



FOR SUBLEASE

# PARKSIDE BUSINESS PARK

8050 SOUTHWEST NIMBUS AVENUE, BEAVERTON, OR 97008

**AVAILABLE SF**  
2,600 SF

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



**PROPERTY DESCRIPTION**

2,600 SF of Flex warehouse space in the Parkside Business Park, the space has a small open office and one restroom. Zoning allows for light manufacturing, research and development, business support services, office and supportive retail, distribution, and other accessory uses. Sublease ends on May 31, 2026; the landlord will do a direct deal after completion.

**PROPERTY HIGHLIGHTS**

- Total SF: 2,600 SF
- Loading: 1 dock door
- High Ceilings
- 3-Phase power
- 1 Restrooms
- Sublease term ends 05/31/26

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$1.07 SF/month (NNN)
<b>Available SF:</b>	2,600 SF
<b>Building Size:</b>	34,737 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	75	753	4,782
<b>Total Population</b>	191	1,891	11,560
<b>Average HH Income</b>	\$95,875	\$95,960	\$97,539



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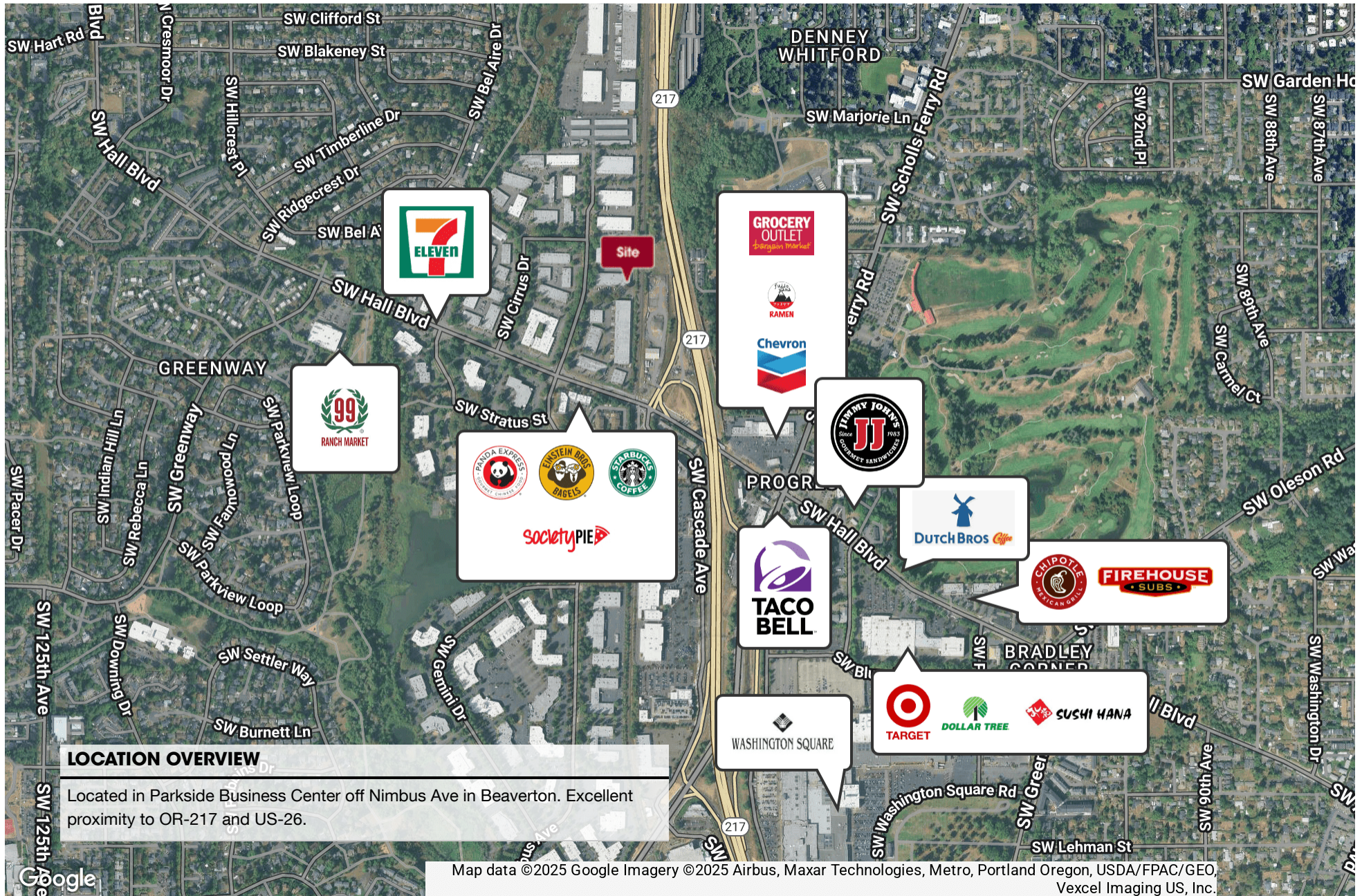




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