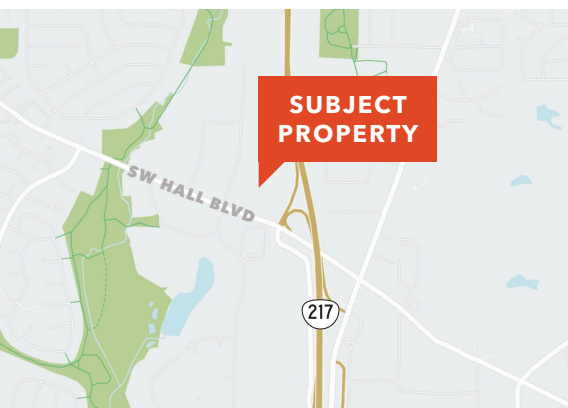




FOR LEASE

Parkside Business Center

8140 SW NIMBUS AVE, SUITE 5C, BEAVERTON, OR



7,632 SF Office Warehouse Space

7,632 SF available

1,249 SF OF office

ONE dock door and grade level door

ON-SITE property manager and building engineer

2022 NNN's estimated at \$0.40/ SF (includes taxes, insurance, CAM, water, sewer, garbage, and all HVAC Costs)

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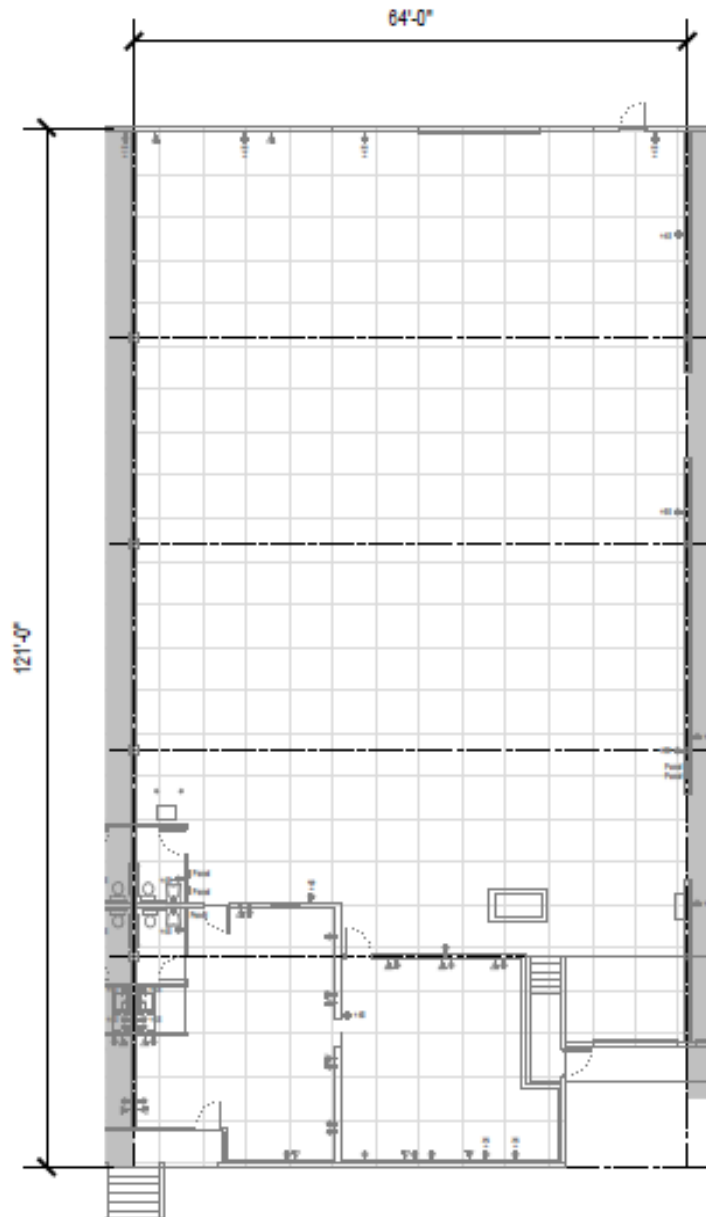
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Suite 5C



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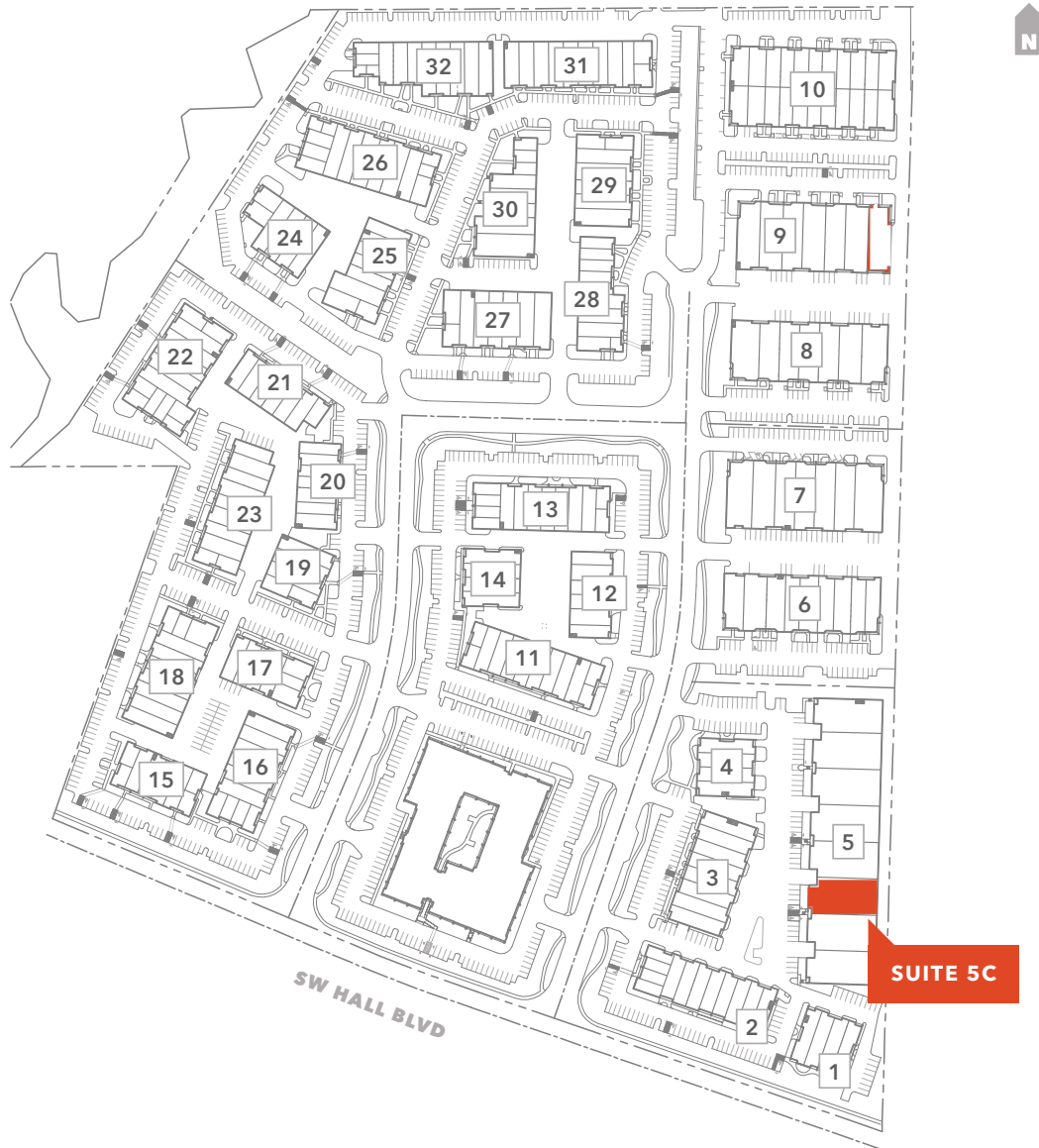
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Site Plan



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