

FOR LEASE

CASCADE SQUARE

8625 SW Cascade Ave
Beaverton, Oregon



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PROPERTY HIGHLIGHTS

CLASS A EXCELLENCE IN A VIBRANT NEIGHBORHOOD

- › Close to Washington Square Mall, Cascade Plaza, and various other retail and restaurant amenities
- › Remodeled lobby and building conference room
- › Local, highly responsive property management
- › Surface & covered parking available
- › Easy access to Highway 217
- › 1 block from WES Commuter Rail stop and numerous bus stops
- › Walking distance to Koll Center Wetlands Park & Fanno Creek Trail
- › Reservable conference room



AVAILABILITIES

SUITE	SQUARE FOOTAGE	AVAILABLE
220	2,865	Now
300	7,800	Now
300B	2,600	Now
305	3,323	Now
360	1,877	Now
405	2,309	Now
420	5,105	Now
500	5,000 - 10,348	Now

AMENITIES



Easy access to
Highway 217



Surface &
covered parking



Immediate
access to public
transit



Building signage
available



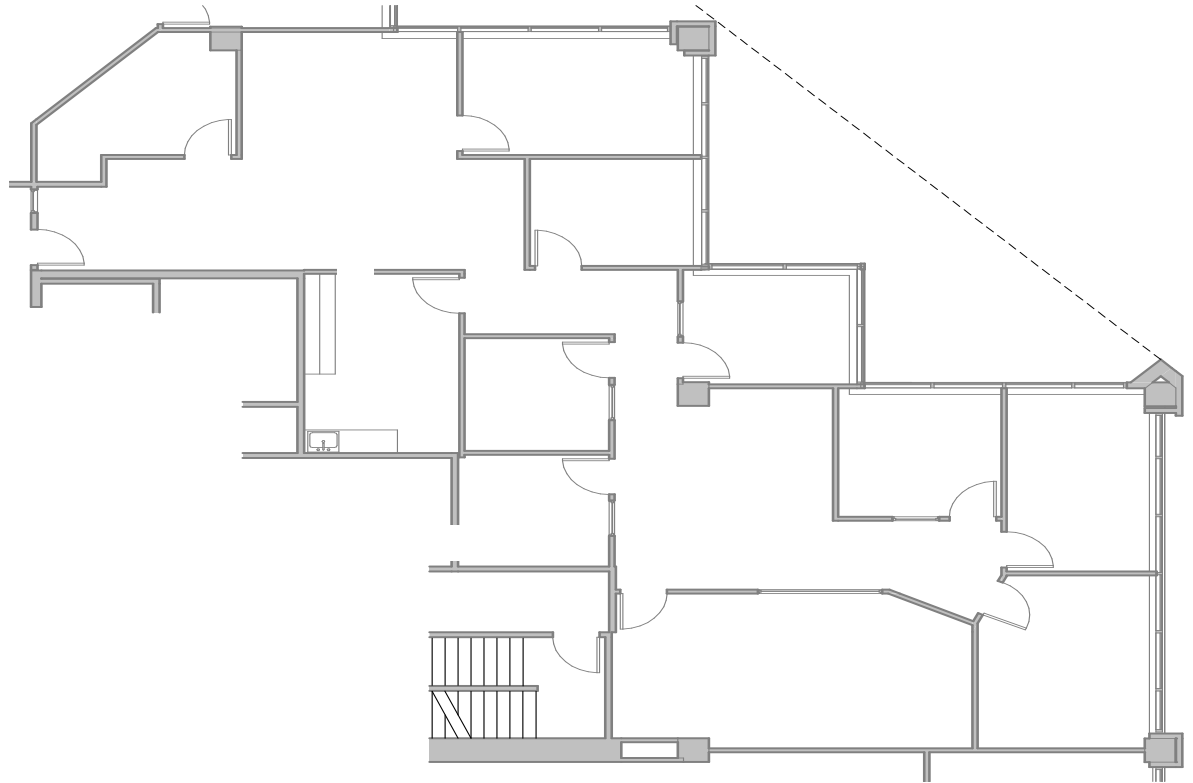
Walk to retail
shops & nature
trails



Recently
remodeled common
areas

SUITE 220

- › 2,865 SF
- › Call for Rates

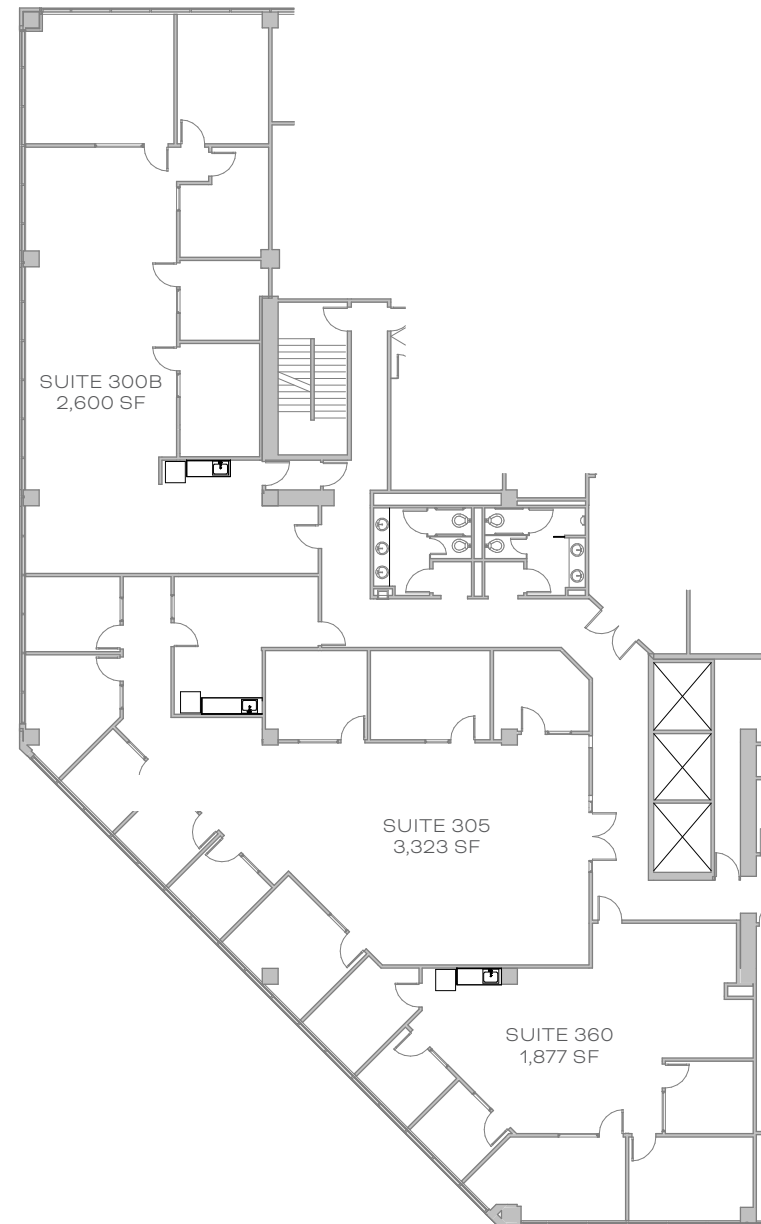


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SUITE 300

- › 7,800 SF demisable
- › Surrounded by windows on three sides
- › Abundant natural light
- › Kitchen/breakroom
- › Updated lighting
- › Open concept with mix of conference rooms and private offices
- › Call for Rates

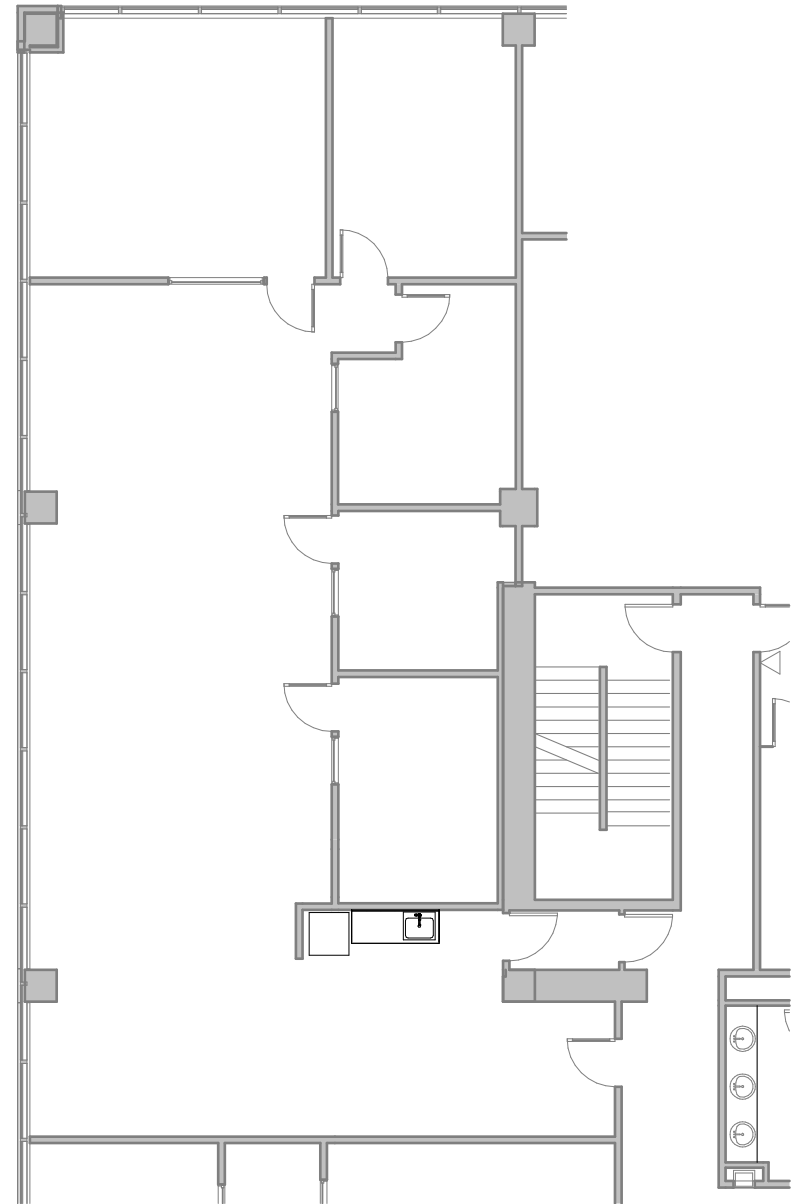


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SUITE 300B

- › 2,600 SF
- › Abundant natural light
- › Kitchenette
- › Updated lighting
- › Excellent mix of private offices and conference rooms
- › Brand new, pristine build out with high-end finishes
- › Call for Rates



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SUITE 305

- › 3,323 SF
- › Abundant natural light
- › Kitchenette
- › Updated lighting
- › Excellent mix of private offices and conference rooms
- › Brand new, pristine build out with high-end finishes
- › Call for Rates

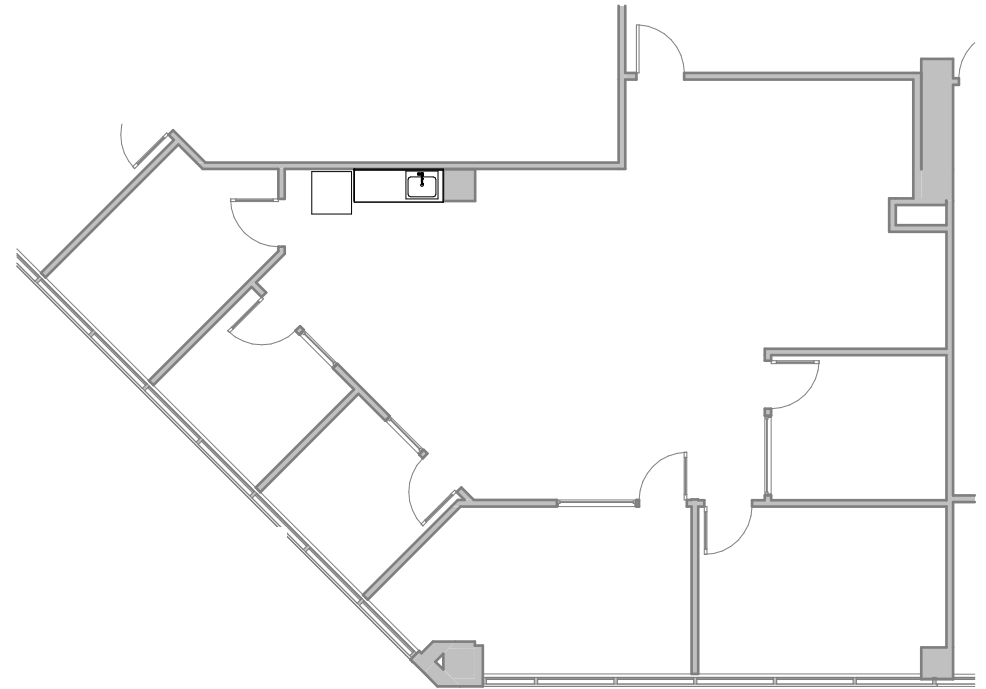


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SUITE 360

- › 1,877 SF
- › Abundant natural light
- › Kitchenette
- › Updated lighting
- › Open concept with mix of conference rooms and private offices
- › Brand new, pristine build out with high-end finishes
- › Call for Rates

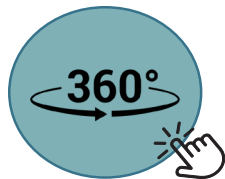


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SUITE 405

- › 2,309 SF
- › Newly renovated
- › Private offices
- › Call for Rates



Click for a virtual tour

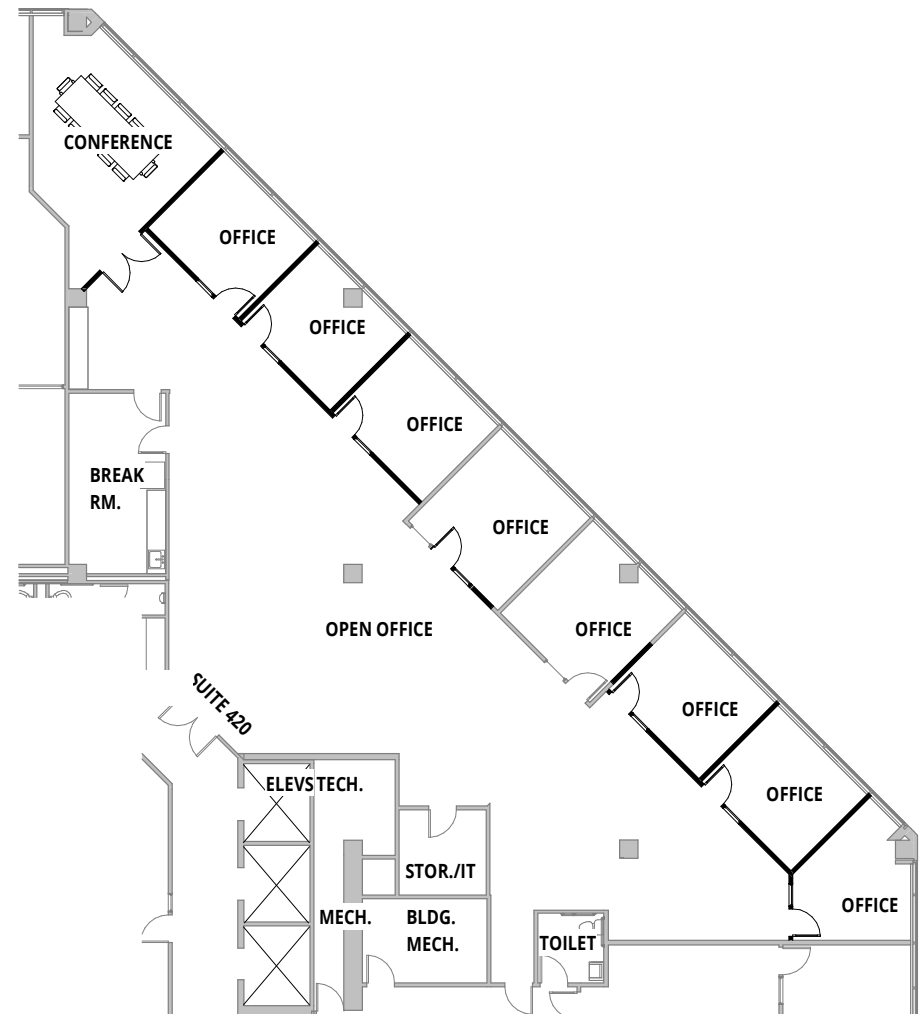


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SUITE 420

- › 5,105 SF
- › Mix of privates & larger training rooms
- › Call for Rates

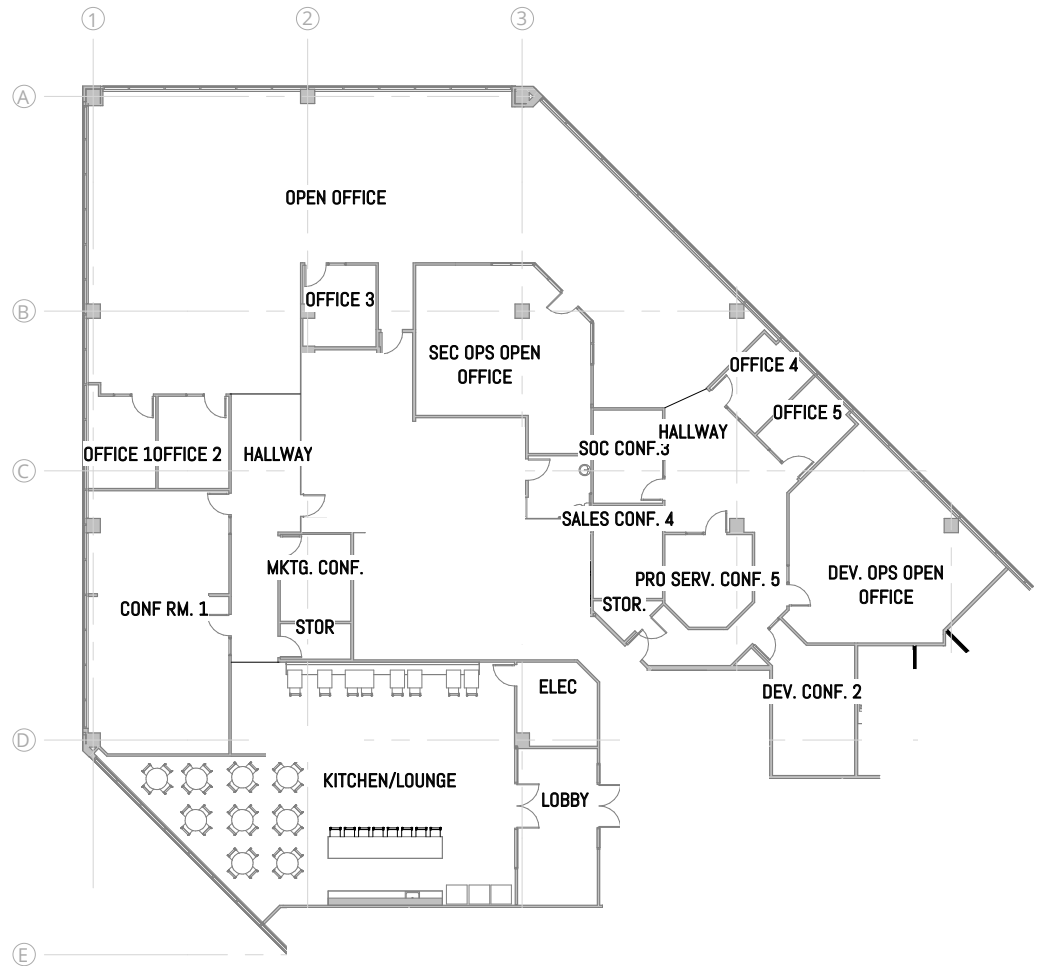


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SUITE 500

- › 10,348 SF
- › Mix of private & open office
- › Call for Rates



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UPDATED COMMON AREAS



Complementary Building Wifi



NEARBY AMENITIES

CASCADE SQUARE

8625 SW CASCADE AVE

1

CASCADE PLAZA

- Crunch Fitness
- Scrubs & Beyond
- Old Navy
- Ross Dress for Less
- PetSmart
- Best Buy
- Burlington Coat Factory
- Nordstrom Rack
- Benihana

2

WASHINGTON SQUARE

- Target
- Macy's
- Apple Store
- Cheesecake Factory
- Tesla Supercharger
- Red Robin
- Panera Bread
- Gustav's Pub & Grill
- Office Depot
- Entire mall directory [here](#)

3

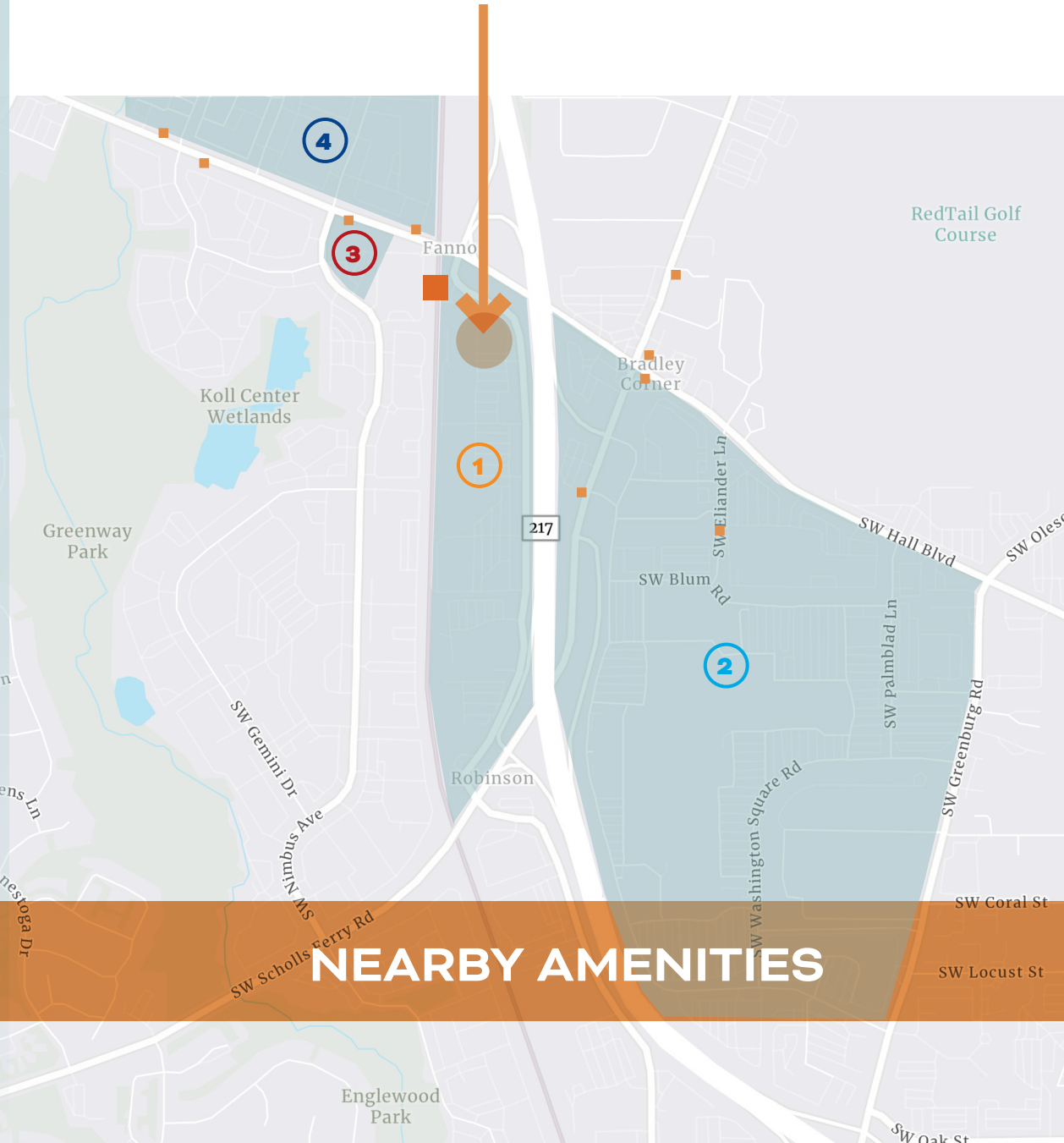
- Starbucks
- Einstein Bros Bagels
- Muchas Gracias
- Panda Express
- Falafel Express
- FedEx Office
- Society Pie

4

- 7-Eleven
- Green Curry Thai
- Si Señor
- The Fireside Grill
- Banya Japanese
- Oregon Fitness Studio
- CrossFit SW

■ WES train station

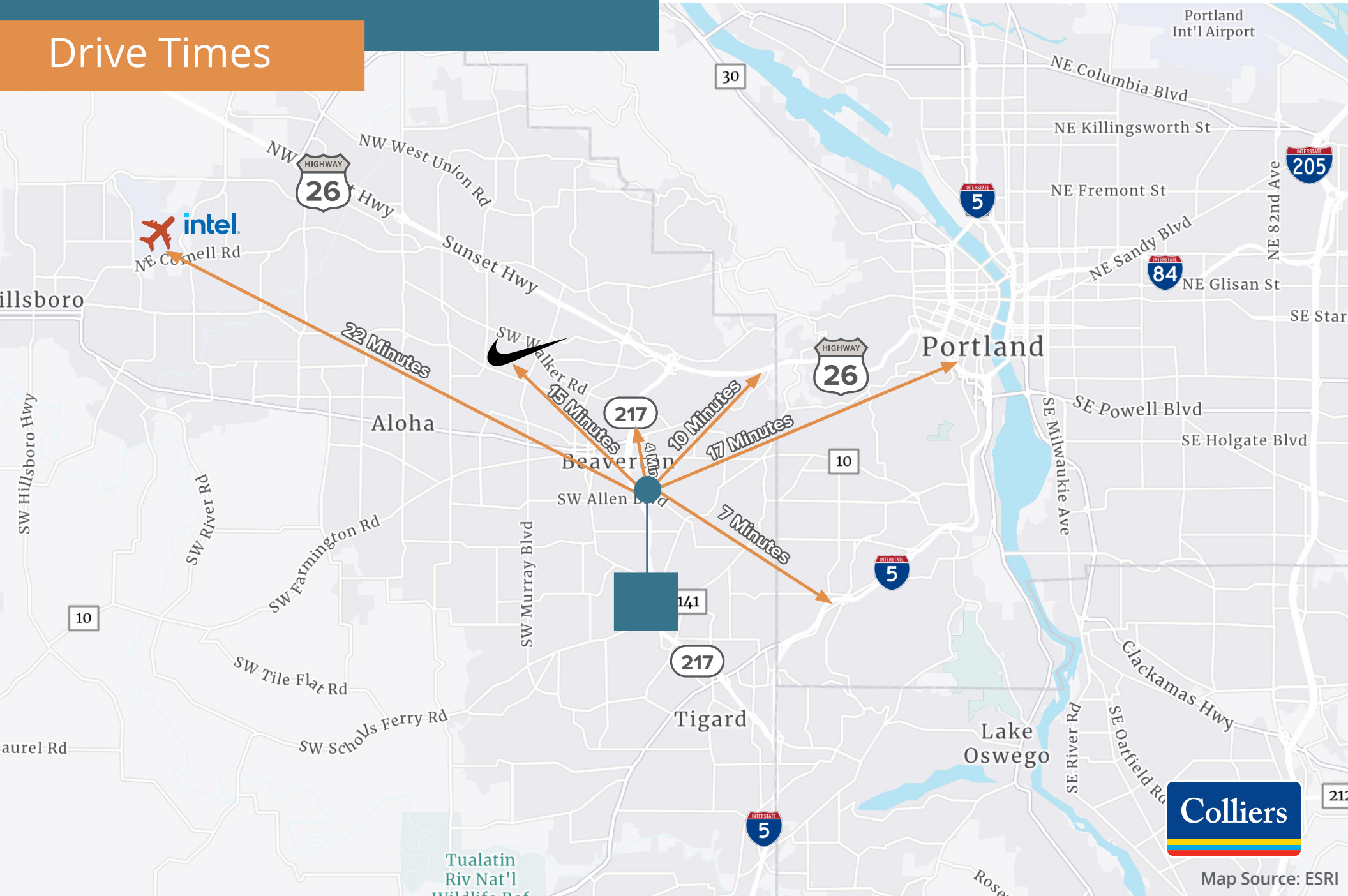
■ Bus stop



NEARBY AMENITIES

CASCADE SQUARE

Drive Times



Map Source: ESRI

CASCADE SQUARE

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