

FOR LEASE

CASCADE SQUARE ANNEX

8585 SW Cascade Ave
Beaverton, Oregon



Open, creative office space with abundant natural light and high ceilings.



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

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



PROPERTY HIGHLIGHTS

- Open, creative office
- Gorgeous oversized windows providing abundant natural light
- Creative office space with exposed high ceilings
- Ample surface and covered parking available
- Close proximity to Hall/Nimbus WES Commuter Rail station and several Trimet bus lines
- Walking distance to Koll Center Wetlands Park & Fanno Creek Trail
- Top of building signage available
- Tenant improvements available



AVAILABILITIES

SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	NOTES
L-1	5,440	Now	Call for rates	High ceilings, gorgeous views

The building is easily accessible and conveniently located right off of Hwy 217. In addition to the plaza's brand name amenities, tenants can also enjoy a quick jaunt to Washington Square Mall for nearby restaurants, retail, and recreation.

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

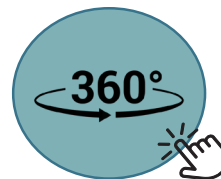
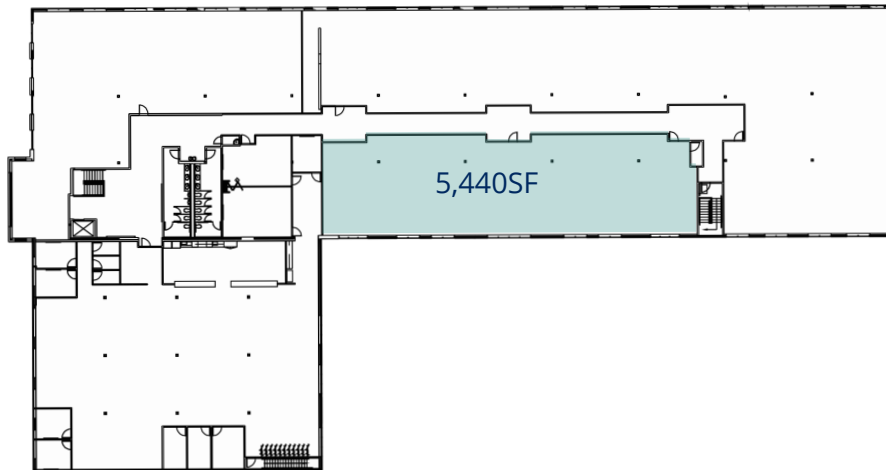


Strong Anchored
Tenants

AVAILABLE SPACE

5,440 SF

Call for rates



Click for a virtual tour



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

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

NEARBY AMENITIES

CASCADE SQUARE ANNEX
8585 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

3

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

2

WASHINGTON SQUARE

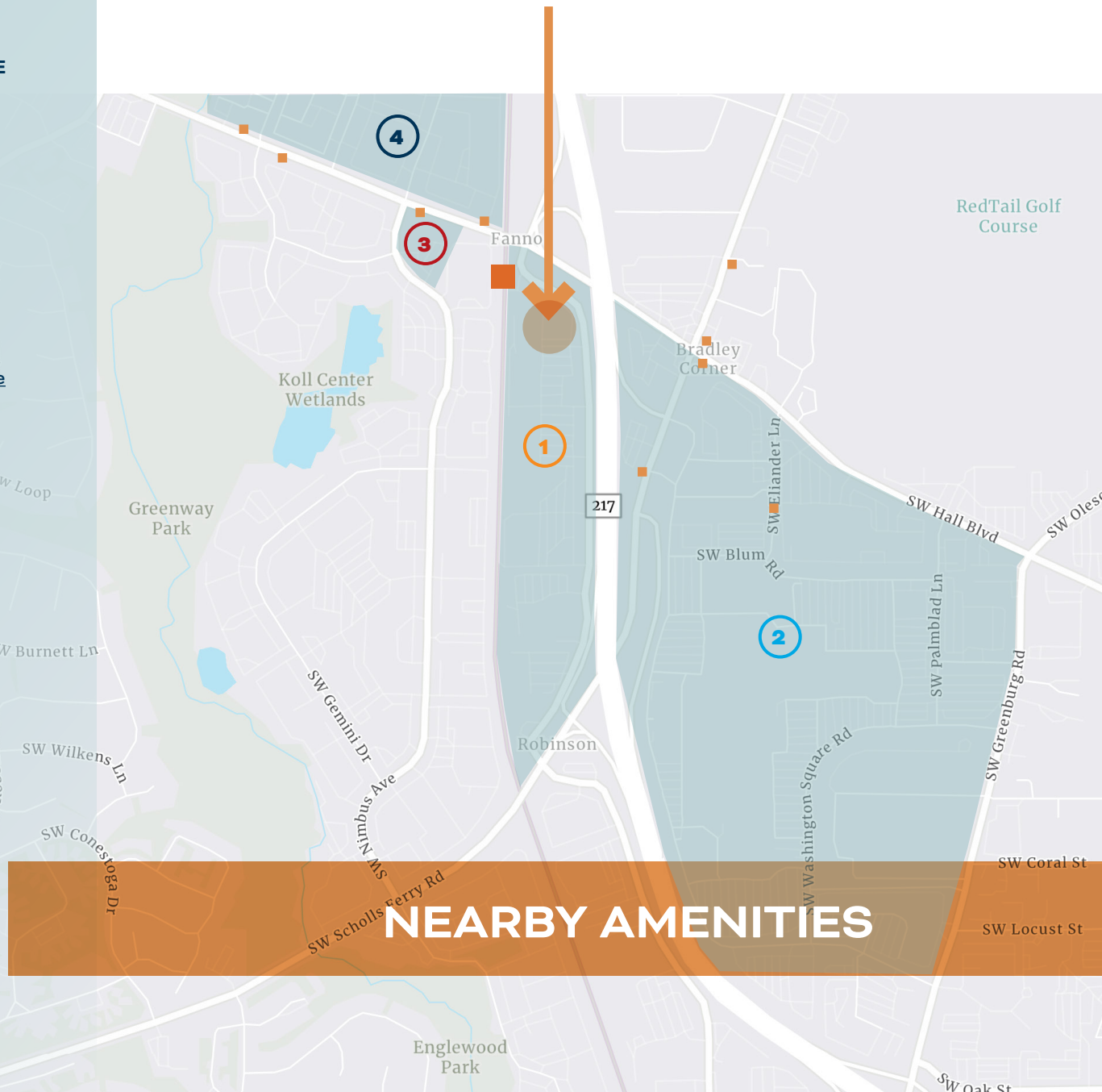
Target
Macy's
Apple Store
Cheesecake Factory
Tesla Supercharger
Red Robin
Panera Bread
Gustav's Pub & Grill
Office Depot
Entire mall directory [here](#)

4

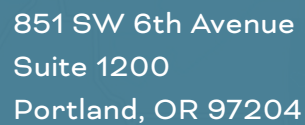
7-Eleven
Green Curry Thai
Si Señor
The Fireside Grill
Banya Japanese
Oregon Fitness Studio
CrossFit SW

■ WES train station

- Bus stop



Drive Times



mike.thomas@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers International OR LLC**