

Nimbus Corporate Center

8910-9775 SW Gemini Drive | 9203-9790 SW Nimbus Ave
BEAVERTON, OREGON



Jones Lang LaSalle Brokerage, Inc.



The flexible space advantage

Nimbus Corporate Center is an almost **700,000 square foot** flex office park conveniently located close-in along Highway 217.

This **16 building park** offers many solutions for a variety of users and is an ideal environment for growing businesses. Tenants will find adaptable spaces that offer visibility, brand autonomy, tall clear heights, and an abundance of parking.



Basketball court
with outdoor seating



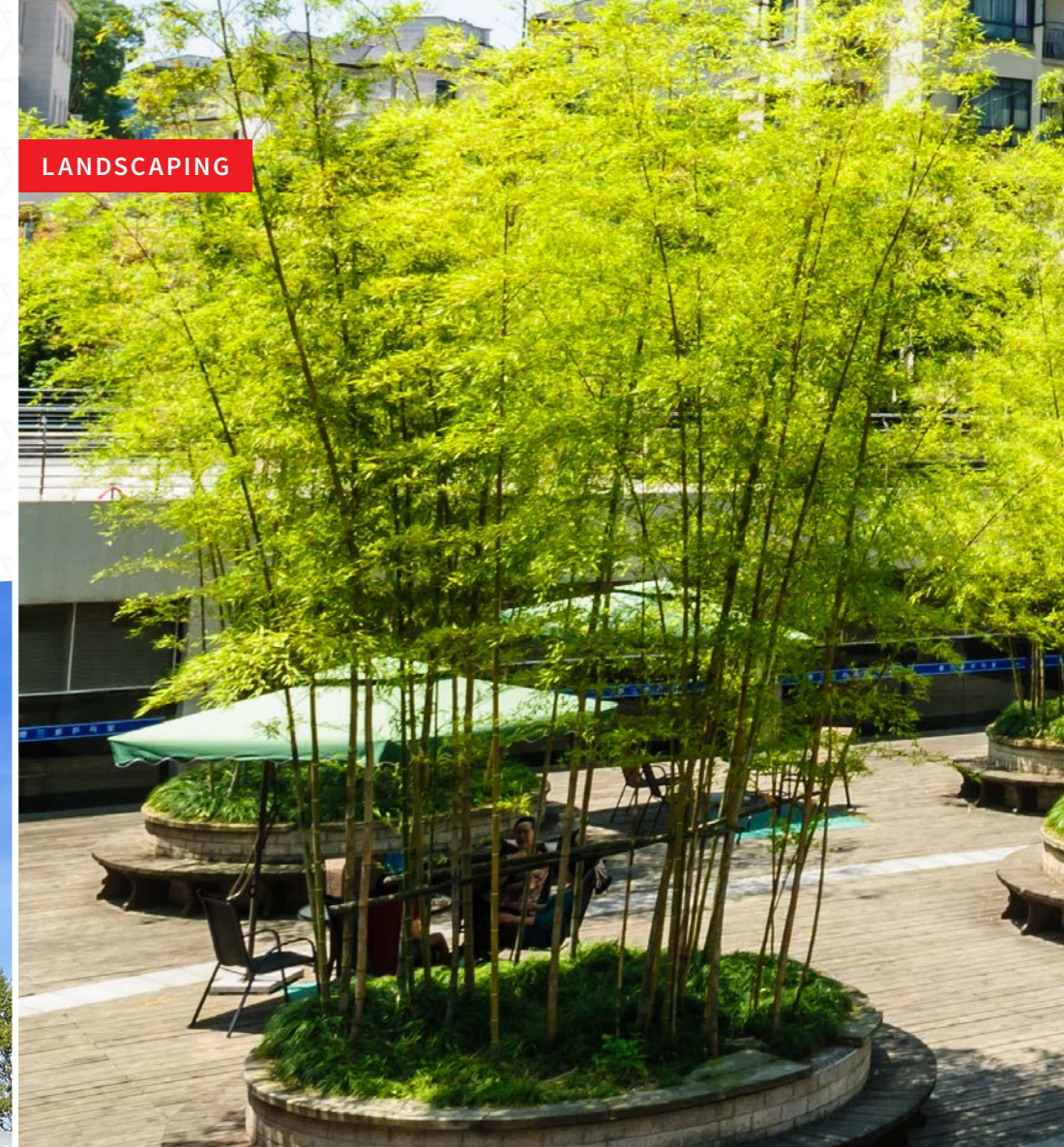
Pickle Ball
Outdoor Seating
Food Trucks



Amenity Center



 **Campus upgrades offering
you a breath of *fresh air***





Amenities that fit your
lifestyle



Let your creativity *flow*



ENERGIZE YOUR FOCUS WITH A BEVERAGE FROM THE ONSITE CAFE



SPARK A FIRESIDE CONVERSATION & **INSPIRE** YOU PALLET WITH LUNCH FROM THE ON-SITE FOOD TRUCKS

*ARTISTIC RENDERING CONCEPTS OF DESIGN
ACTUAL IMPROVEMENTS MAY VARY



FEEL THE BURN AND **CENTER YOUR MIND** IN THE NEW FITNESS CENTER



New indoor /outdoor amenity space

COLLABORATE AND **ENGAGE** YOUR THOUGHTS AND IDEAS WITH COLLEAGUES



Amenity rich location



Hillsboro Airport
← 17 miles



Downtown Portland
↗ 10 miles



Portland Intl. Airport
↗ 22 miles



Washington Square Mall

28 restaurants 115 retail amenities

Chesecake Factory, NESPRESSO, CAFE, Williams-Sonoma, 85°, 2nd Floor, BLUE NILE, Kiehl's, J.CREW, SEPHORA, ARITZIA, macy's, JAGUAR, LAND ROVER, PELOTON, UNTUCKIT, lululemon, POTTERY BARN, NORDSTROM, DOUBLE TREE by Hilton, MARGARITA FACTORY - BEAVERTON, COLUMBIA CLINIC URGENT CARE, RED LOBSTER, ULTA BEAUTY, WORLD MARKET, RED ROBIN, Thirsty Lion, Ashleys HOMESTORE, Fisherman's Marine & Outdoor, JET SET COFFEE, mugen, BELLAGIOS PIZZA, The Very Best.



Daily traffic count
on SW Scholls Ferry Rd
20,200 cars/day



TriMet
bus stops



DRA
ADVISORS

Lincoln

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