

FOR LEASE

CASCADE SQUARE

8625 SW Cascade Ave
Beaverton, Oregon



Colliers

KAREN LISIGNOLI, SIOR
503 740 1679
karen.lisignoli@colliers.com

MIKE THOMAS
503 499 0059
mike.thomas@colliers.com

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 - 3.75/1,000
- › 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



Click for a virtual tour



AVAILABILITIES

SUITE	SQUARE FOOTAGE	AVAILABLE	NOTES
300	7,800	Now	3 walls of glassline
420	5,105	Now	Mix of privates & larger training rooms
500	5,000 - 10,348	Now	Demisable to ~5,000 SF

AMENITIES



Easy access to
Highway 217



Surface &
covered parking
3.75/1,000



Immediate
access to public
transit



Building signage
available



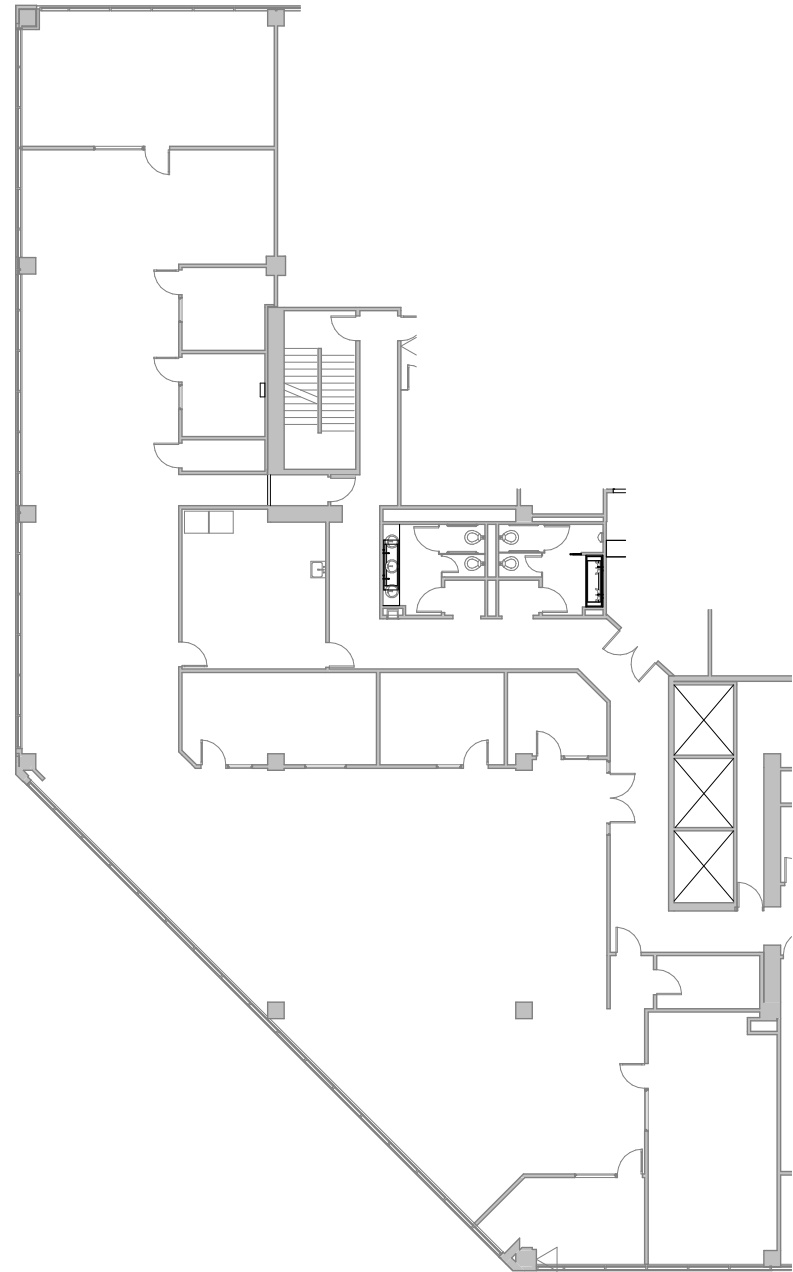
Walk to retail
shops & nature
trails



Recently
remodeled common
areas

SUITE 300

- › 7,800 SF
- › 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

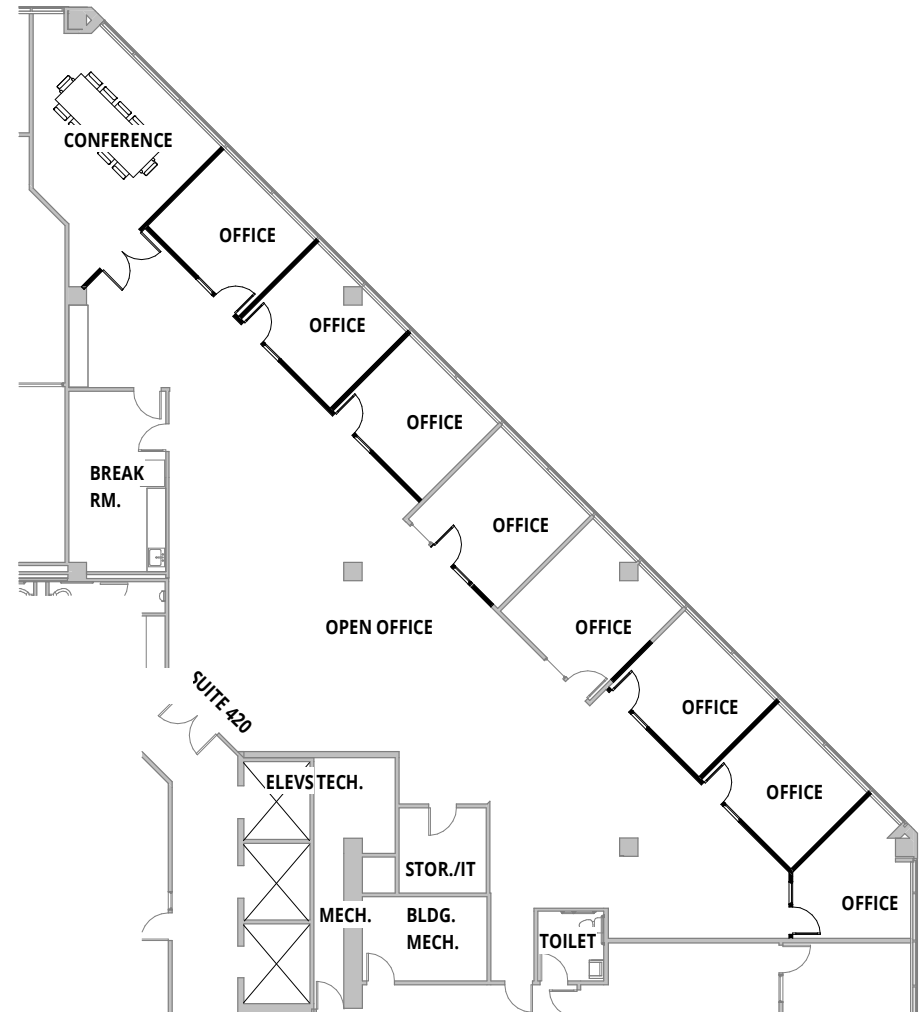


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SUITE 420

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

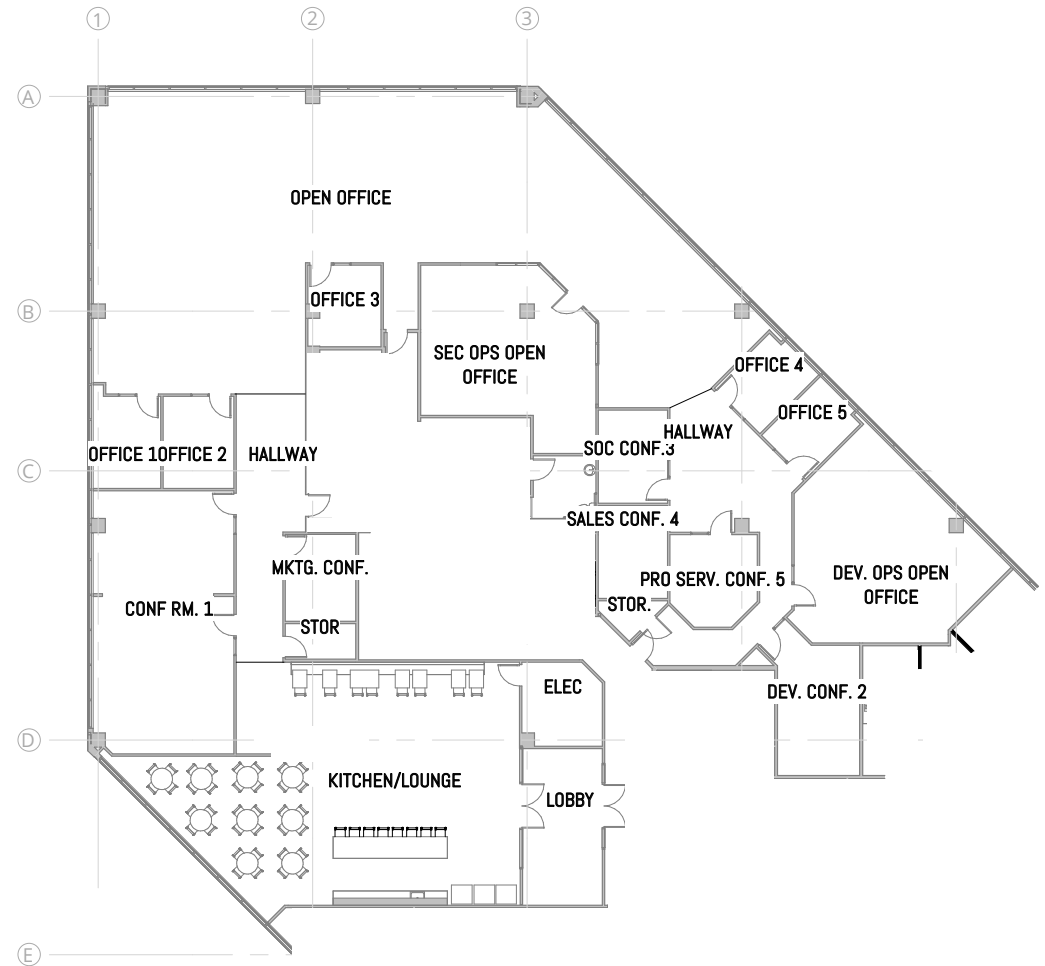


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SUITE 500

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



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UPDATED COMMON AREAS

Colliers



Complementary Building Wifi



NEARBY AMENITIES

1

CASCADE PLAZA

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

3

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

■ WES train station

- Bus stop



2

WASHINGTON SQUARE

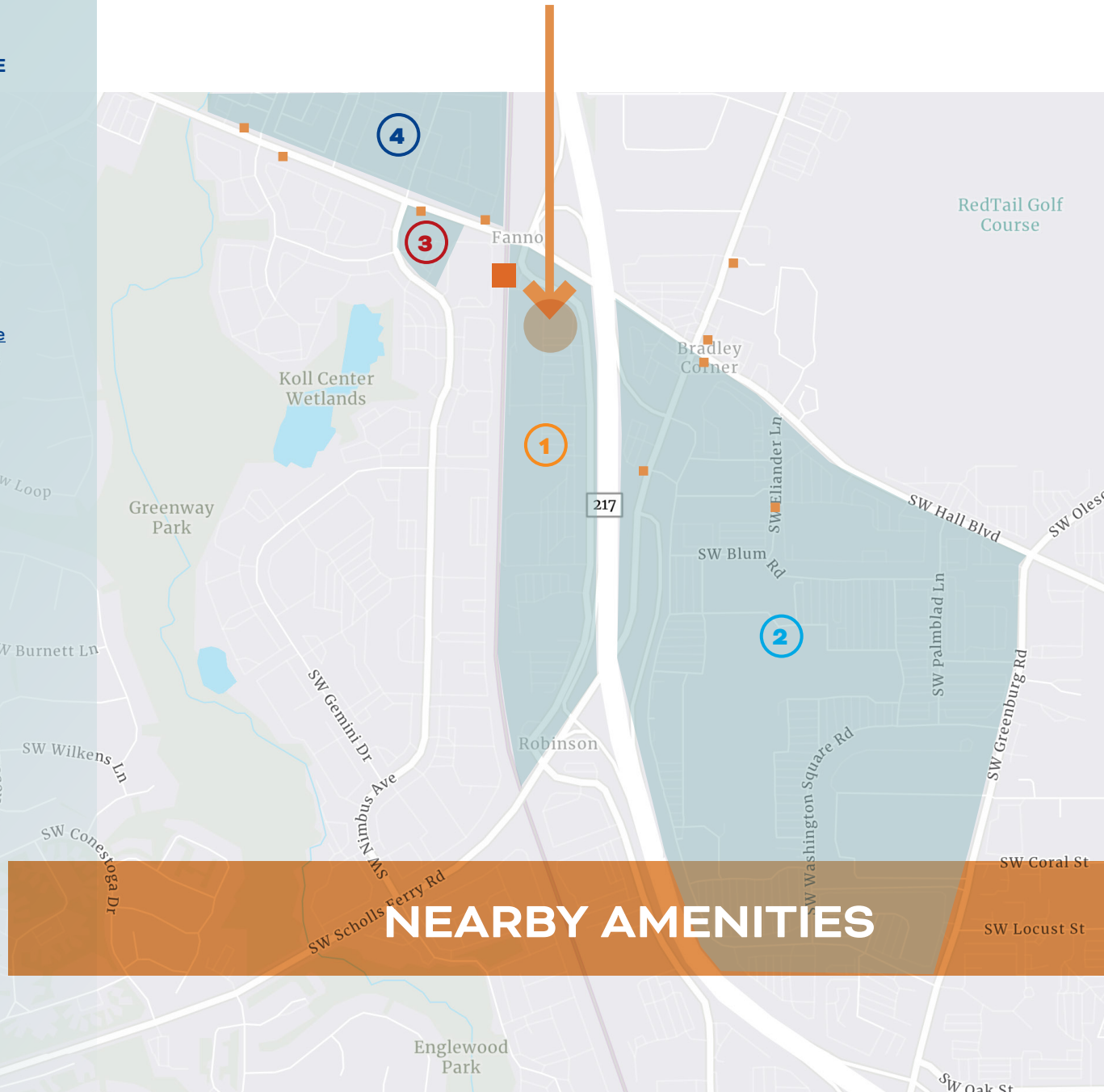
Target
Macy's
Apple Store
Cheesecake Factory
Tesla Supercharger
Red Robin
Panera Bread
Gustav's Pub & Grill
Office Depot
Entire mall directory [here](#)

4

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

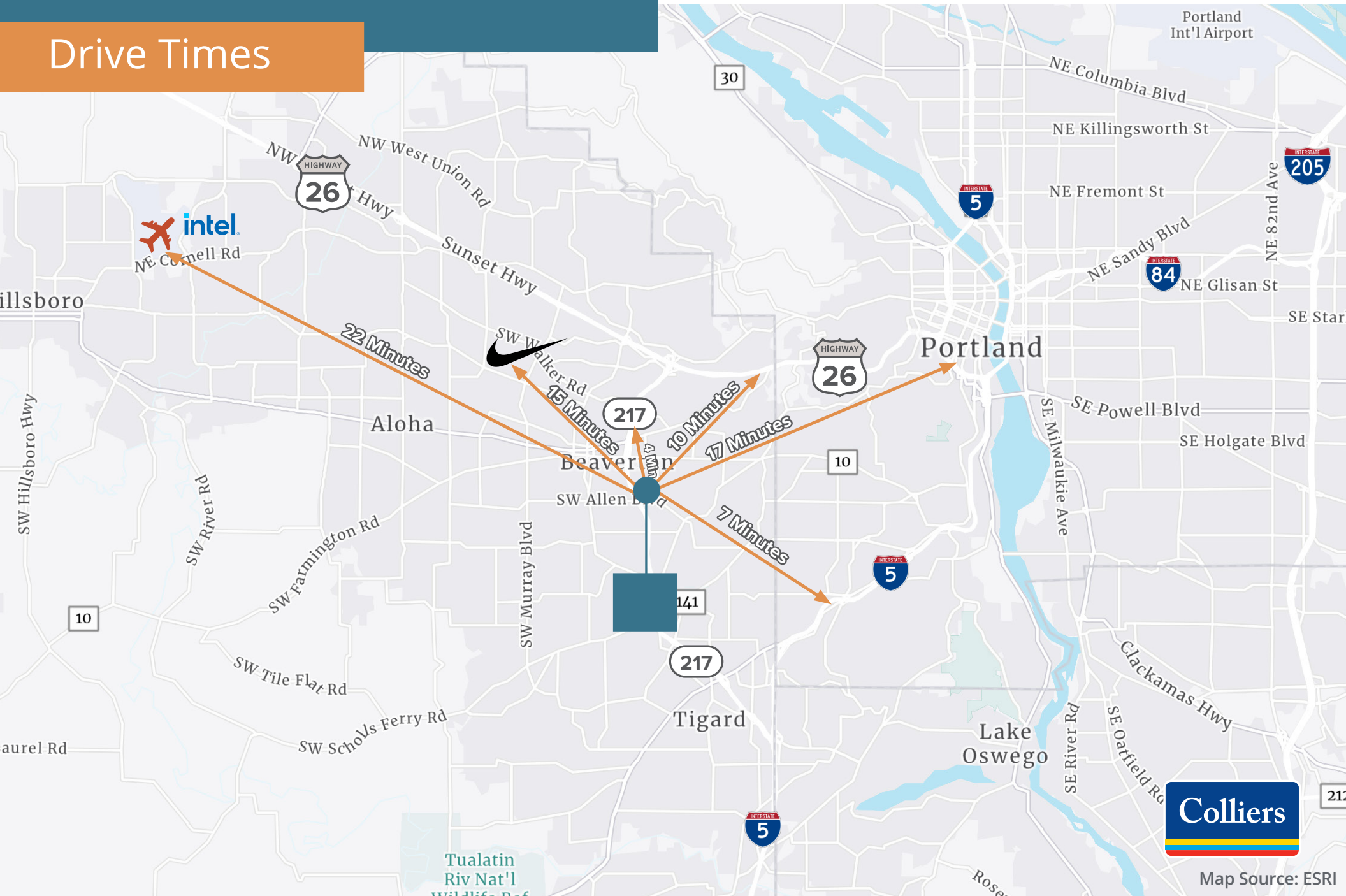
CASCADE SQUARE

8625 SW CASCADE AVE



CASCADE SQUARE

Drive Times



CASCADE SQUARE

8625 SW CASCADE AVE,
BEAVERTON, OREGON



851 SW 6th Avenue
Suite 1600
Portland, OR 97204

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