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



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AVAILABILITIES

SUITE	SQUARE FOOTAGE	AVAILABLE	FLOORPLAN
220	2,865	Now	Suite 220 Floorplan
300	2,600	Now	Suite 300 Floorplan
305	3,323	Now	Suite 305 Floorplan
405	2,309	Now	Suite 405 Floorplan
420	5,105	Now	Suite 420 Floorplan
430	2,024	Now	Suite 430 Floorplan
500	5,000 - 10,348	Now	Suite 500 Floorplan

RATE: $28/SF FULL SERVICE (Includes property taxes, property insurance, common area maintenance & utilities)

AMENITIES



Easy access to Highway 217



Surface & covered parking



Immediate access to public transit



Building signage available



Walk to retail shops & nature trails



Turnkey, recently remodeled suites

UPDATED COMMON AREAS



Complementary Building Wifi & Reservable Conference Room





NEARBY AMENITIES

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
Red Robin
Panera Bread
JC Penney
Entire mall directory here

3

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

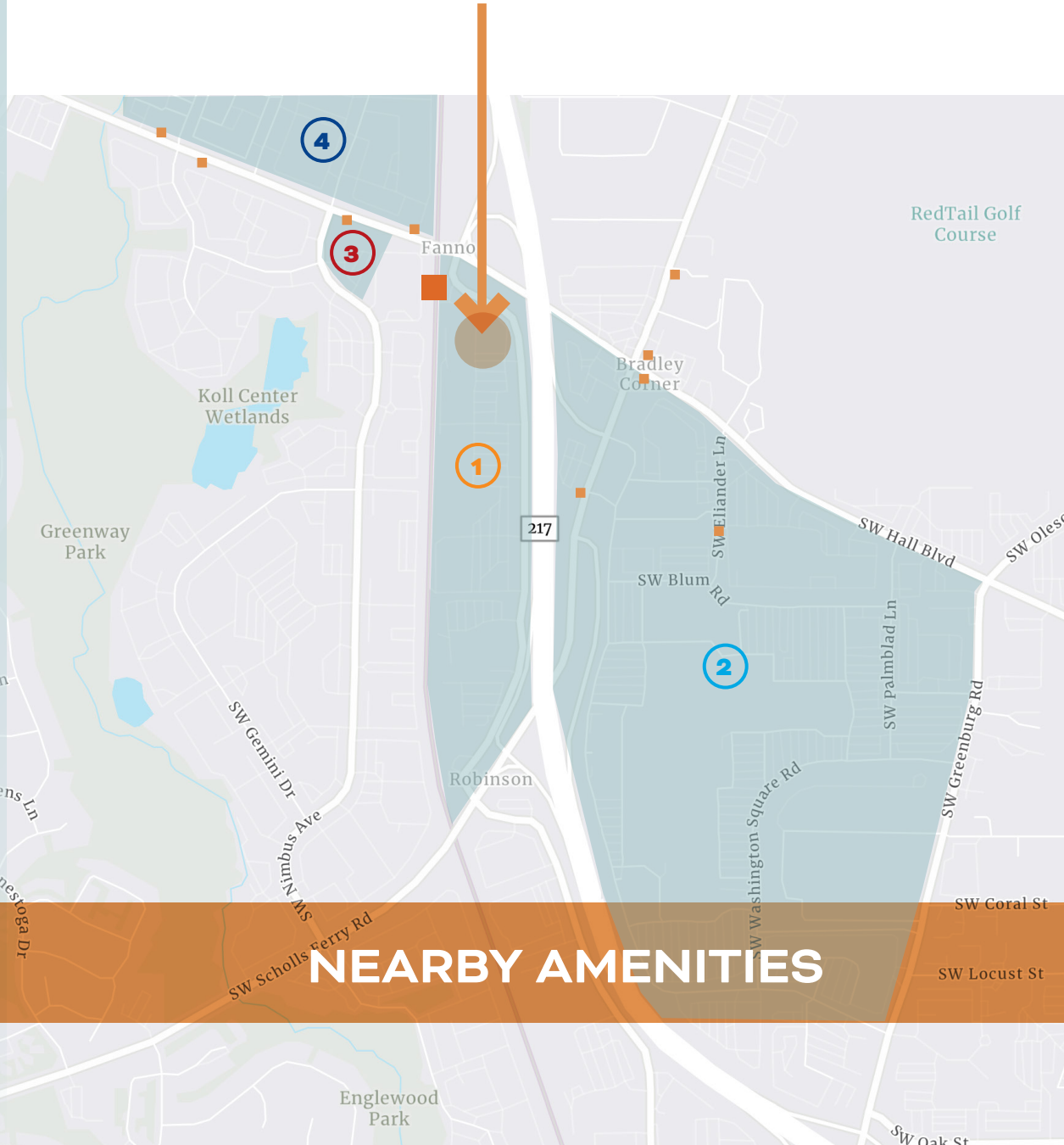
4

7-Eleven
La Imperial Bakery
Si Señor
The Fireside Grill
Banya Japanese
Oregon Fitness Studio
SWB Fitness

WES train station
Bus stop

CASCADE SQUARE

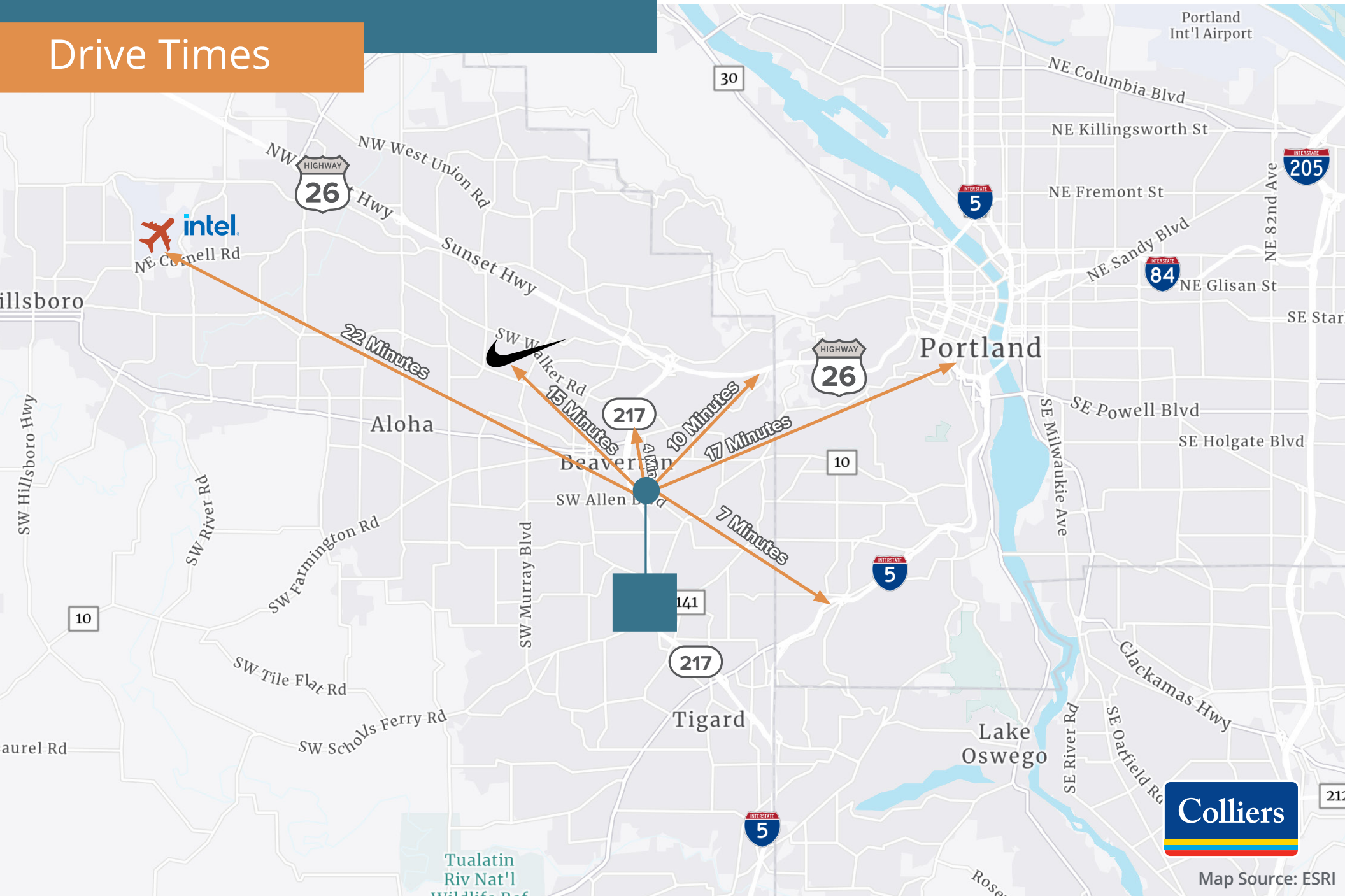
8625 SW CASCADE AVE



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CASCADE SQUARE

Drive Times



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Map Source: ESRI

CASCADE SQUARE

8625 SW CASCADE AVE, BEAVERTON, OREGON



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