



LAKE SIDE CENTER

*Class A Office Space on
Lake of the Commons*

8100 SW NYBERG ST
TUALATIN, OR

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KIDDER.COM



8100 SW NYBERG ST

PROPERTY DETAILS

ADDRESS 8100 SW Nyberg St, Tualatin, OR

AVAILABILITY	Total	20,527 SF
	Suite 150	3,784 SF
	Suite 300	2,272 SF
	Suite 350	7,214 SF
	Suite 400	3,015 SF
	Suite 420	1,323 SF
	Suite 480	2,919 SF

LOCATION Downtown Tualatin with a multitude of eateries and services nearby

AMENITIES

- Class A Office Space
- Located on Lake of the Commons
- Outdoor meeting spaces
- Common building conference room
- On-site uninterrupted power source

PARKING 5/1,000 parking ratio

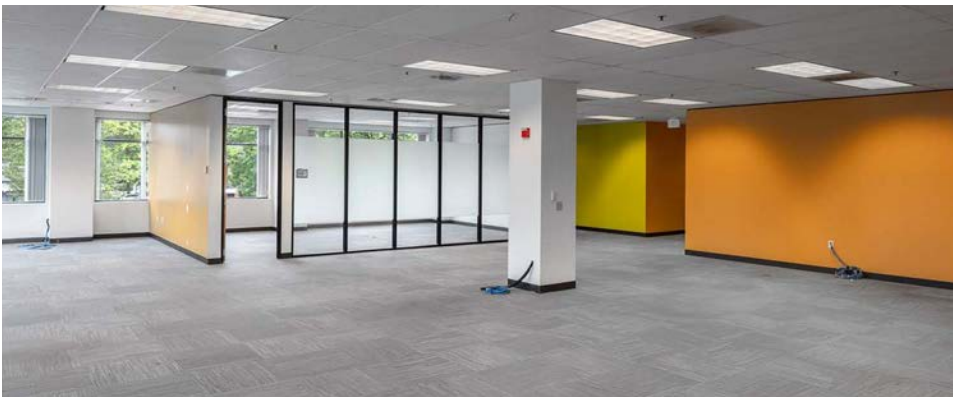
SIGNAGE OPPORTUNITY Exterior signage opportunity for a qualified tenant (7,500+ RSF)

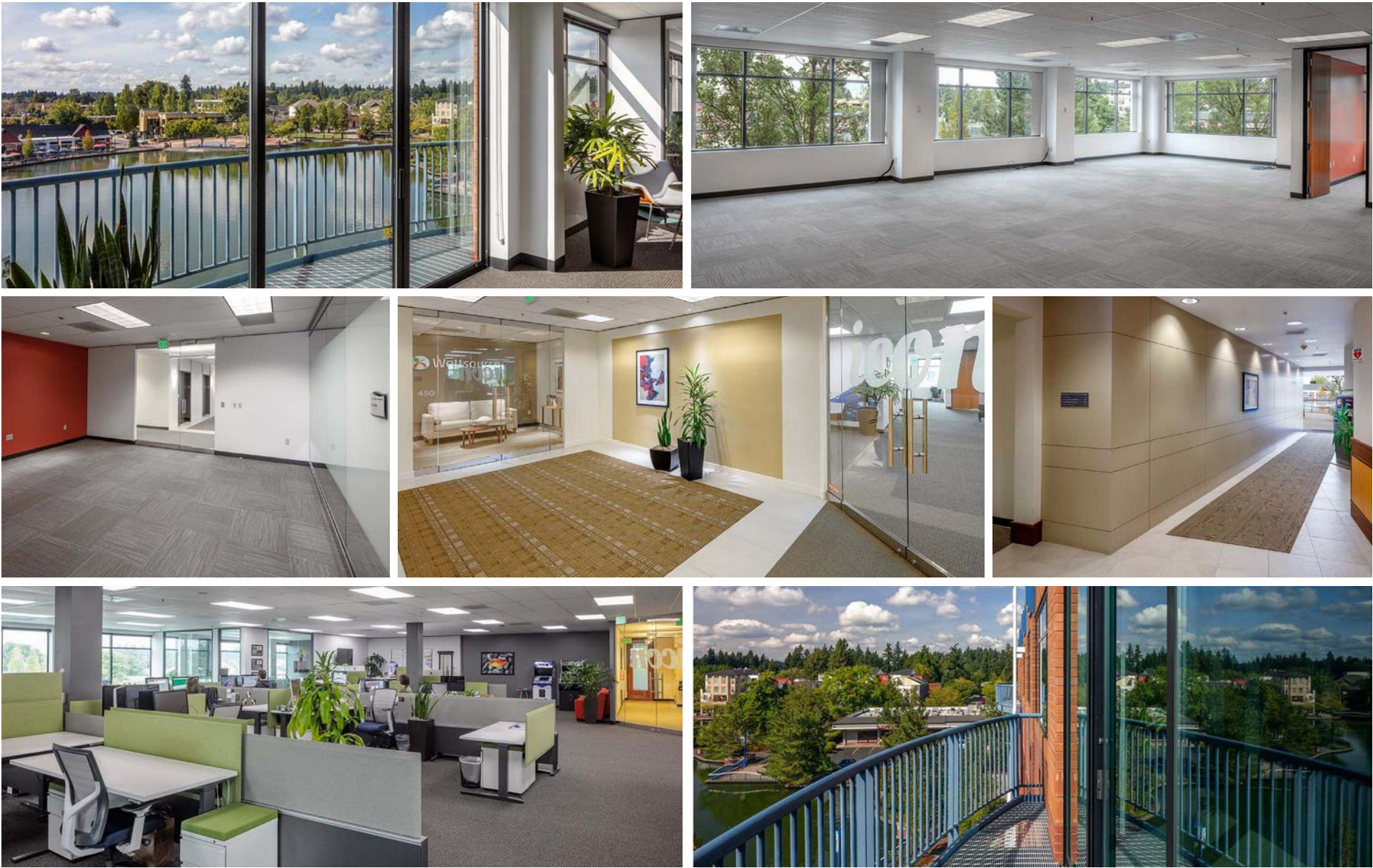
20,527 SF

TOTAL SF AVAILABLE

\$32.00

FSG LEASE RATE





FIRST FLOOR | SUITE 150 FLOOR PLAN

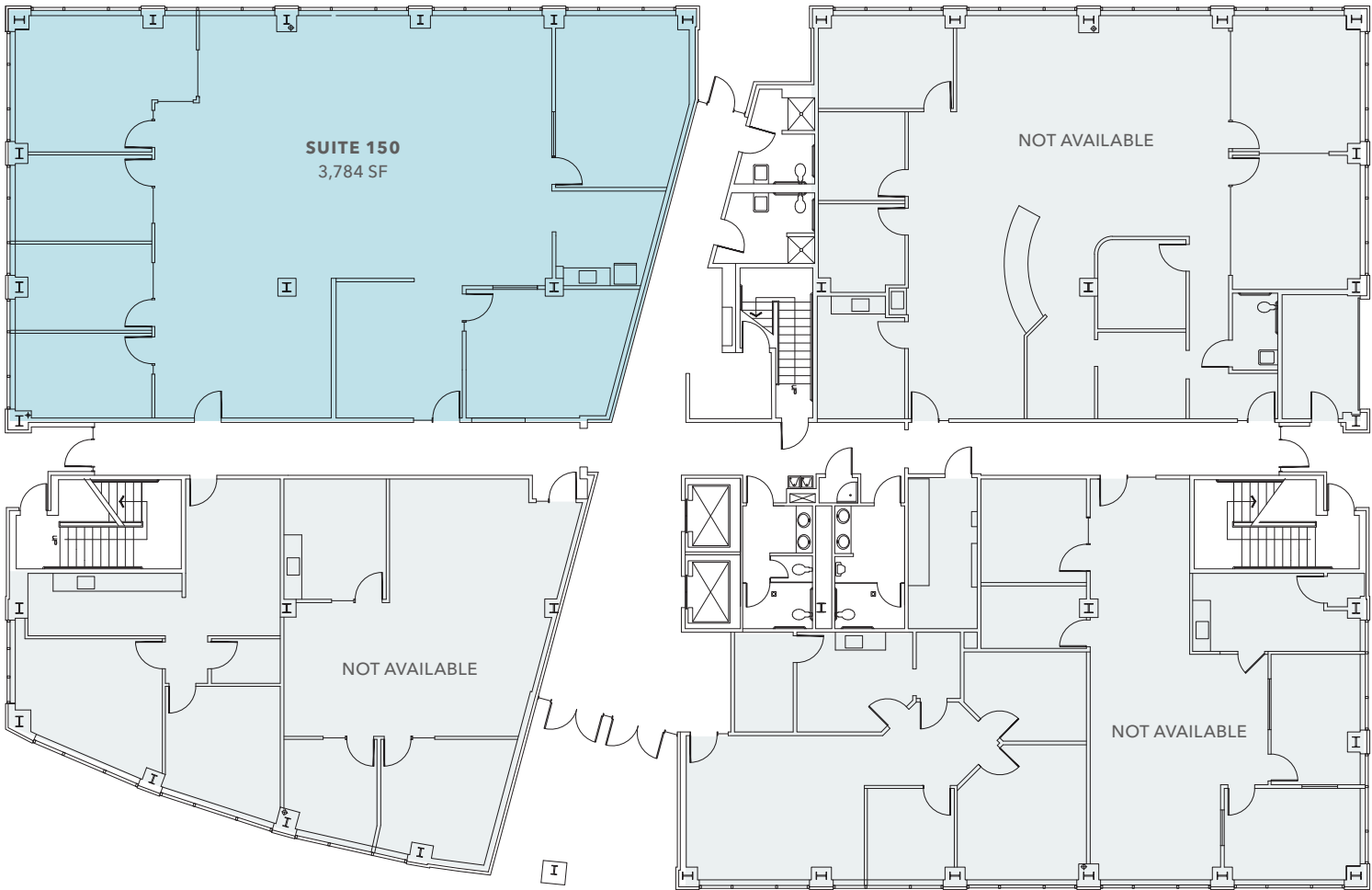
3,784 SF

SUITE 150

\$32.00

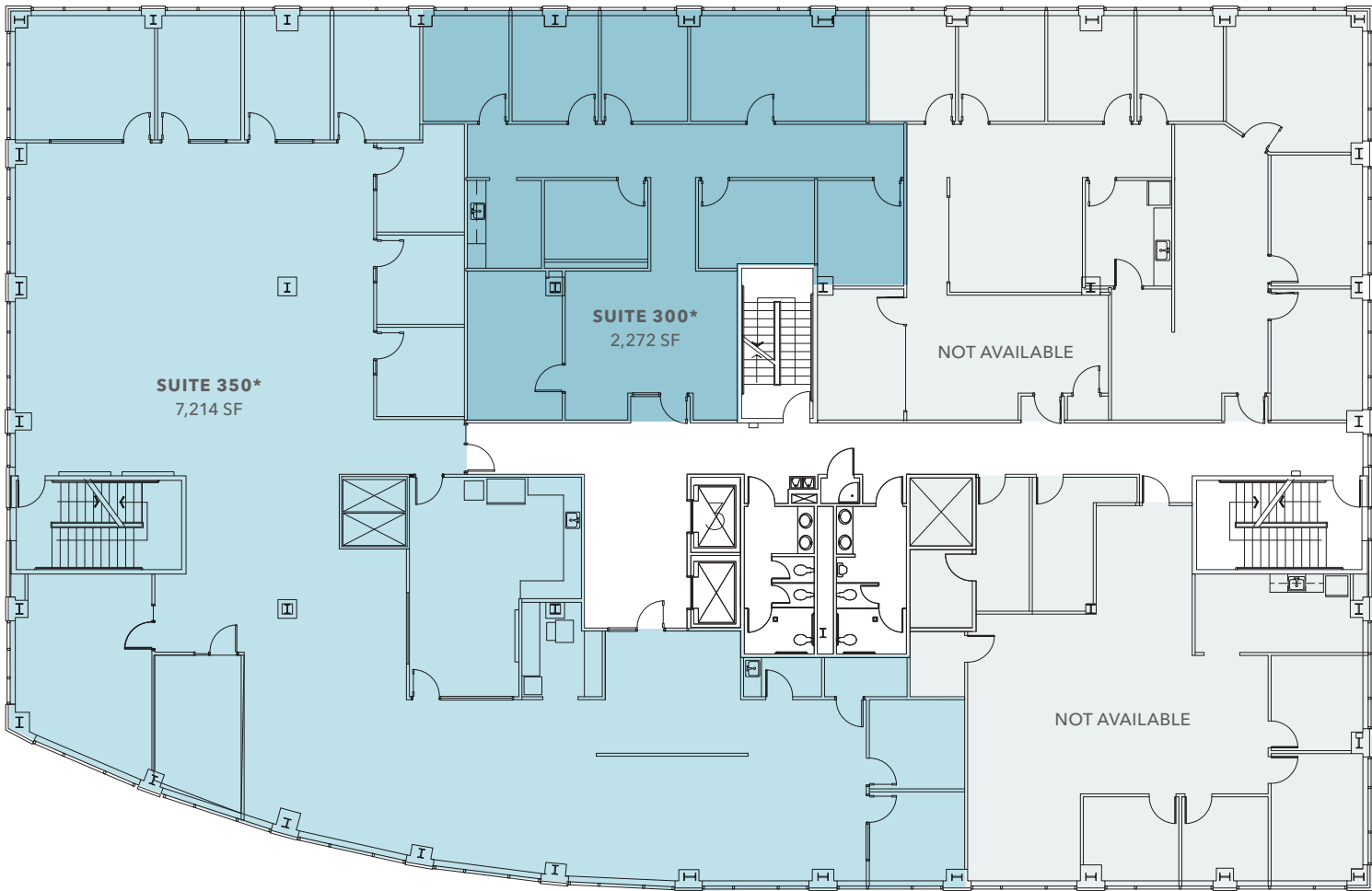
FSG LEASE RATE

LAKE VIEWS FROM THIS
SIDE OF BUILDING



THIRD FLOOR | SUITE 300 & 350 FLOOR PLANS

LAKE VIEWS FROM THIS
SIDE OF BUILDING



2,272 SF

SUITE 300*

7,214 SF

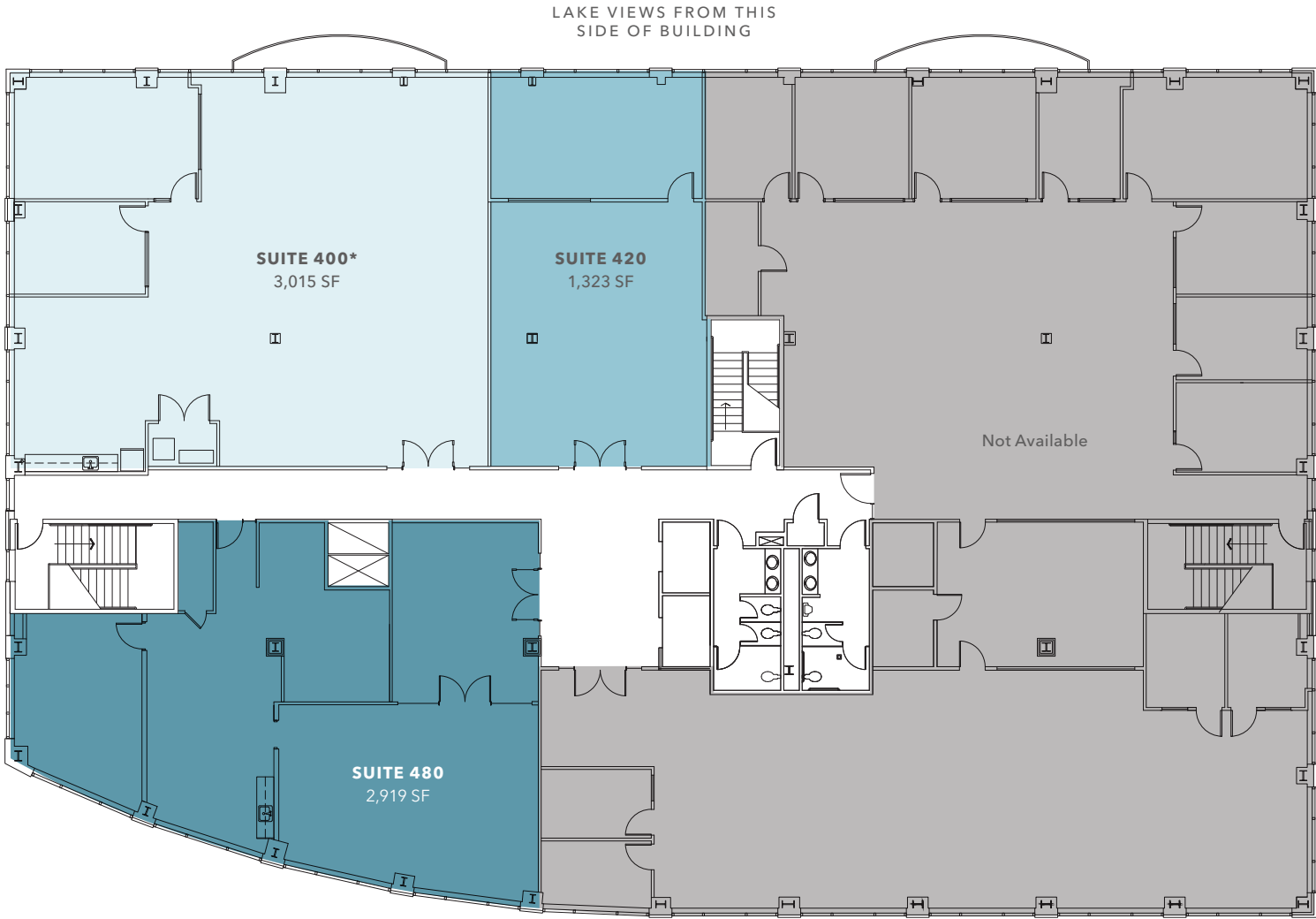
SUITE 350*

9,486 SF

BOTH SUITES CAN BE
LEASED COLLECTIVELY

*Available for sublease

FOURTH FLOOR | SUITE 400-480 FLOOR PLANS



3,015 SF

SUITE 400*

1,323 SF

SUITE 420

2,919 SF

SUITE 480

7,257 SF

ALL THREE SUITES CAN BE
LEASED COLLECTIVELY



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*For more information on
this property, please contact*

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