

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
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



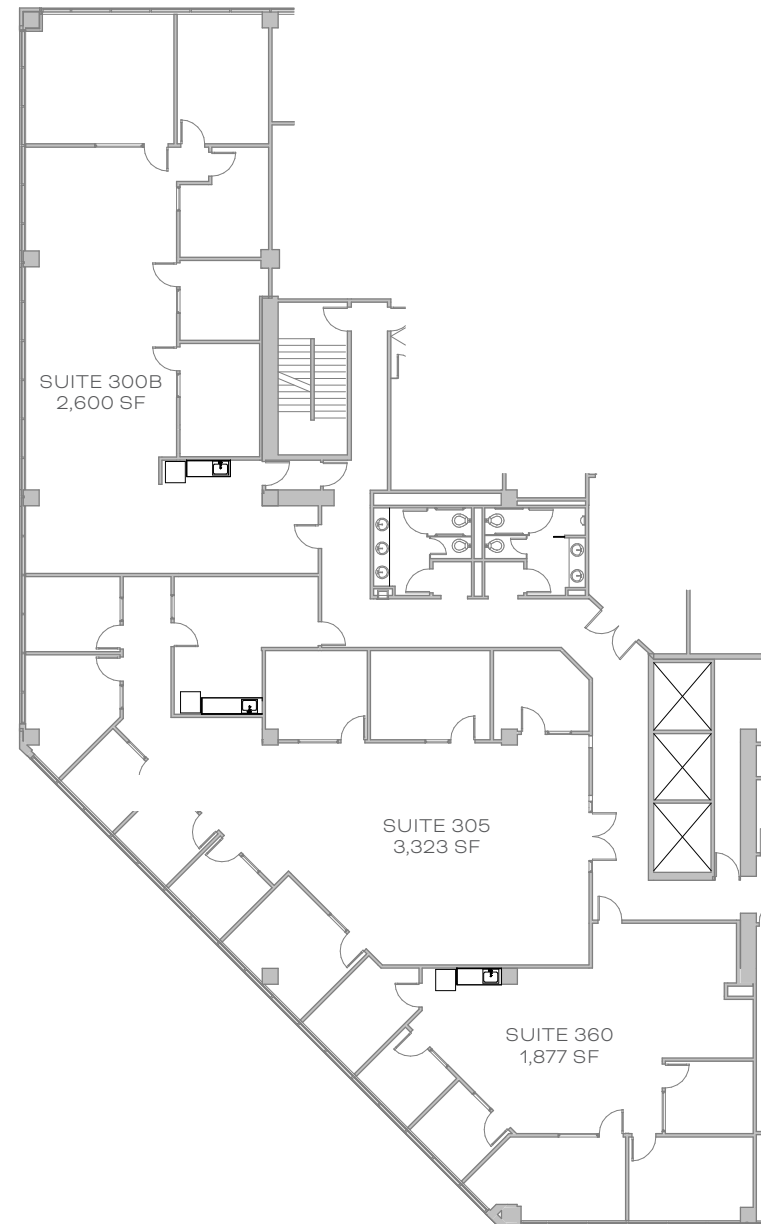
Walk to retail
shops & nature
trails



Recently
remodeled common
areas

SUITE 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

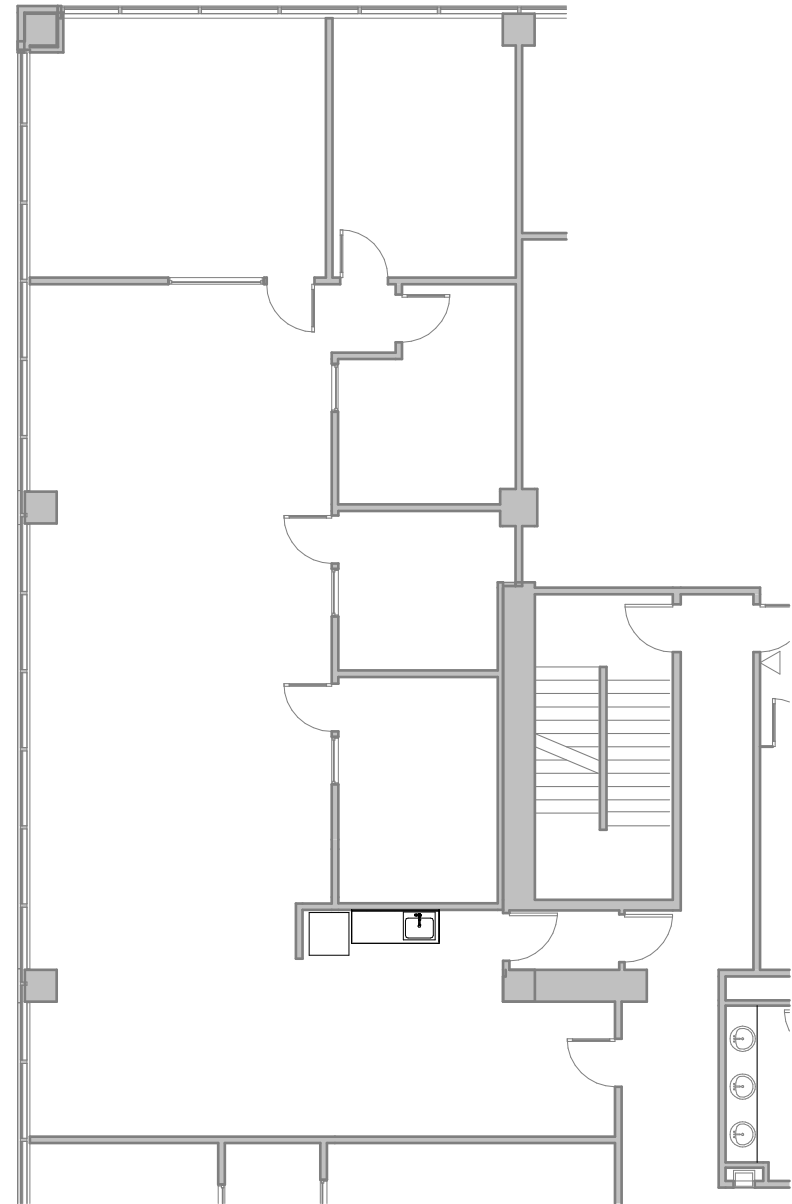


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SUITE 300B

- › 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

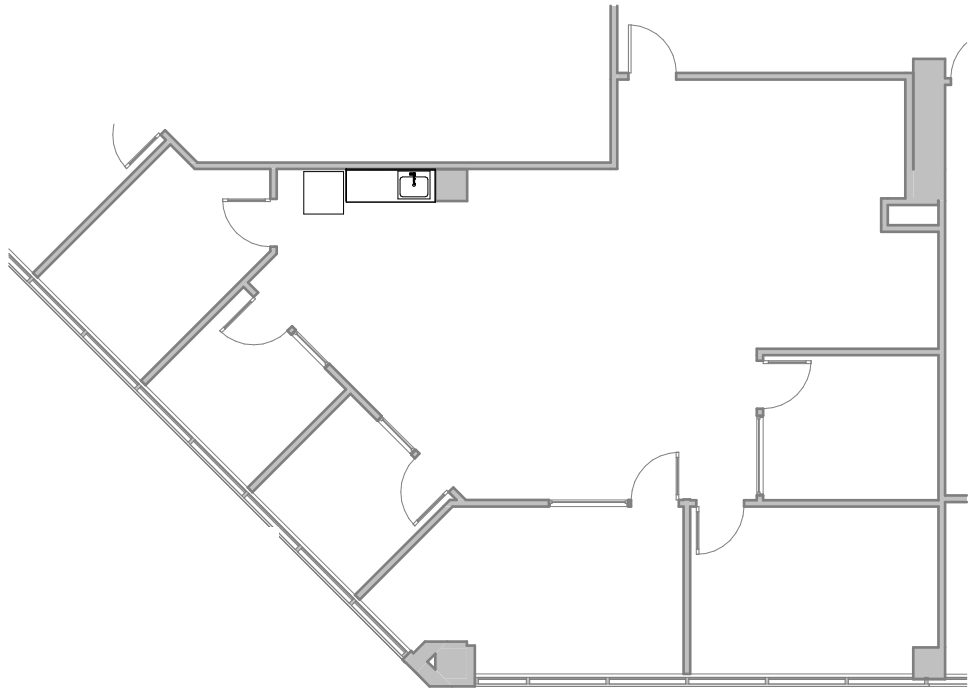


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SUITE 360

- › 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

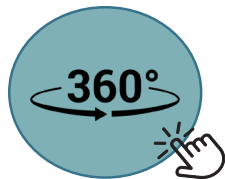


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SUITE 405

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



Click for a virtual tour

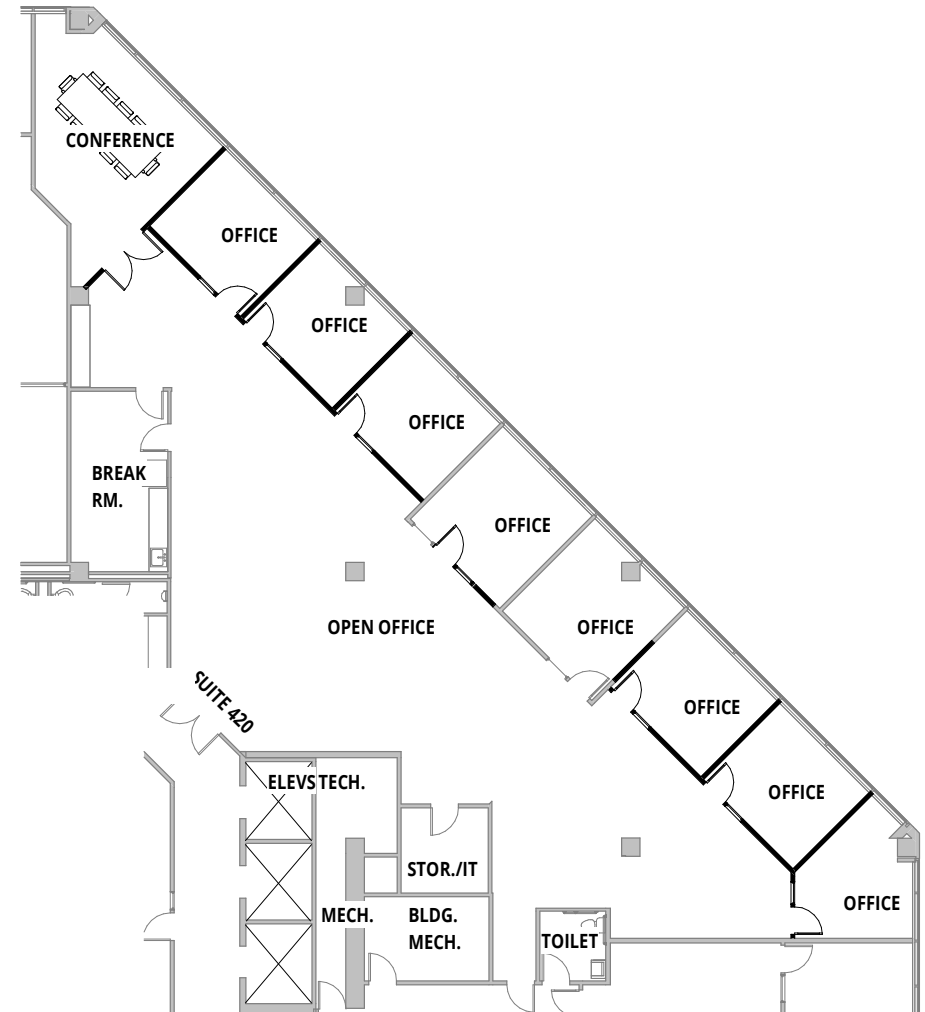


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SUITE 420

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

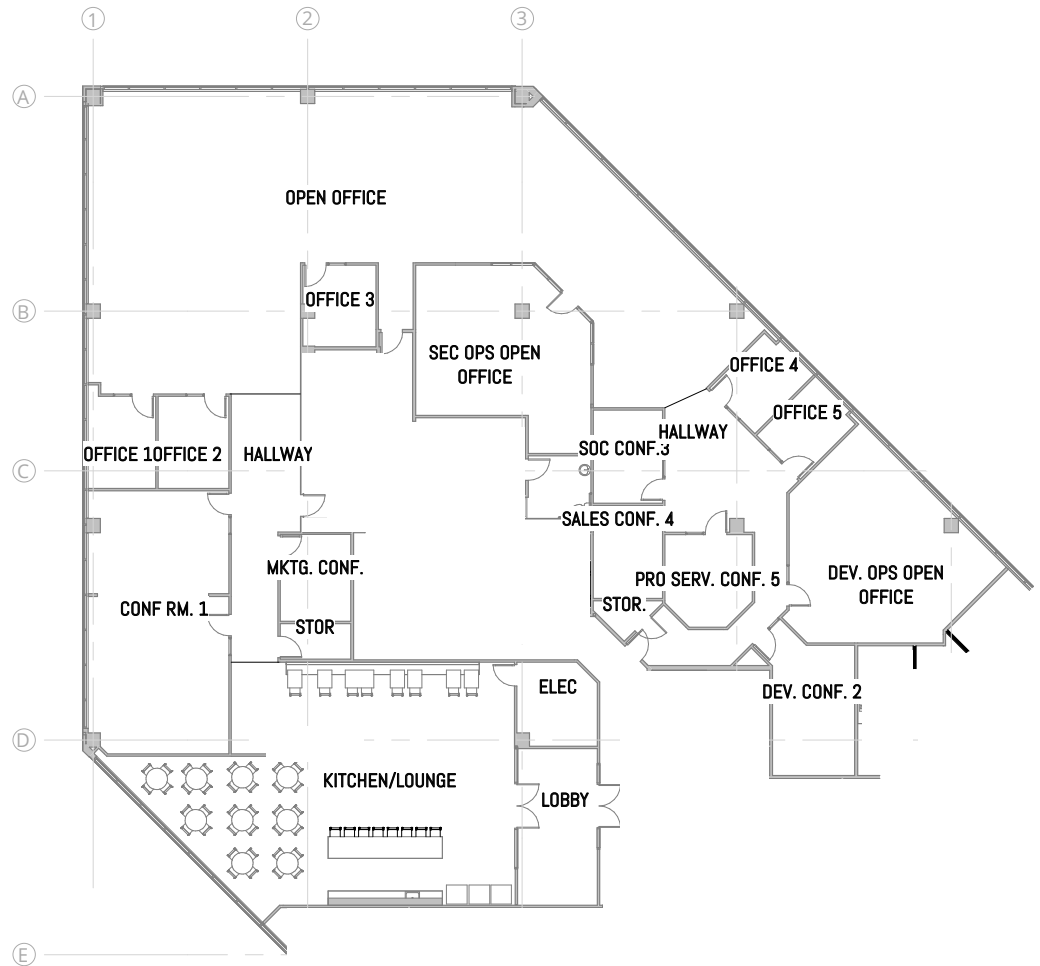


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SUITE 500

- › 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

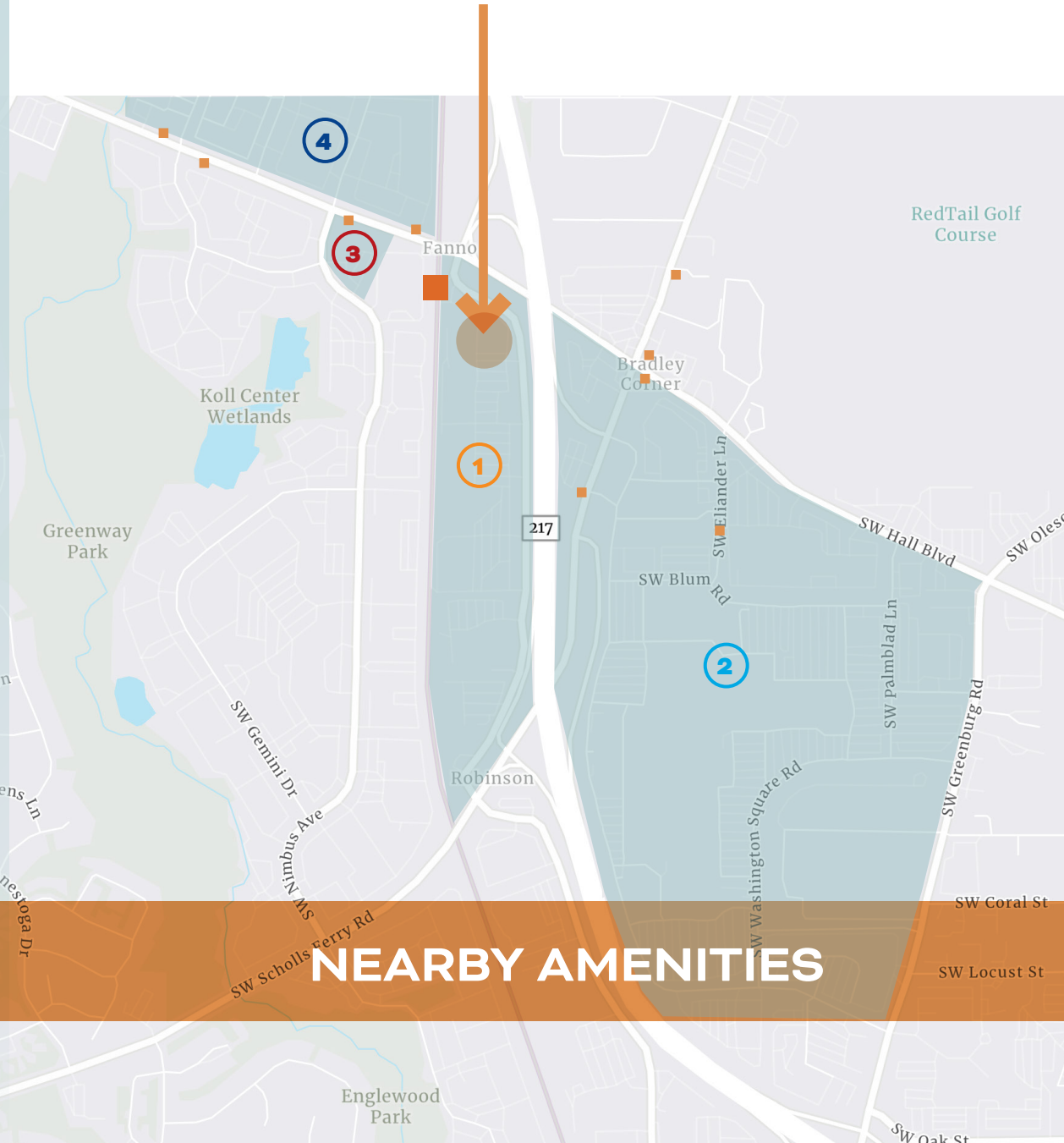
- Starbucks
- Einstein Bros Bagels
- Muchas Gracias
- Panda Express
- Falafel Express
- FedEx Office
- Society Pie

4

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

■ WES train station

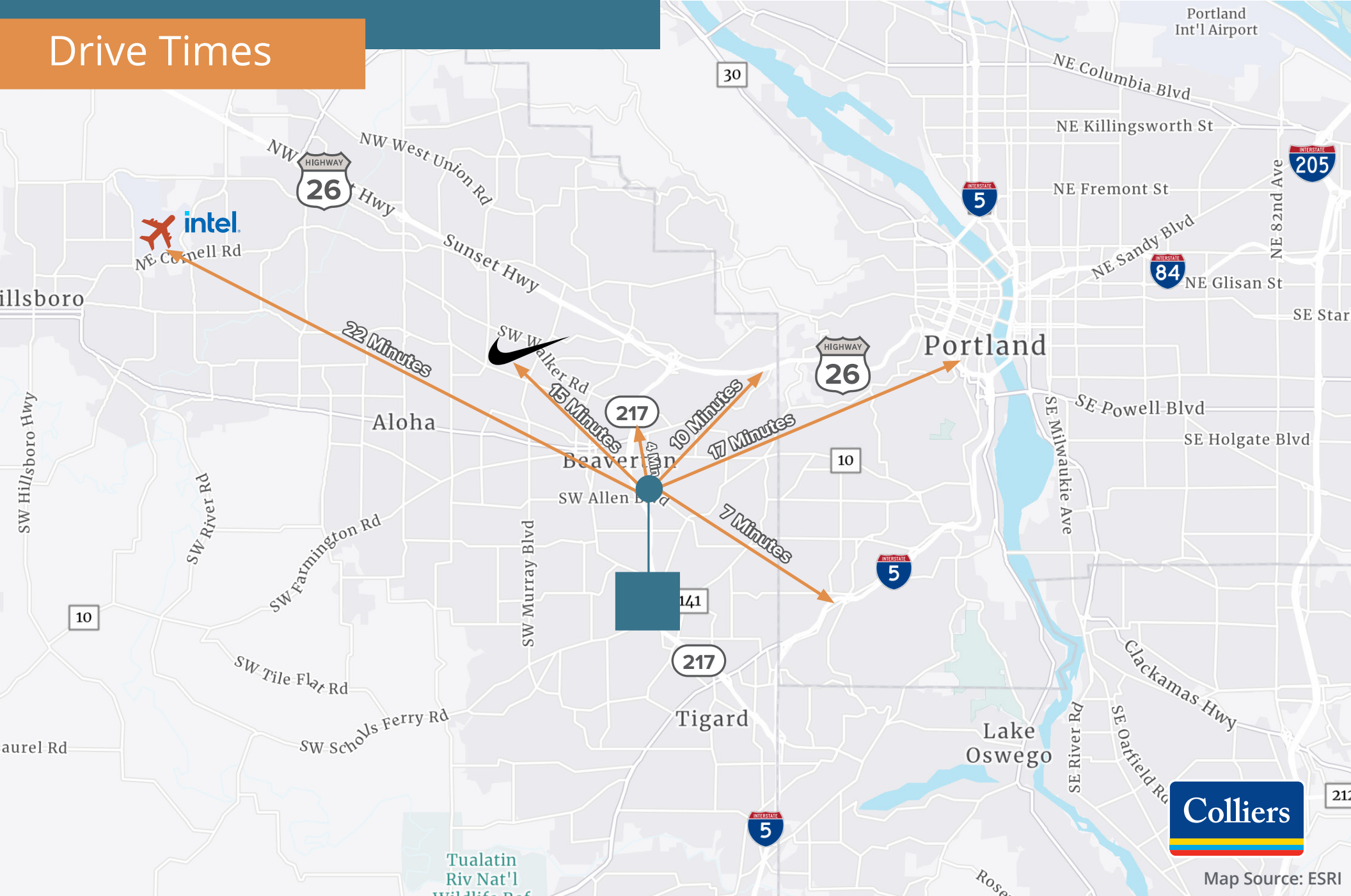
■ Bus stop



NEARBY AMENITIES

CASCADE SQUARE

Drive Times



Map Source: ESRI

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BEAVERTON, OREGON



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