

OFFICE SPACE FOR LEASE

CASCADE STATION

9500 & 9600 NE Cascades Parkway
Portland, OR 97220

DESTINATION RETAILERS



WORLD-CLASS HOTELS



CASCADE STATION | YOUR NEW BUSINESS ADDRESS



LOCATION
AIRPORT WAY



PROPERTY SIZE
127,540 RSF



BUILDINGS
2



FLOORS
2 (9500)
4 (9600)



FLOOR PLATE
17,500 RSF (9500)
24,713 RSF (9600)



PARKING
4+:1,000

Welcome to **CASCADE STATION**

An office at **CASCADE STATION** is a business address in one of Portland's most desirable submarkets, Airport Way. This beautiful Class A, LEED Gold Certified location is part of a development including office space, world-class hotels and destination retail and dining, all just seconds to PDX International Airport and I-205.

PROPERTY HIGHLIGHTS

- 20 Minutes from downtown Portland
- Accessible location by all transportation means including MAX light rail
- Situated at the entrance to Cascade Station via NE Airport Way
- Walking distance to hotels, restaurants and big-box destination retailers
- Excellent high-visibility exterior signage opportunities

About CASCADE STATION



Marshall's **GOLF GALAXY**

OLD NAVY **BARNES & NOBLE BOOKSELLERS** **rack**

J. Crew **HomeGoods** **ULTA BEAUTY**

claire's **BANANA REPUBLIC** **DSW**

maunices **Bath & Body Works** **ROSS DRESS FOR LESS**

BEST BUY **MATTRESS FIRM** **PET SMART**

Red Robin **verizon**

at&t **ARIAT** **Famous Dave's** **carhartt**

PARK STONE **chd** **SHOE PALACE** **LEZ FREEZE**

unitus **Jockey Mints** **Starbucks** **FULLER'S**

crumbl cookies **PIZZA EXPRESS** **BABAS** **T**

ihop **WYZZ** **aloft HOTELS**

HYATT **CU Business GROUP**



CASCADE STATION

Since its grand opening in 2007, Cascade Station has become one of Portland's top spots for big-box shopping, dining and lodging. Conveniently located along the MAX light rail Red Line, two stops away from Portland International Airport, Cascade Station features 44 stores and enjoys 4.3M visits per year.

Retailer highlights include Best Buy, Petsmart, ROSS, HomeGoods, Marshalls, Golf Galaxy, Old Navy, plus a variety of sit-down and quick service restaurants and two hotels (Aloft and Hyatt Place).

Adjacent to Cascade Station sits Target on the western side and IKEA on the eastern edge, drawing customers region-wide to the Cascade Station area. IKEA is a notable draw with 1.7M visits in the past year.



BEST BUY



NORDSTROM RACK



IKEA PORTLAND



TARGET



CLASS-A OFFICE



ALOFT HOTEL

5-MILE RADIUS DEMOGRAPHICS

2025 ESTIMATED POPULATION:

321,519

2025 ESTIMATED HOUSEHOLDS:

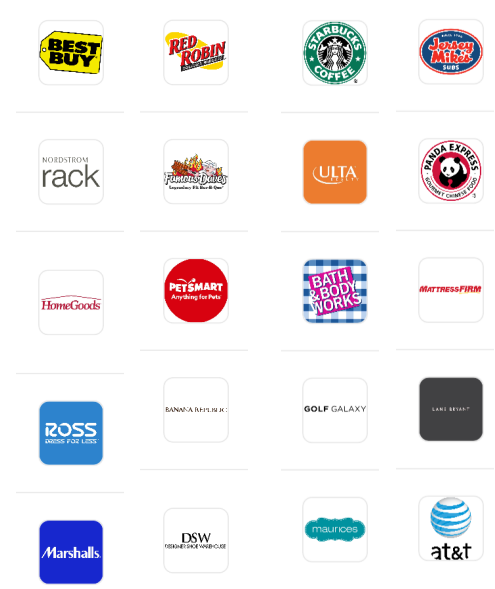
135,369

2025 ESTIMATED HOUSEHOLD INCOME:

\$125,098

2025 ESTIMATED BUSINESSES:

18,610



Office LOCATION

9500 NE CASCADES PKWY

LIGHT RAIL STATION - 0.3 MI.

MAX LIGHT RAIL

OFFICE PARKING

LIGHT RAIL STATION - 0.3 MI.



QUICK-SERVICE DINING

ACCESS TO / FROM AIRPORT WAY

9600 NE CASCADES PKWY

HYATT PLACE



Office AMENITIES



CONFERENCE
FACILITY



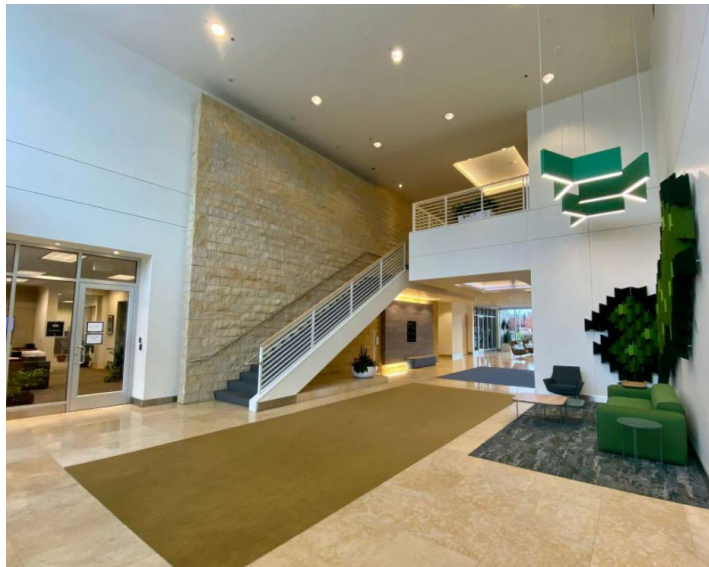
OUTDOOR
DINING



COMMON
AREAS



RECREATIONAL
AREA

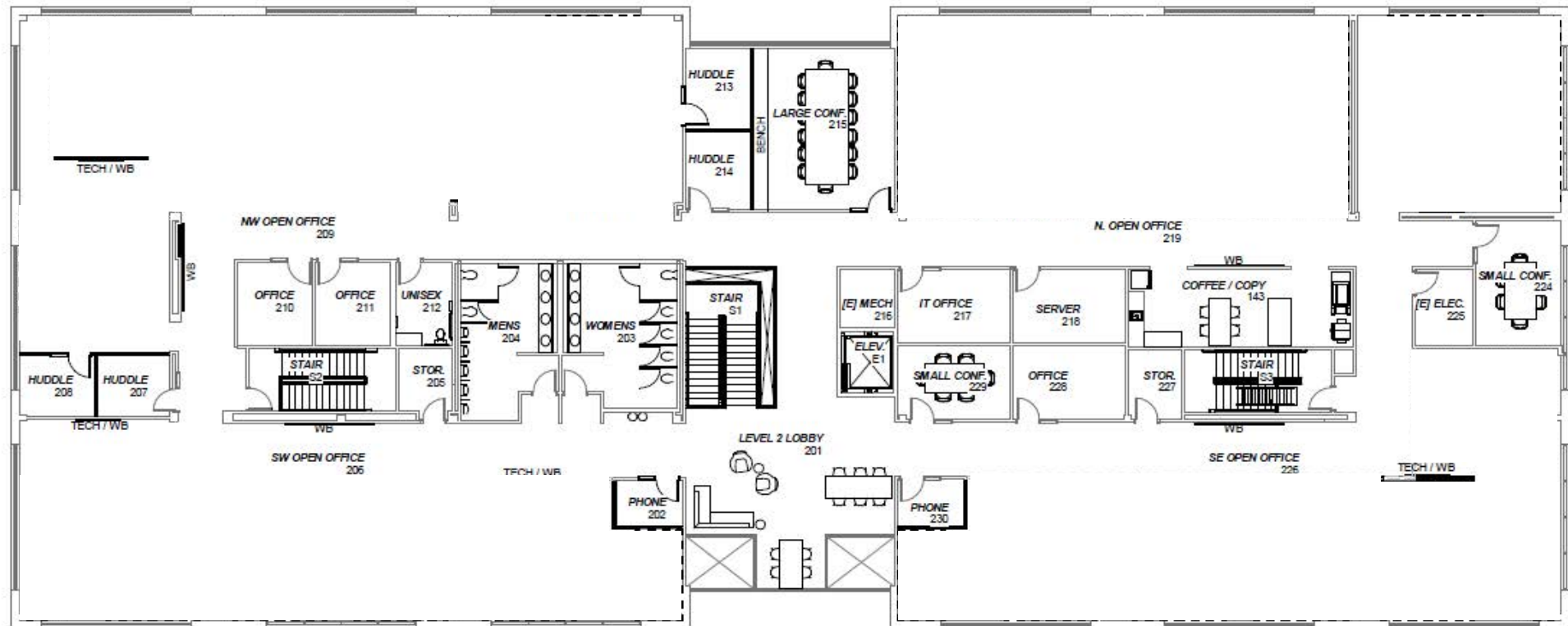




CASCADE STATION

9500 & 9600 Cascades Pkwy

TYPICAL FLOORS

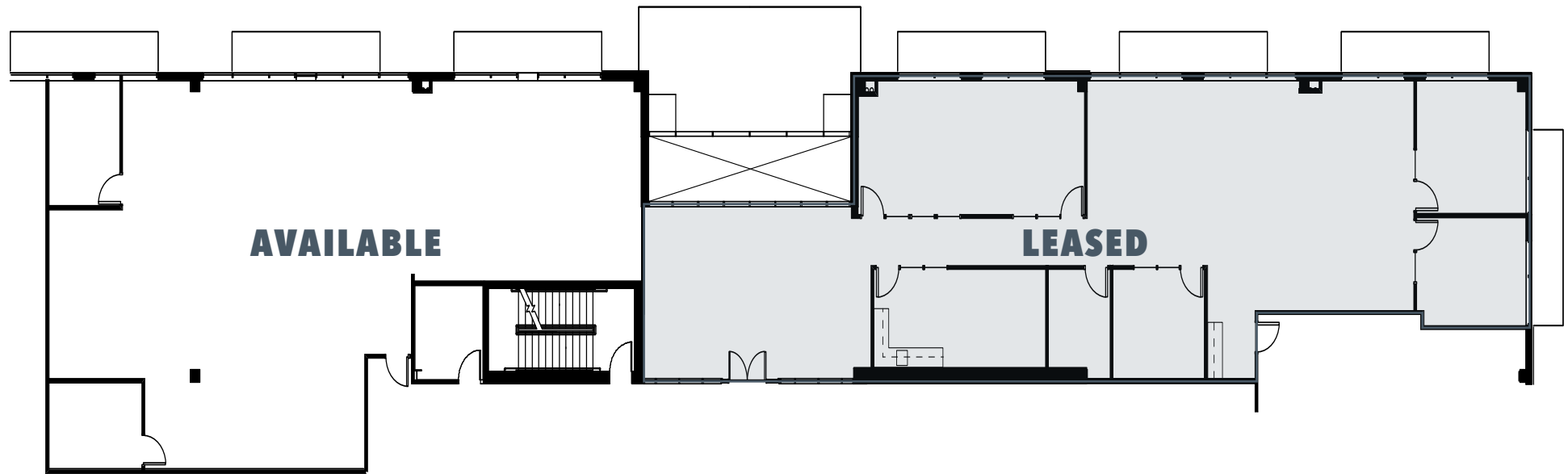


9500

First Floor - 17,500 RSF

Second Floor - 17,500 RSF

NOT TO SCALE

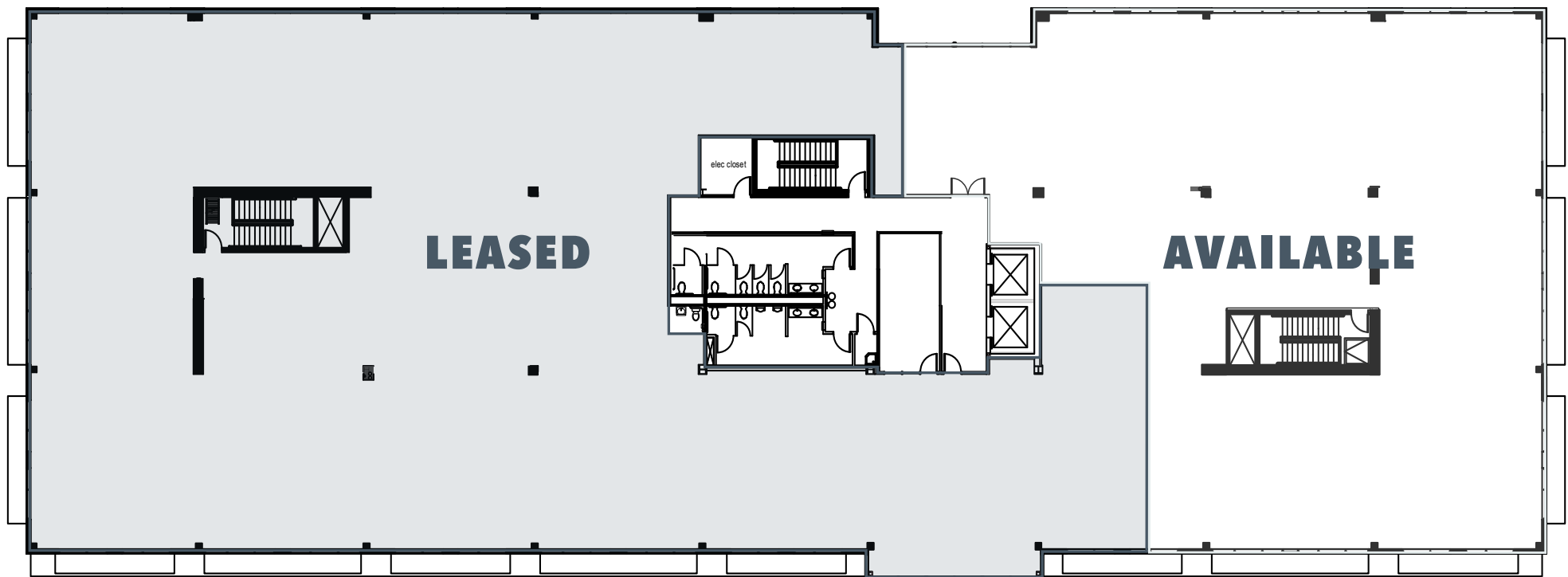


9600

Second Floor, Suite 230 - 3,010 RSF Available

NOT TO SCALE

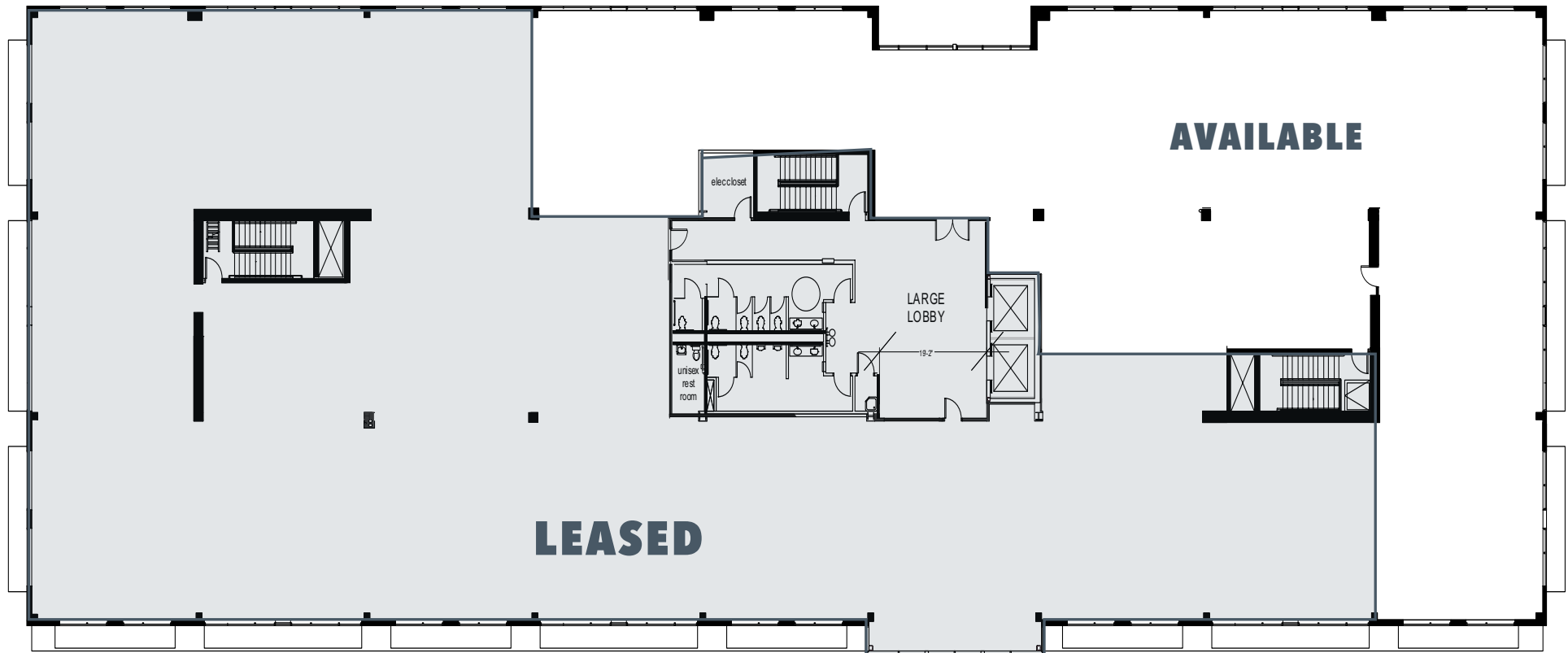
9500 & 9600 Cascades Pkwy **TYPICAL FLOORS**



9600

Third Floor - 8,636 RSF Available

NOT TO SCALE



9600

Suite 450 - 9,192 RSF

NOT TO SCALE



MCCOY DOERRIE, SIOR

503.523.7751

mccoy@capacitycommercial.com

JEFF FALCONER, SIOR

503.307.3075

jeff@capacitycommercial.com

© Copyright 2022 | All Rights Reserved