

# Sunshine Court

9655 SOUTHWEST SUNSHINE COURT , BEAVERTON, OR 97005

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FOR  
SUBLEASE



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COMMERCIAL REAL ESTATE SERVICES

# FOR SUBLEASE

9655 Southwest Sunshine Court , Beaverton, OR 97005

## LOCATION DESCRIPTION

The property is located in the Raleigh West Neighborhood of Beaverton, OR. Sunshine Court is in a first-class industrial park three minutes from the Hwy 217 and SW Allen Blvd interchange.

## PROPERTY HIGHLIGHTS

- Sublease with nearly 2 years remaining
- Versatile small industrial space
- Equipped with both dock and grade level loading
- Modern interior design and finishes
- Abundant natural light
- Ample parking for employees and visitors
- Convenient access to major transportation routes
- Suitable for offices, retail, or services
- Spacious interior layout for flexible usage

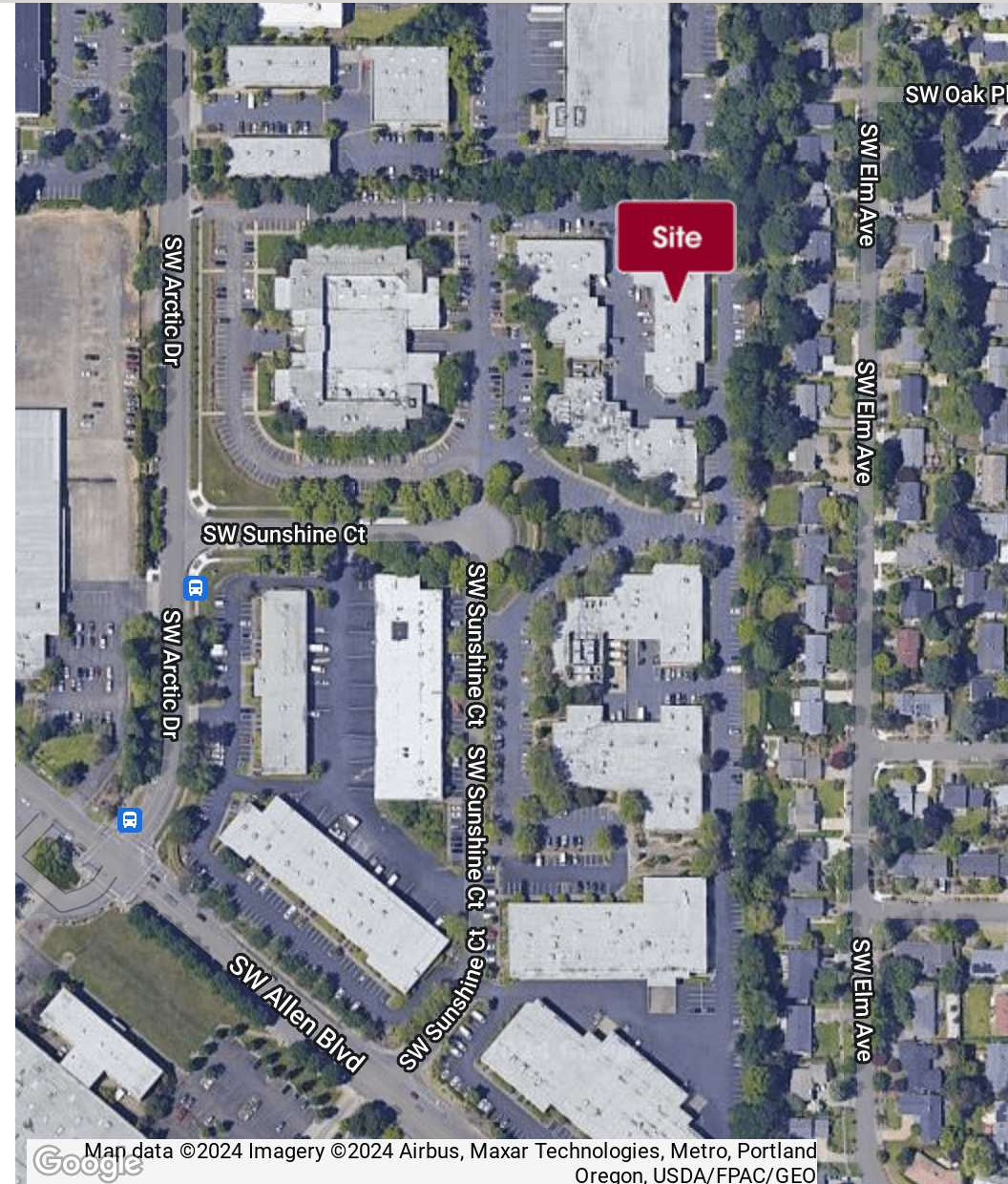
## OFFERING SUMMARY

Lease Rate: \$1.06 SF/month (NNN)

Available SF: 3,748 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	1,128	4,520
Total Population	769	2,661	10,540
Average HH Income	\$130,926	\$128,097	\$119,300



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