

SUBLEASE



7790 SW NIMBUS AVE #10-AB
BEAVERTON, OR 97008



MAX BRESLAU
Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE
Stephen@CommercialRealEstateAgents.com

BRENT MAXSON
503-720-1931

CALL BROKER FOR PRICING

Commercial Real Estate for Sublease





ADDITIONAL PHOTOS





BUILDING HIGHLIGHTS

4,340 Total Sq. Ft. (approx)

- Parkside Business Center
- Grade Roll Up Door
- Two Entrances
- Corner Unit

4,340 square feet of flex space in a Parkside Business Park offers the perfect combination of office and warehouse functionality, ideal for a wide range of uses. The space features a convenient roll-up door for easy loading, two separate entrances for added flexibility, and a dedicated office area. With ample on-site parking and a strategic location close to 217, this versatile space is perfect for business looking to optimize their operations. Contact us today for more details and to schedule a viewing.



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	13,068	144,915	356,951
Households:	5,371	59,549	145,508
Median Age:	39.9	39.8	40.2
Median HH Income:	\$67,917	\$81,490	\$92,021
Daytime Employees:	11,334	75,989	168,514

TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
SW Beaverton Tigard Fwy & SW Crestwood Dr (S)	117,915	2022	0.10 mi
Beaverton-Tigard Freeway	106,115	2022	0.11 mi
SW Bel-Aire Dr & SW Bel Aire Dr (S)	1,505	2022	0.26 mi
SW Beaverton Tigard Fwy & SW Crestwood Dr (N)	7,946	2022	0.28 mi
SW Nimbus Ave & SW Hall Blvd (S)	2,999	2022	0.31 mi
SW 105th Ave & SW Cynthia St (NE)	3,173	2020	0.31 mi
SW Nimbus Ave & SW Hall Blvd (S)	2,830	2020	0.32 mi
SW Blakeney St & SW Cindy St (W)	532	2018	0.33 mi
SW Hall Blvd & SW Nimbus Ave (W)	23,507	2022	0.33 mi
SW Beaverton Tigard Fwy & SW Denney Rd (N)	3,625	2022	0.34 mi



KEY AMENITIES

- Whole Foods Market
- Washington Square
- Hall/Nimbus WES Station

LOCAL AMENITIES

- Portland Running & Walking
- Burger King
- Donburi Factory
- Din Tai Fung
- The Cheesecake Factory
- Lionheart Coffee Company
- McDonald's
- Thirsty Lion
- Benihana
- Target
- Hobby Lobby
- Fanno Creek Trailhead
- Party City
- 99 Ranch Market
- Ross
- Burlington
- Nordstrom Rack
- Guitar Center

LOCATION HIGHLIGHTS

- Located in Parkside Business Center
- Located in Washington County
- Close Proximity to OR-217
- Only 4 minutes to Washington Square
- Many shops and restaurants nearby



“Somewhat Walkable”



“Very Bikeable”



7790 SW NIMBUS AVE #10-AB

BEAVERTON, OR 97008

MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931



The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.