

10105 SW NIMBUS AVE

FOR SUBLEASE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

503.225.8454 (o) | 503.507.4880 (c)

MattL@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

OCT 2023

EXECUTIVE SUMMARY



FEATURES

- End cap space with abundant glass line
- Easy visibility from the street and traffic with 23,100 cars per day
- Abundant parking



PROPERTY SUMMARY

Asking rate:	\$25.56/SF/Yr. + \$10.63/SF/Yr. NNN
Lease details:	<ul style="list-style-type: none"> • Initial term expires 10/31/25 with one 5-year option • 2.5% annual increases; next increase on 5/1/25
Address:	10105 SW Nimbus Ave
City/State/Zip Code:	Portland, OR 97223
County:	Washington
Suite size:	± 4,547 SF class A retail space
Year built:	1986 / Renov. 2013
Zoning:	MUE-2

DEMOGRAPHICS

	1 MILE	3 MILES
Population:	13,543	143,754
Households:	5,489	59,152
Median Age:	36.4	39.7
Median HH Income:	\$129,373	\$136,062
Daytime Employees:	14,917	67,964
Population Growth (2023 - 2028):	+ 0.70%	+ 0.90%
Household Growth (2023 - 2028):	+ 1.70%	+ 1.90%

INTERIOR PHOTOS

10105 SW NIMBUS AVE | PORTLAND, OR 97223
FOR SUBLEASE



LOCATION OVERVIEW

10105 SW NIMBUS AVE | PORTLAND, OR 97223
FOR SUBLEASE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5th Ave, 17th Floor • Portland, OR 97204
503.223.3171 • www.norris-stevens.com

MATT LYMAN

503.225.8454 (o) | 503.507.4880 (c)

MattL@norris-stevens.com

Copyright © 2023 Norris & Stevens, Inc. Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.