

FOR SUBLEASE | 4,381 SF Office Ste



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**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS

8305 SW Creekside Place, Beaverton, OR 97008

Sub-Market: Greenway / South Beaverton

Lease Rate: \$16 / SF + NNN

Space: 4,381 RSF (Suite C)

Lease Expiration: November 30, 2027

Built: 1984

Zoning: OI (Office Industrial) - Beaverton

Access Scores: Walk: 67 | Bike: 78 | Transit: 41



HIGHLIGHTS

- Stand-Alone Building in Creekside Corporate Park
- Reception, Conference Room, Open Office Space, Creative Meeting Space, and Kitchen / Breakroom
- Located just off of a High Visibility Intersection
- ±28,008 ADT on SW Hall Blvd & Creekside Pl
- Private On-Site Parking Lot for the Building
- Located Along Bus Lines (SW Hall & Creekside Pl)
- Nearby Retail: 7-Eleven, Si Senor, The Fireside Grill, Banya Japanese, 99 Ranch Market, Starbucks, Arby's, Einstein Bagels, Panda Express, Society Pie, FedEx Office, Courtyard by Marriott, Crunch Fitness & more

LOCAL DEMOGRAPHICS

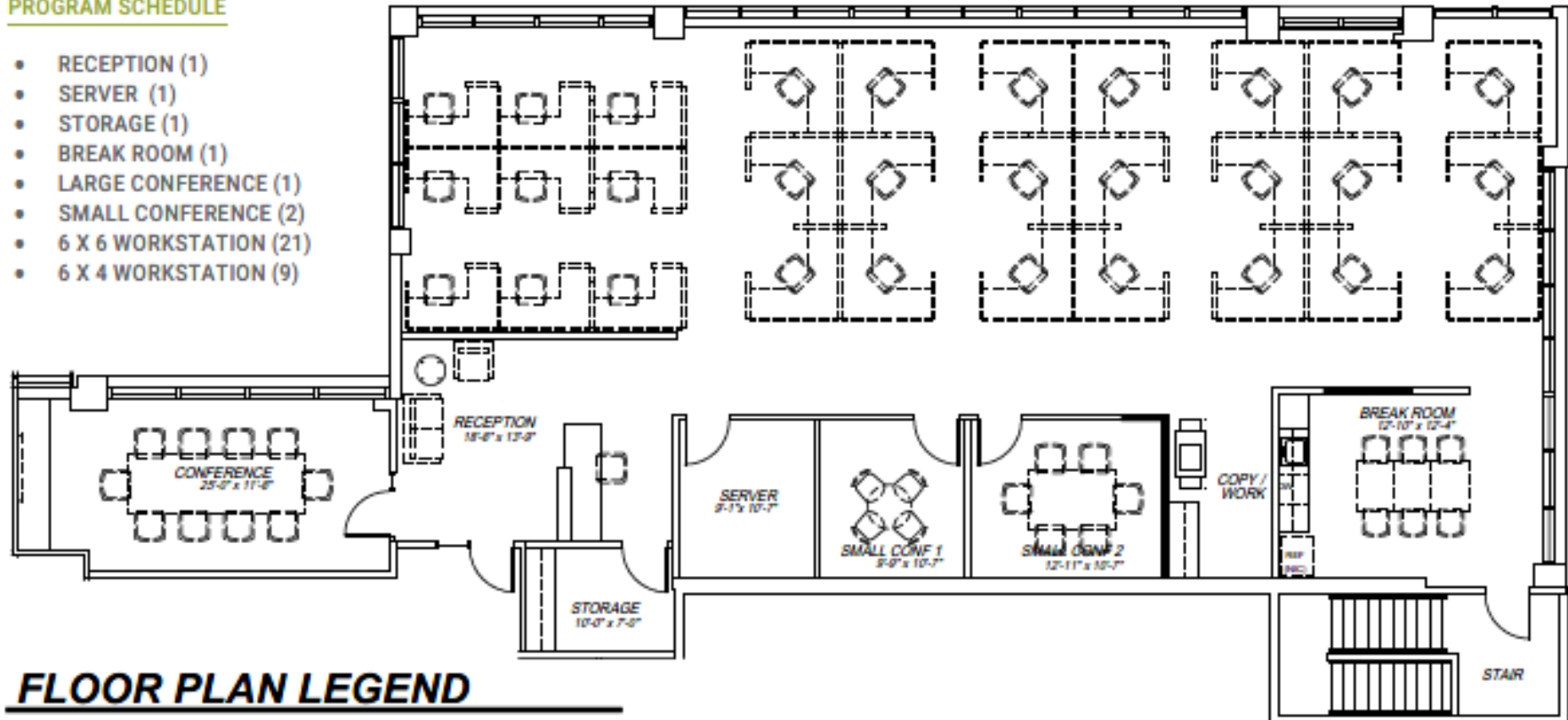
ATTRIBUTE	1 Mile	2 Miles	3 Miles
Population: 2023	14,493	66,451	147,841
Median Age	40	39.6	39.6
Daytime Employees	12,494	34,672	69,507
Businesses	1,176	4,208	8,805
Median Home Value	\$392,604	\$427,717	\$455,698
Average Household Income	\$84,712	\$97,261	\$106,480

**Demographics derived from CoStar for 8305 SW Creekside Place, Beaverton OR 97008*

FLOOR PLAN | 8305 SW Creekside Place, Beaverton OR 97008

PROGRAM SCHEDULE

- RECEPTION (1)
- SERVER (1)
- STORAGE (1)
- BREAK ROOM (1)
- LARGE CONFERENCE (1)
- SMALL CONFERENCE (2)
- 6 X 6 WORKSTATION (21)
- 6 X 4 WORKSTATION (9)



FLOOR PLAN LEGEND

- EXISTING PARTITION
- NEW BUILDING STANDARD PARTITION TO UNDERSIDE OF ACP CEILING



SCALE: 3/32" = 1'-0"
4,381 RSF



OFFICE RECEPTION



CONFERENCE ROOM



KITCHEN / BREAK ROOM



CREATIVE WORKSPACE / LOUNGE

RETAIL MAP



THE PARK AT GREENWAY APTS

99 RANCH MARKET



CREEKSIDE CORPORATE CENTER

SW STRATUS ST



COURTYARD BY MARRIOTT

WES TRAIN STATION



Party City

CASCADE PLAZA

Burlington

NORDSTROM RACK

CARMAX



WHITFORD MIDDLE



RED TAIL GOLF CCENTER

SW SCHOLLS FERRY

GROCERY OUTLET Bargain Market

PROGRESS PLAZA

FAIRWAY DOWNS APTS

The UPS Store



EMBASSY SUITES by Hilton

HOBBY LOBBY

GEORGETOWN MANOR APTS

WELLS FARGO



FURNITURE ROW

NIMBUS CORPORATE CENTER

SW GEMINI DR

SW NIMBUS AVE

SW CASCADE AVE



WELLS FARGO

MACY'S

WASHINGTON SQUARE MALL

JCPENNEY

TITUS LES SCHWAB

NORDSTROM



The Cheesecake Factory

CRESCENT GROVE CEMETERY



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