

FOR LEASE

CREEKSIDE CORPORATE PARK

8505 SW Creekside Pl | Beaverton, OR 97008

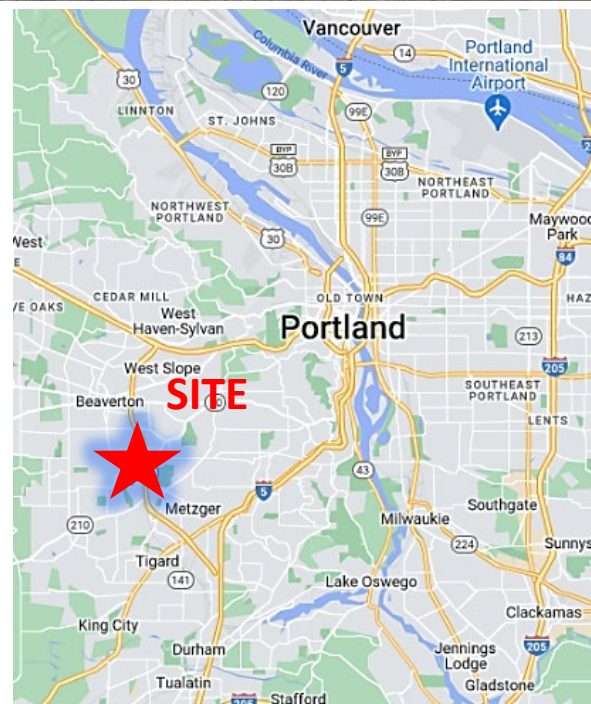


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Creekside Corporate Park, an award-winning project, offers 524,131 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.
- Available:
 - Suite 201: 3,491 RSF
 - Suite 203: 2,384 RSF
 - \$19.50/SF modified gross (janitorial excluded)
- Building and monument signage available
- Ideal location between Portland and Hillsboro with excellent freeway access; five minutes from Washington Square Mall
- 4:1,000/SF parking ratio
- Jogging trail connections to nearby Greenway park; nearby tennis and volleyball courts



FOR MORE INFORMATION:

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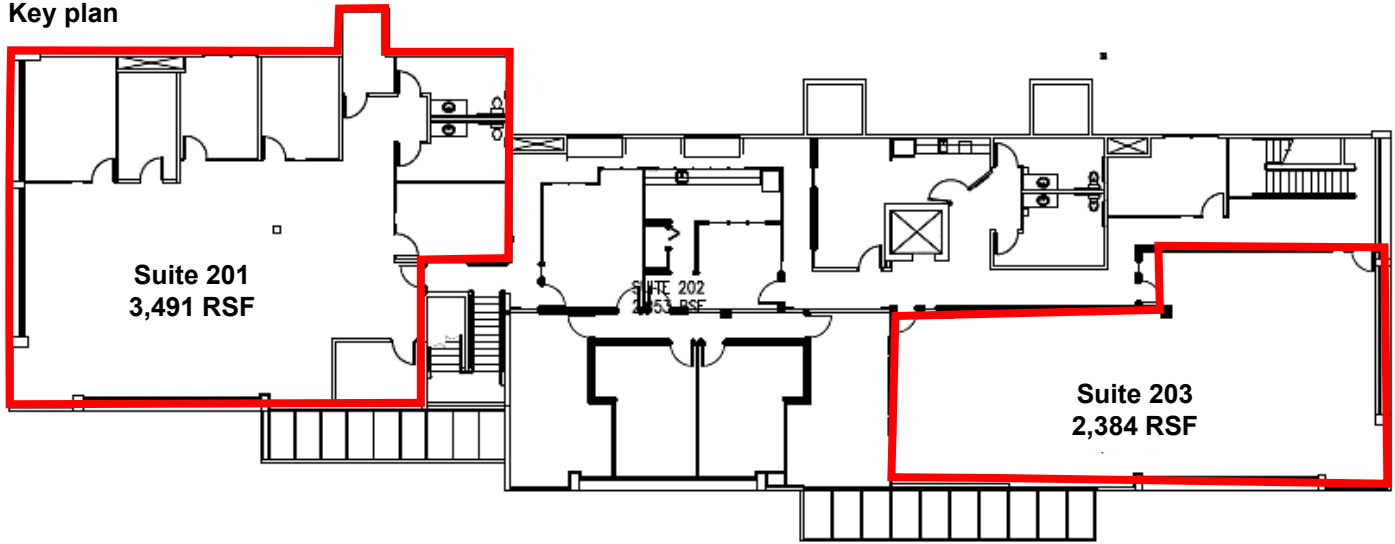
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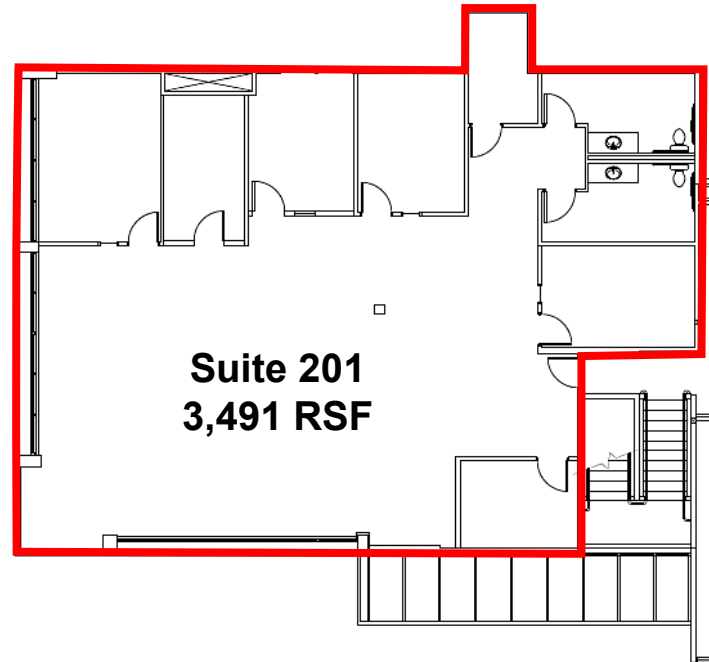
Key plan



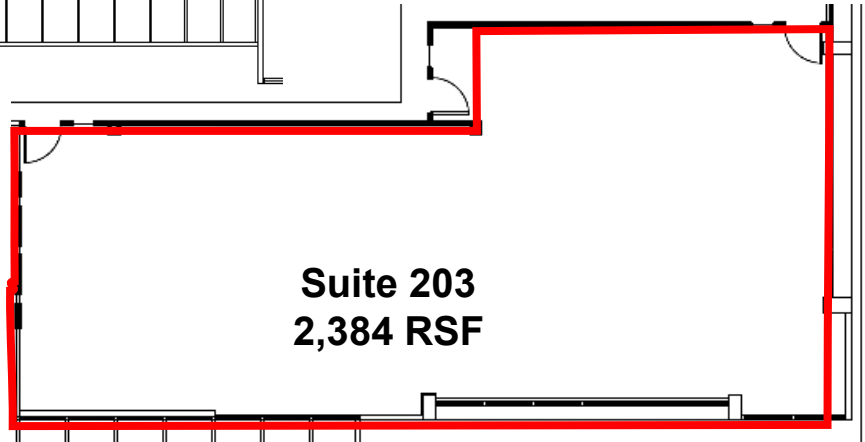
Suite 201
3,491 RSF

SUITE 202
2,653 RSF

Suite 203
2,384 RSF



Suite 201
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Suite 203
2,384 RSF

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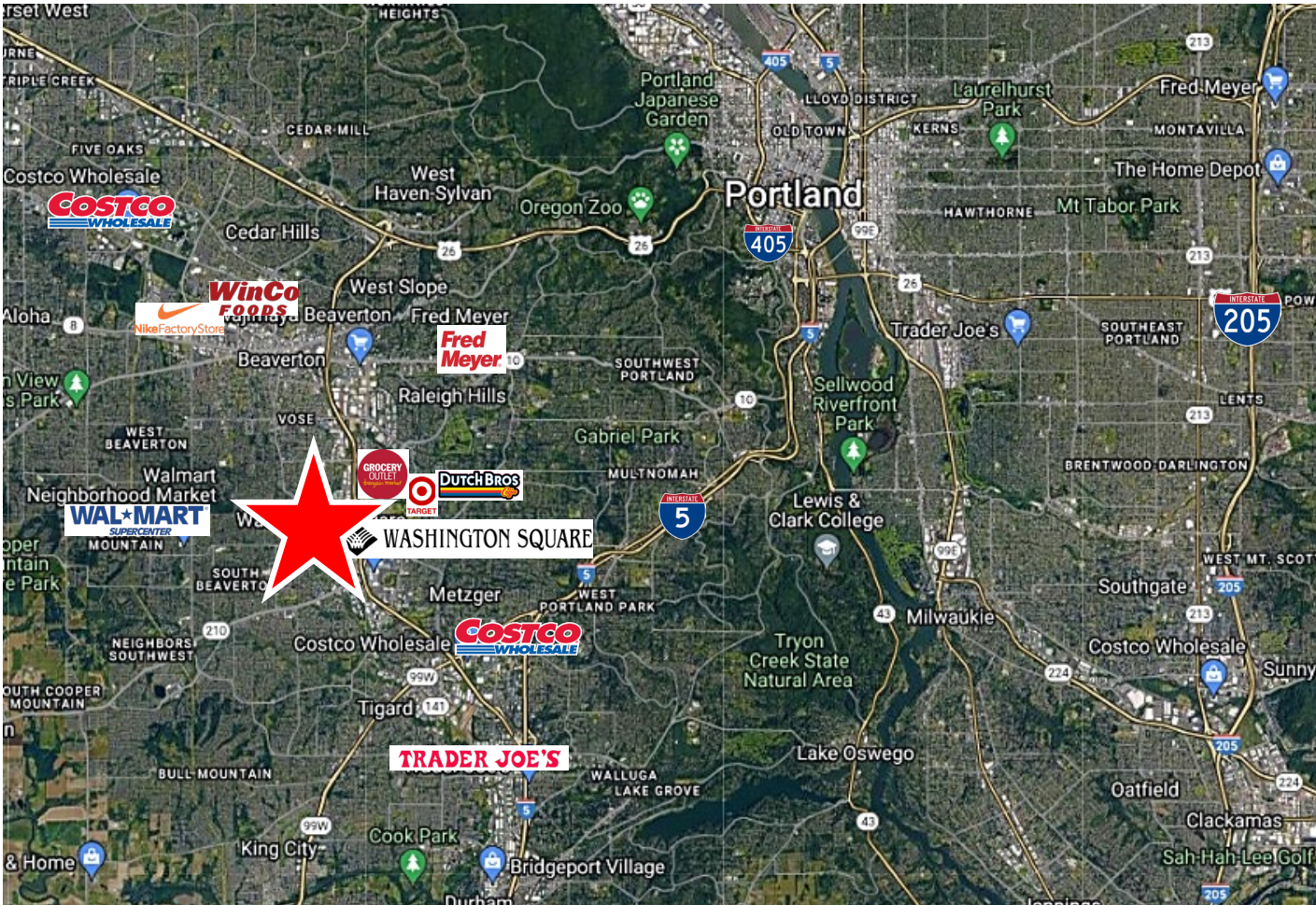
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,130	148,870	351,597
2028 Projected Population	14,026	148,643	352,396
Est. Average Household Income	\$85,927	\$106,533	\$116,332
Est. Total Businesses	1,176	8,871	19,540
Est. Total Employees	12,560	69,899	162,783

Average Daily Traffic

- SW Hall Blvd @ Bikepath NW – 28,008
- SW Greenway Blvd @ SW Windmill Dr SW – 16,169
- SW Hall Blvd @ SW Nimbus Ave W – 23,507

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.