

FOR LEASE

CASCADE SQUARE

8625 SW Cascade Ave
Beaverton, Oregon



Colliers

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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



Click for a virtual tour



AVAILABILITIES

SUITE	SQUARE FOOTAGE	AVAILABLE
200	1,124	Now
300	7,800	2/1/2026
300B	2,600	2/1/2026
310	3,323	2/1/2026
360	1,877	2/1/2026
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



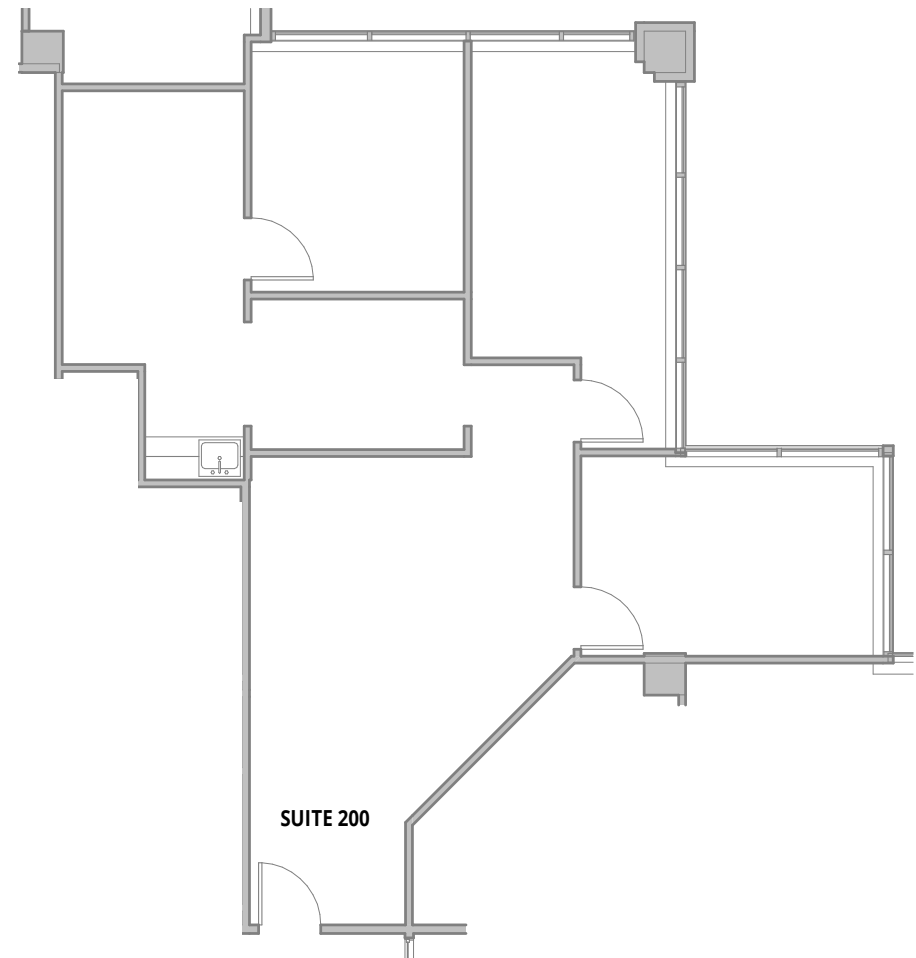
Walk to retail
shops & nature
trails



Recently
remodeled common
areas

SUITE 200

- › 1,124 SF
- › Abundant natural light
- › Sink in suite
- › Reception/waiting area
- › Updated lighting
- › Call for Rates

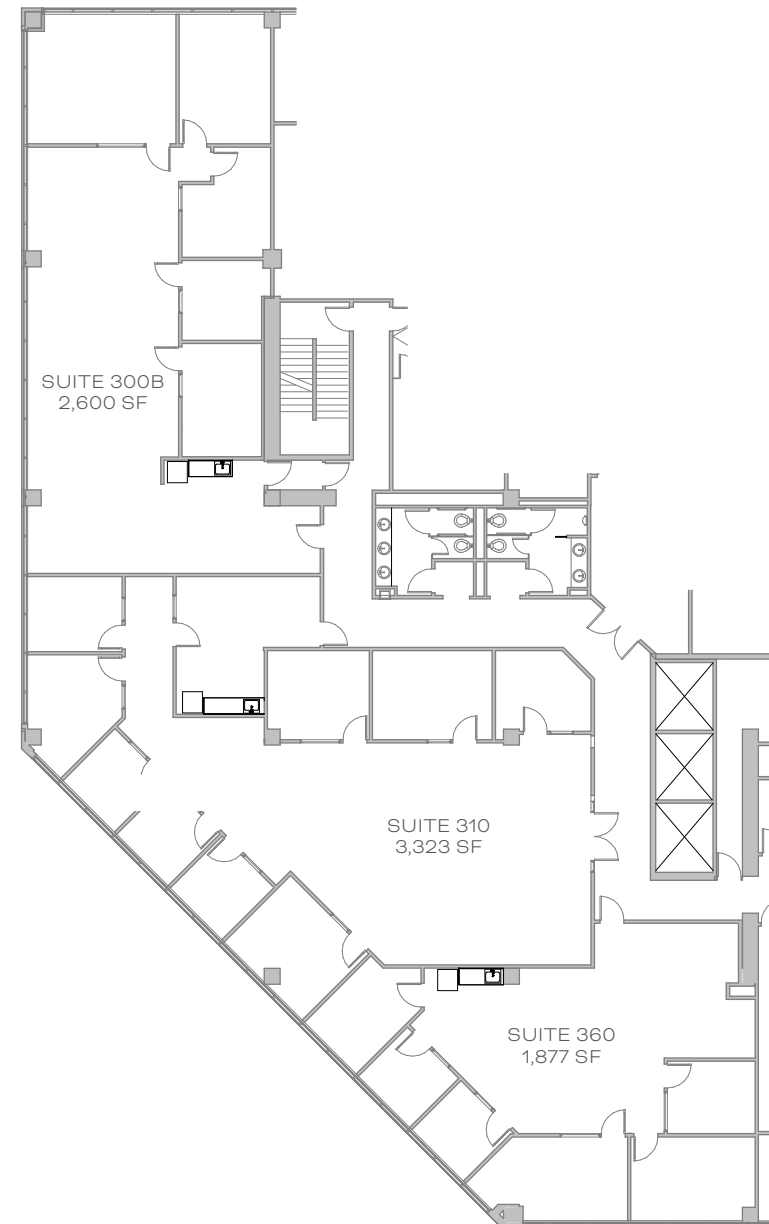


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SUITE 300

- › 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

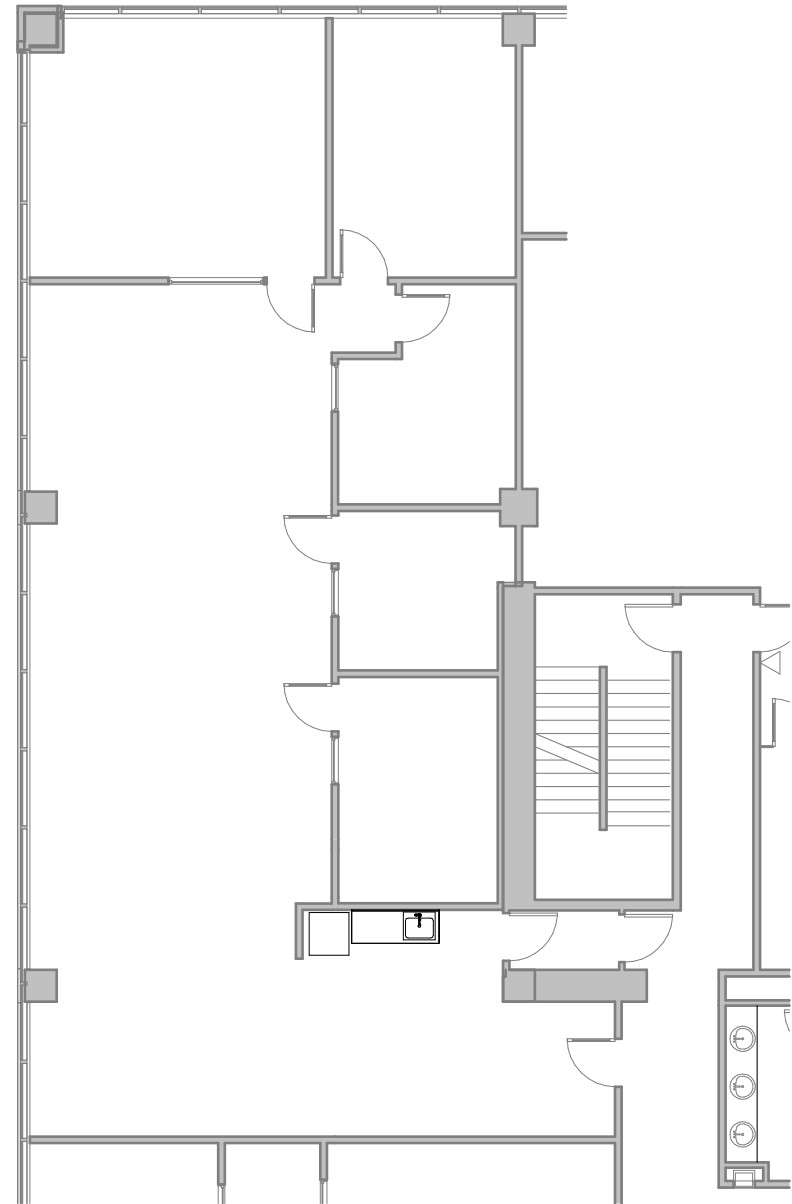


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SUITE 300B

- › 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 310

- › 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

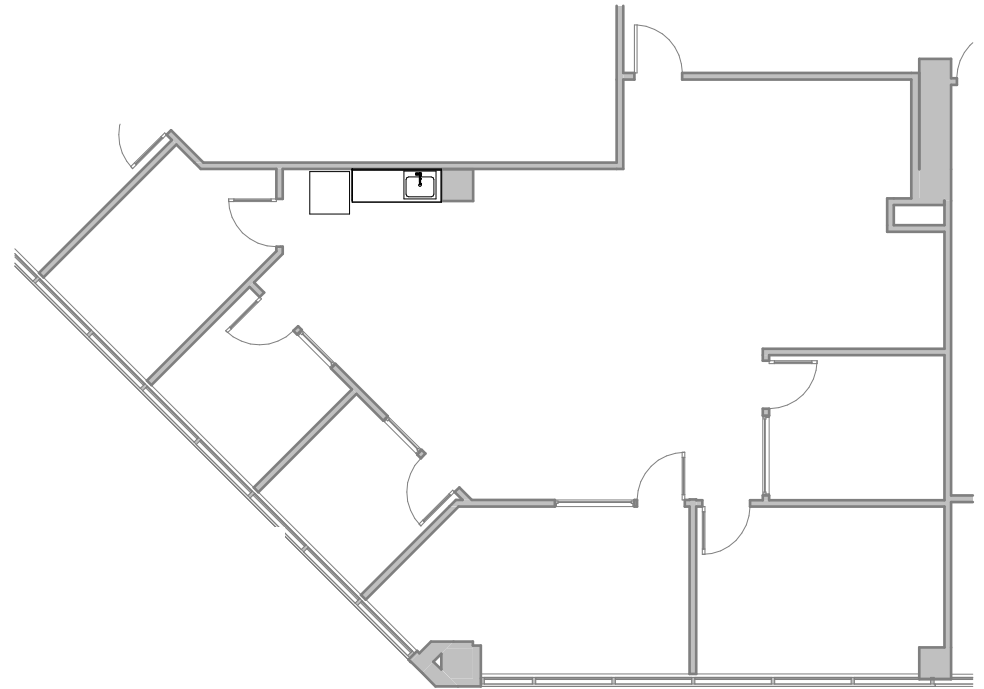


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SUITE 360

- › 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

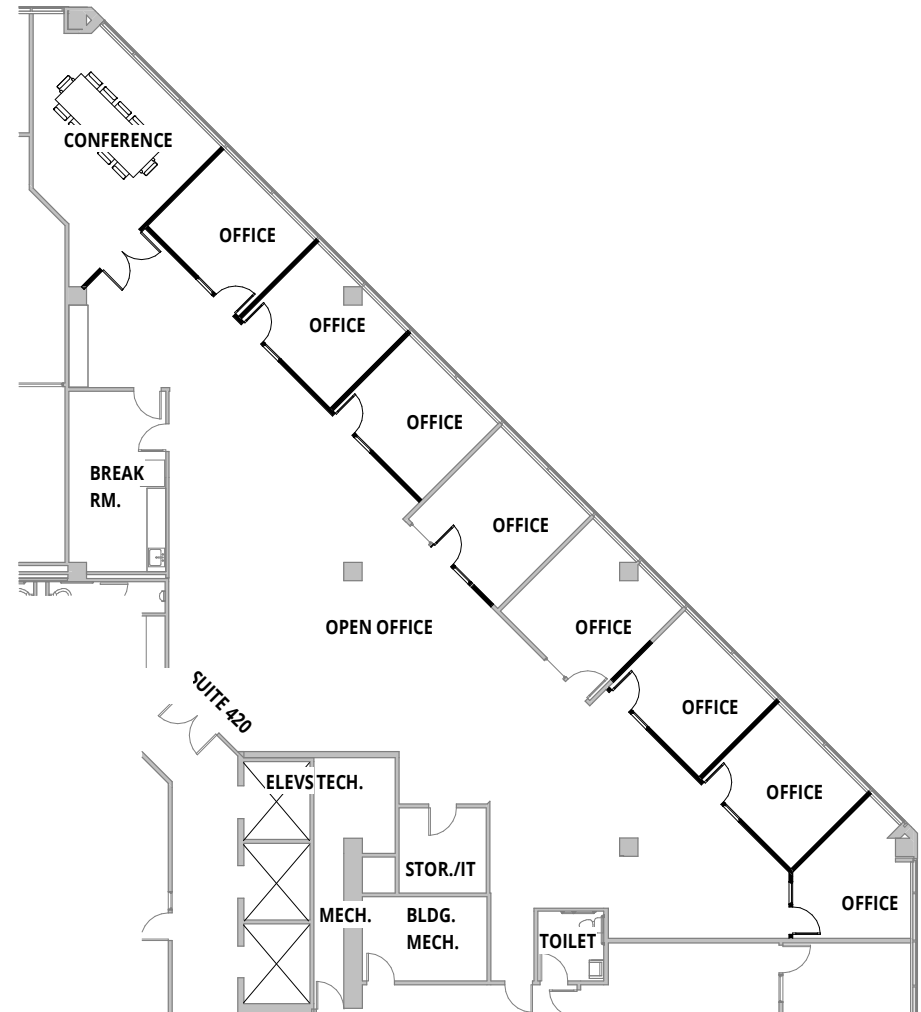


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SUITE 420

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

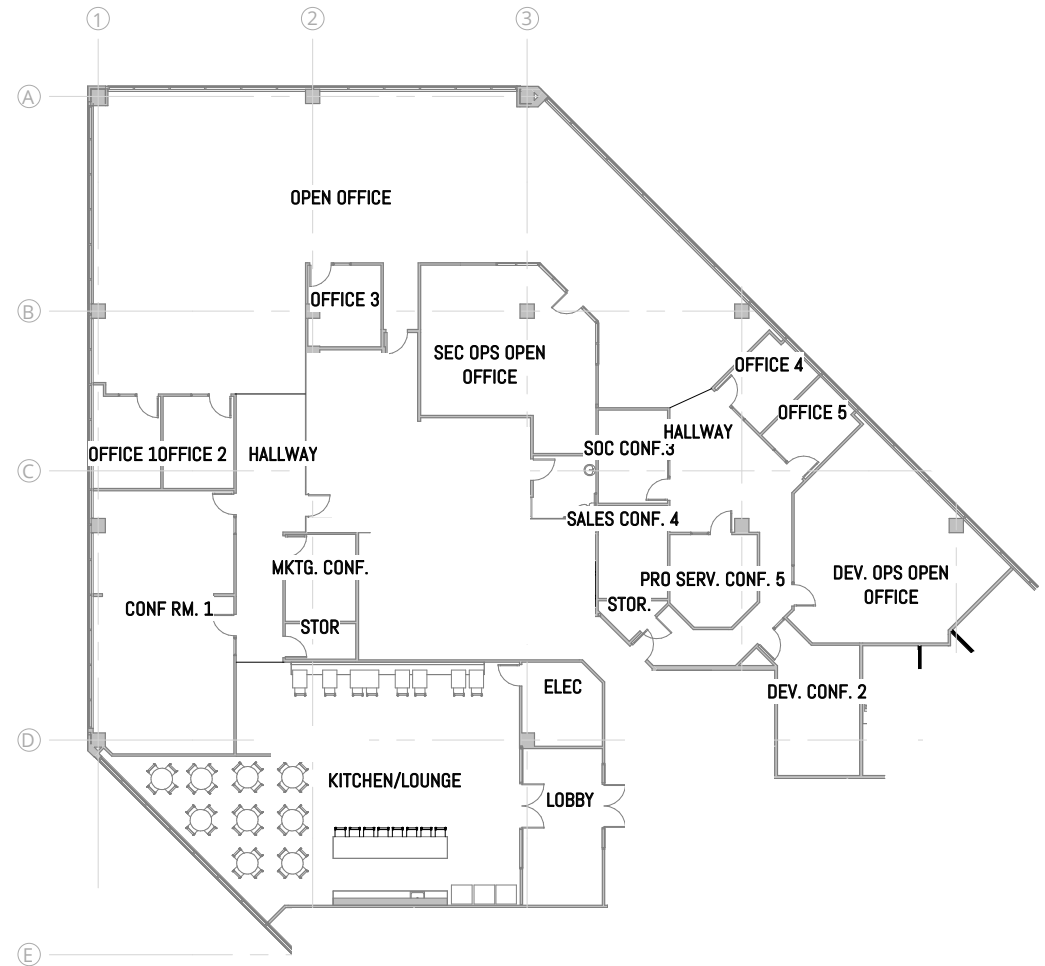


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SUITE 500

- › 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

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

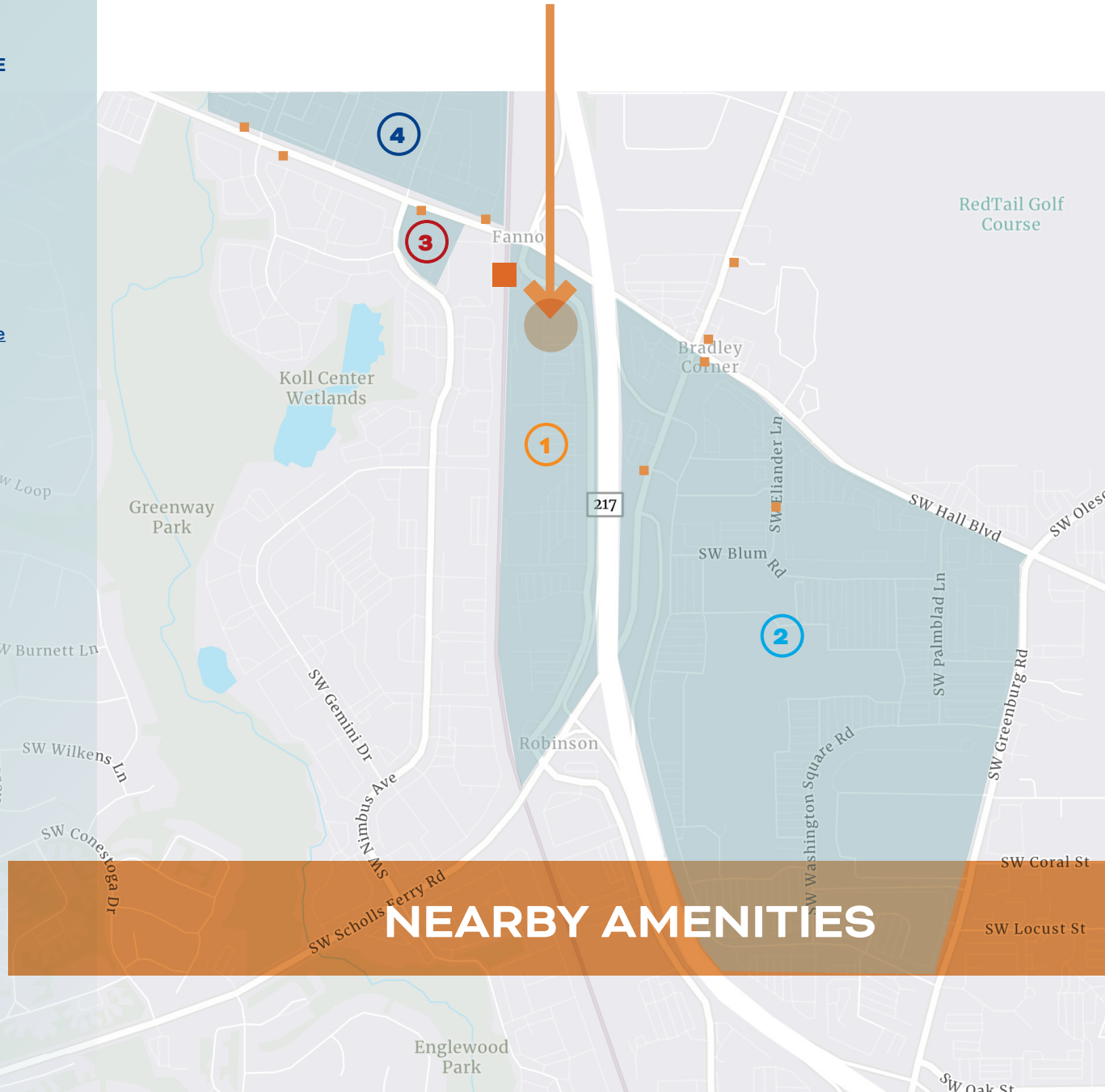
7-Eleven
Green Curry Thai
Si Señor
The Fireside Grill
Banya Japanese
Oregon Fitness Studio
CrossFit SW

■ WES train station

■ Bus stop

CASCADE SQUARE

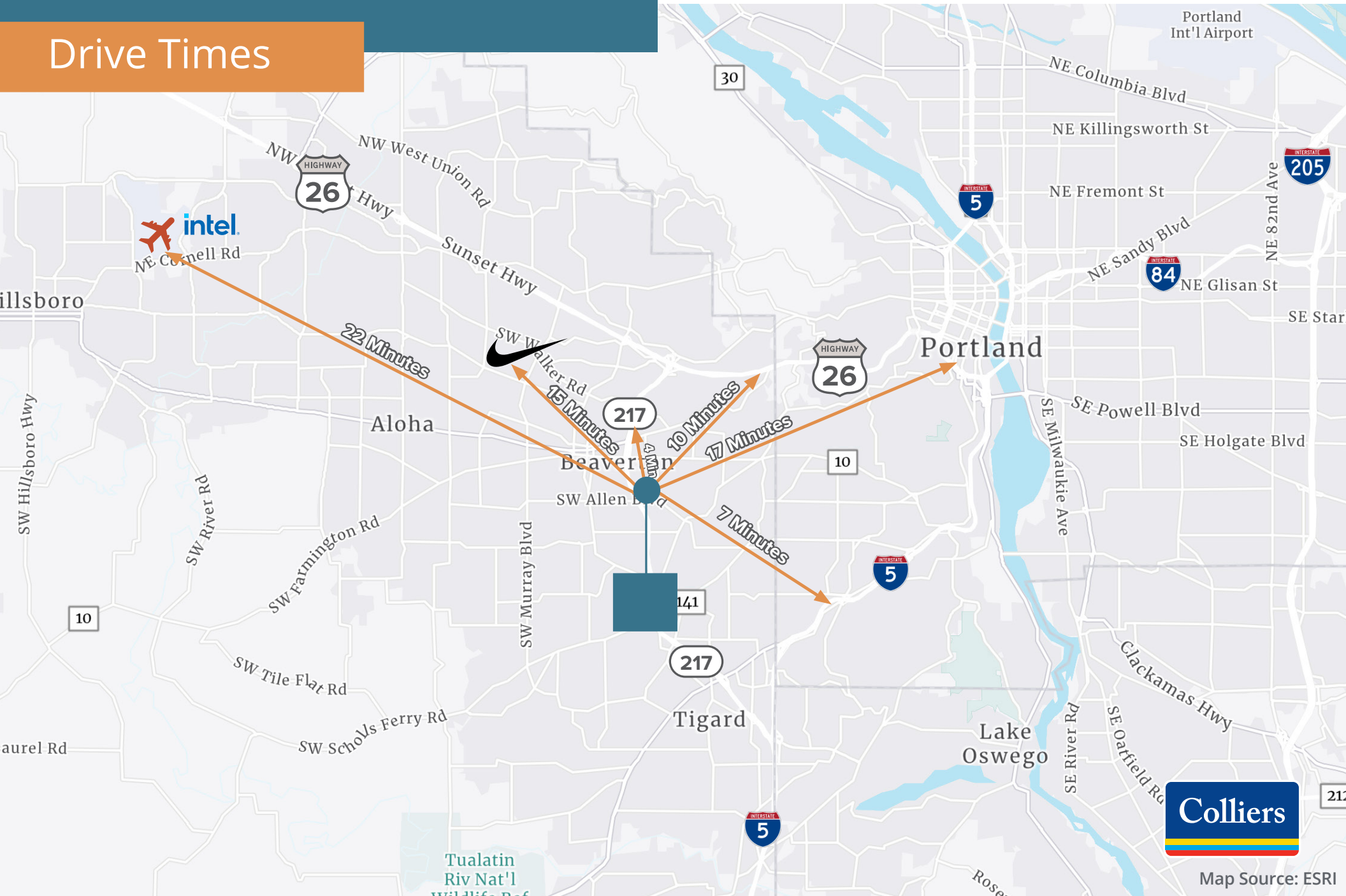
8625 SW CASCADE AVE



Colliers

CASCADE SQUARE

Drive Times



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