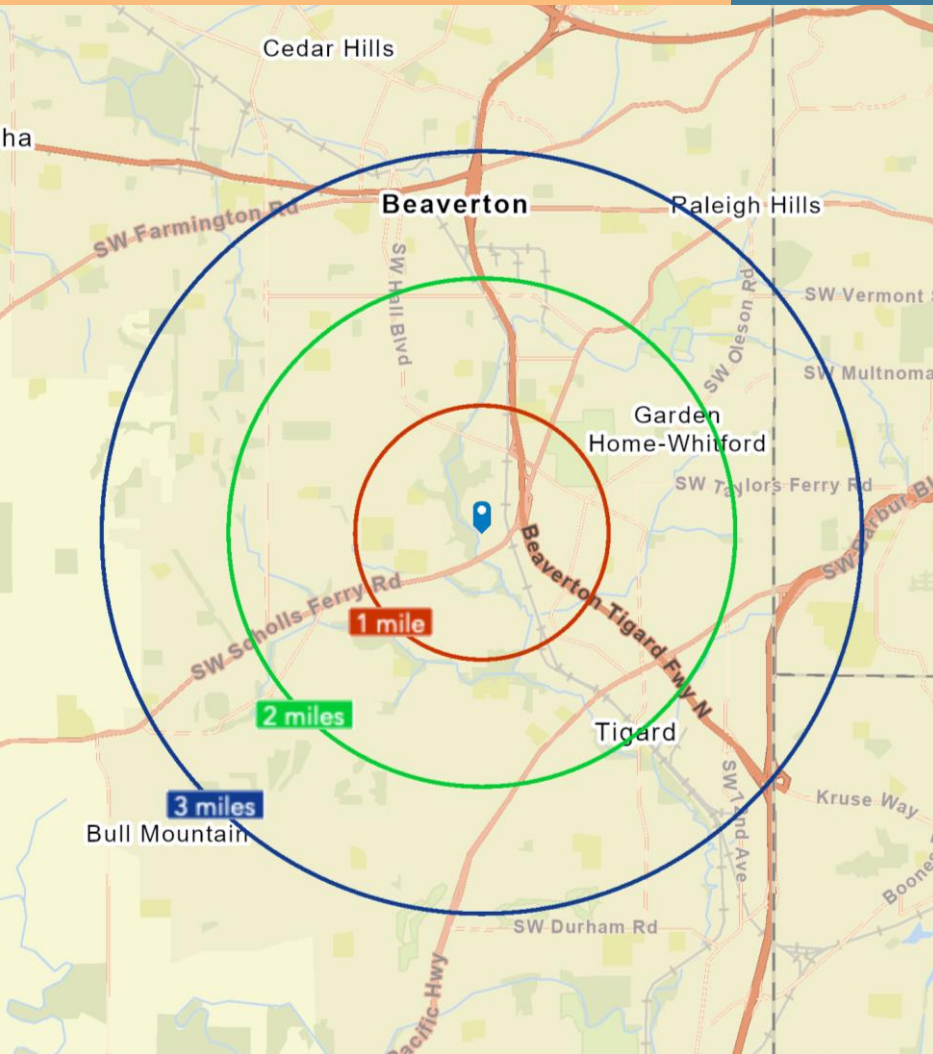
Space. High quality office and flex space. Building offers abundant parking. Open layout with high occupancy density, break rooms, and conference rooms.

Intersection. Within office park – minimal drive by exposure.

Zoning. Office Industrial – Washington Square OI-WS – [LAND USE](#).

Access. SW Nimbus Ave: RI/RO
SW Gemini Dr: RI/RO

Signage. None.



'24 Estimates	1 Mile	2 Mile	3 Mile
Population	11,727	66,704	143,941
Households	4,869	27,440	58,614
Avg. HH Inc.	\$103,644	\$113,699	\$125,613

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Building 1
29,806 RSF



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SUB-LEASE TERMS

SUGGESTED RENT* \$16.00/SF modified gross
(inclusive of RET ONLY. CAM, R&M, insurance, utilities, etc. subtenant responsibility)

CO-TERMINUS 3 years; maximum term 1/31/28

DELIVERY "As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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