



FOR LEASE



TOUR BONUS FOR BROKERS!

All qualified tours receive \$100 cash day of tour

SIGNING BONUS FOR BROKERS!

1-3 years: \$1.00/sf bonus

4+ years: \$2.00/sf bonus

For leases fully executed by December 31 2024*

THE CASCADE BUILDING

Fully Re-imagined Creative Workspaces

316 - 9,789 SF

520 SW 6th Ave, Portland, OR 97204

- Brand New Full Floor Turnkey Spaces
- Central Location
- Modern Creative Interior with Historic Exterior
- New Tenant Lounge, Workout Facility, and Common Conference Room
- Secured Valet Parking & Bike Parking with Fix-It Station

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

| | |
|---|---------------------------------------|
| Address | 520 SW 6th Ave, Portland, OR 97204 |
| Available Space | 316 - 9,789 SF |
| N° of Suites Available | 16 Suites |
| Lease Rate | \$22.00 - \$26.50 |
| Use Type | Office |
| Availability | Now |
| Leases of 4+ years may qualify for the recently enacted Portland Business License Tax Rebate | |

Location Features

- Excellent location on SW 6th and Alder in the heart of Downtown Portland
- Across from The Nines Luxury Hotel and adjacent to Pioneer Courthouse Square, Wells Fargo Bank, and Nike Portland
- Other nearby tenants include Muji, Departure, St. Honoré
- One block from Tri-Met MAX station at Pioneer Square

Nearby Highlights

- Afuri Ramen
- Apple Store
- Case Study Coffee
- Columbia Sportswear
- Departure
- Director Park
- Flying Elephants Deli
- Fogo de Chão
- Golden Goose
- Gucci
- H&M
- Jake's Grill
- Kure Superfood Cafe
- Louis Vuitton
- Mario's
- Muji
- Multnomah Whiskey Library
- Nike Portland
- Nordstrom
- Pastini
- Pioneer Place Mall
- Portland State University
- Regal Fox Tower
- Ruth's Chris Steak House
- Saint Laurent
- St. Honoré Bakery
- The Melting Pot
- Wells Fargo
- Zara



INTERIOR PHOTOS



CONFERENCE ROOM



TENANT LOUNGE



LOBBY



GYM



SUITE PHOTOS



SUITE 610



SUITE 1210



SUITE 920



SUITE 610



NEIGHBORHOOD HIGHLIGHTS



PIONEER PLACE MALL



NIKE PORTLAND

DOWNTOWN PORTLAND



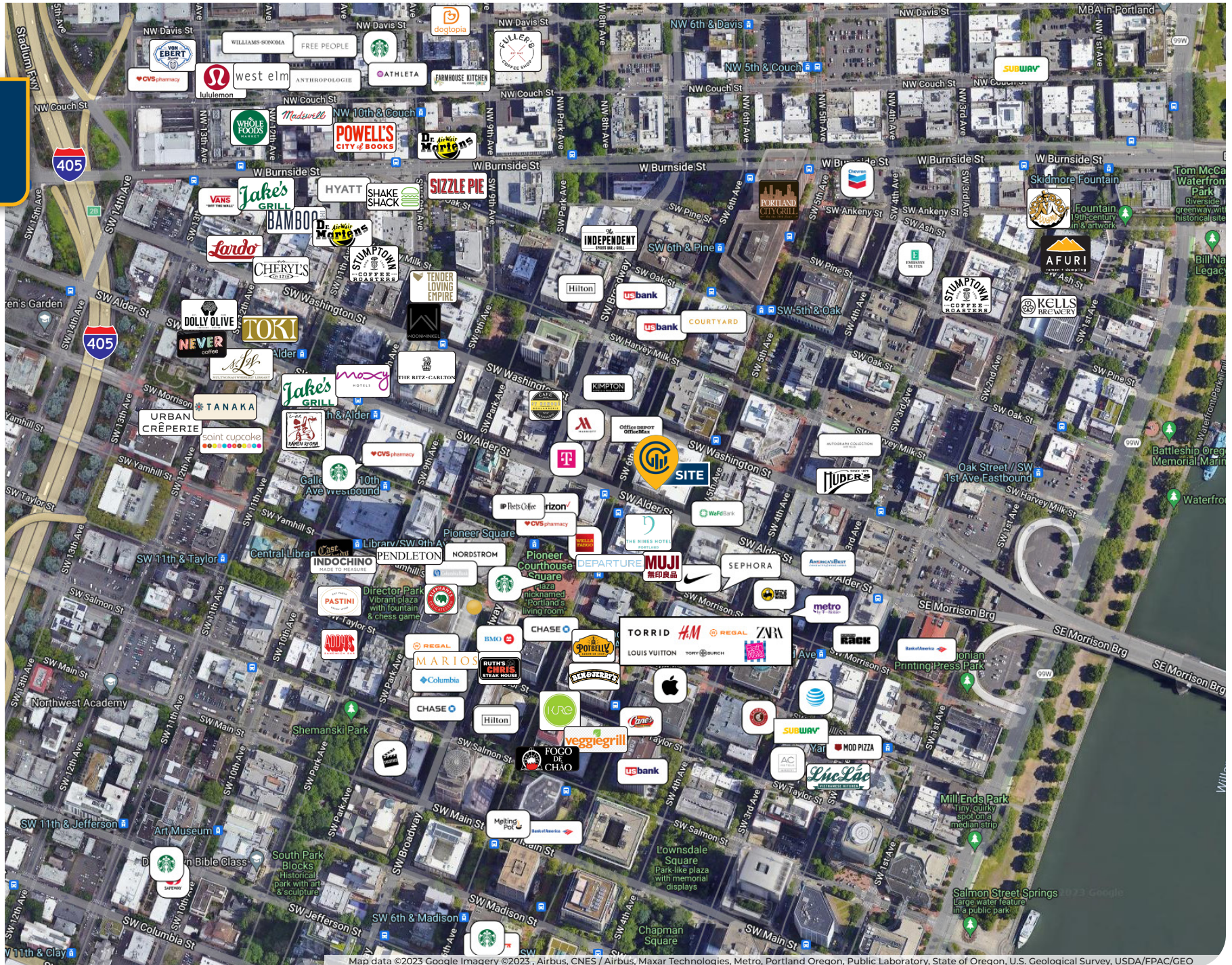
MUJI PORTLAND



PIONEER COURTHOUSE SQUARE



LOCAL AERIAL MAP



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