

AVAILABLE FOR SALE

ONE-OF-A-KIND OWNER-USER OPPORTUNITY

# CASCADE STATION II

9500 NE Cascades Parkway • Portland, OR 97220

YOUR SIGN HERE



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

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**CASCADE STATION** is a business address in one of Portland's most desirable submarkets, Airport Way. This beautiful Class A, building is part of a larger centrally-located development including office and flex space, world-class hotels, destination retail and dining, all just minutes to the newly remodeled PDX International Airport and I-205.

This is the first time Cascade Station II has been available for sale as a vacant owner/user purchase opportunity. The less than 15 year old building has been very lightly used with all mechanical systems in good working order and long useful lives ahead of them. Cascade Station II could be your next business Headquarters at a fraction of the new construction price.

- 35,000 rsf between two floors
- 3.24 acres land area
- On a prepaid ground lease through 6/30/2084, with an extension option of 13 years
- Built in 2008, Cascade Station II is the highest quality office project in the Airport Way Submarket.
- Parking in excess of 5:1,000
- Offered at a price significantly less than replacement value
- Elevator served
- Zoning: General Employment (EG2)
- Excellent building brow and monument signage

**OFFERED AT: \$7,875,000**



LOCATION  
CASCADE STATION



BLDG SIZE  
35,000 RSF



2 FLOORS  
ELEVATOR SERVED



FLOOR PLATES  
17,500 RSF



PARKING  
5+:1,000



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# CASCADE STATION II

## Building Specifications

**Construction:** Construction is of reinforced concrete footings and foundations with a slab-on-grade ground floor. The substructure is constructed of steel frame of wide flange beams and joists, long span steel joists and joist girders, light gauge steel deck with concrete fill on the upper floors and light gauge metal decking for roof sheathing.

**Exterior Walls:** Brick veneer and aluminum veneer with ribbon-style windows

**Windows:** the windows are thermal, double paned and encased in aluminum frames. The full glass entry and exit doors are also of aluminum frames. Service doors are hollow and metal.

**Roof:** The main roofing system for the building consists of built-up assemblies with tar and gravel cover. The roof is framed with long span steel trusses, truss girders and steel wide flange beams. Joists support the light gauge domed metal decking. Built up asphalt with mineral cap sheet



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**HVAC:** Roof-mounted air handlers are located on each building with integral cooling and interior ceiling mounted heat pumps

**Elevators:** Contains one hydraulic elevator with a maximum capacity of 3,000 pounds.

**Electricity:** 1000 AMP, 480/277 Volt, three-phase, four-wire alternating current service in metallic raceways and conduit

**Lighting:** High intensity light fixtures mounted atop metal light standards with concrete bases located throughout the parking area. Additional site lighting is provided by building mounted lighting and bollard-style lights located along the build entry walkways.

**Fire Safety:** The building is fully sprinklered with a wet pipe system with dry heads in cold areas. The building contains smoke detectors, pull stations and strobe alarms with a central fire alarm control panel

**Utilities:** Water: City of Portland. Sewer: City of Portland. Natural Gas: NW Natural Gas Company. Electricity: Pacific Power & Light

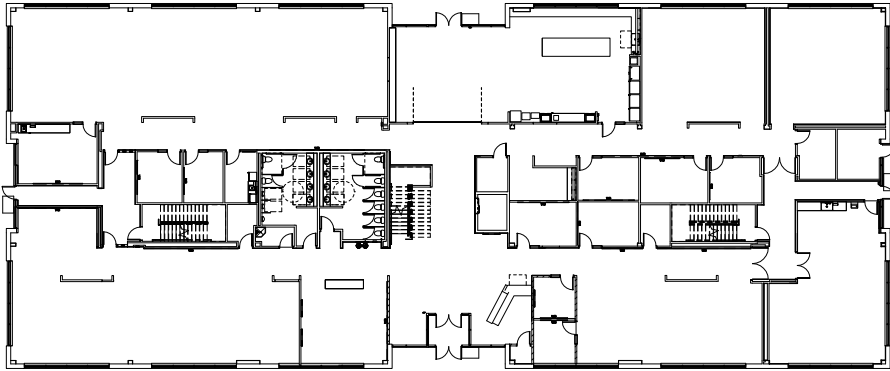


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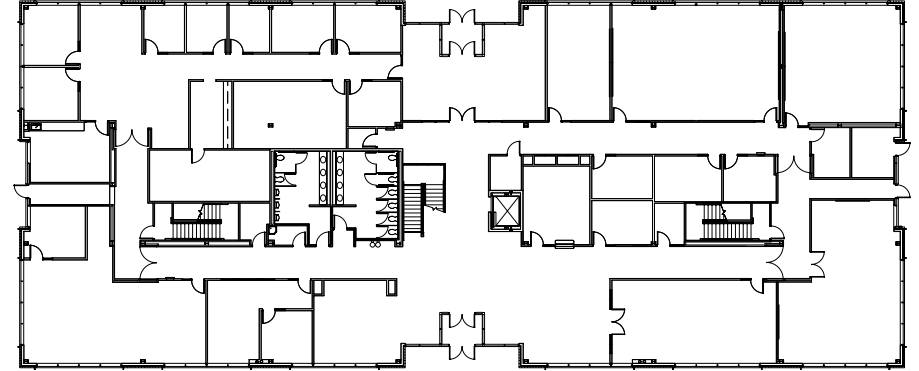
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# CASCADE STATION II - Floor Plans

9500 NE Cascades Parkway



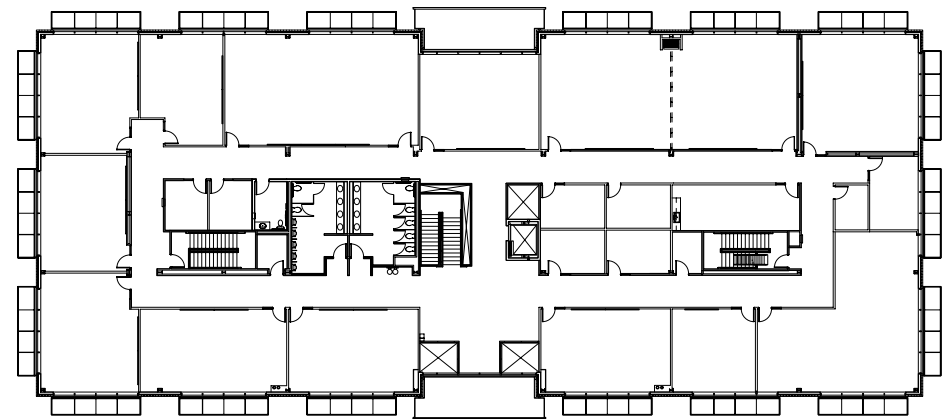
Cascade Station II - Ground Floor (Existing)



Cascade Station II - Previous Build-to-Suit build out



Cascade Station II - Second Floor (Existing)



Cascade Station II - Previous Build-to-Suit build out

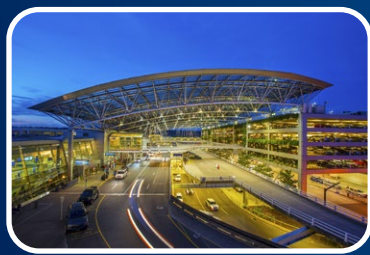


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AVAILABLE FOR SALE



3 MINS TO PDX INTERNATIONAL AIRPORT



WALKING DISTANCE TO CASCADE STATION AMENITIES



WALKING DISTANCE TO MAX LIGHT RAIL & BUS LINES



WALKING DISTANCE TO MULTIPLE LODGING OPTIONS



ABUNDANT TAX-FREE SHOPPING & PROFESSIONAL SERVICES



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## CENTRALLY LOCATED

Surrounded by an abundant mix of shops, hotels and eateries with quick access to PDX, SR-14, Highway 26 and Interstate 205.



**11**  
MILES TO DOWNTOWN  
PORTLAND



**10**  
MILES TO DOWNTOWN  
VANCOUVER



**11**  
MILES TO DOWNTOWN  
CAMAS



**11**  
MILES TO DOWNTOWN  
GRESHAM



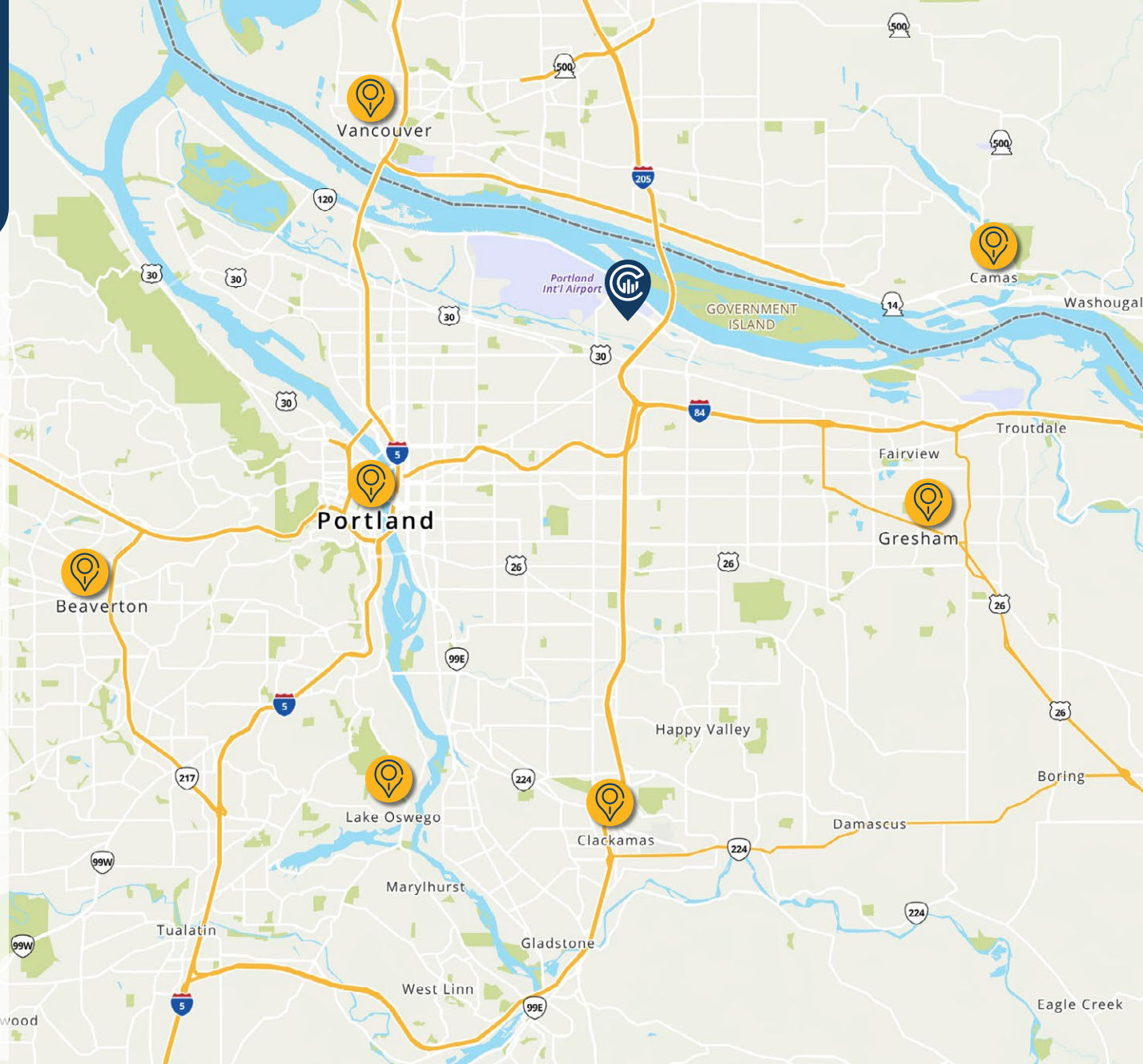
**13**  
MILES TO DOWNTOWN  
CLACKAMAS



**17**  
MILES TO DOWNTOWN  
LAKE OSWEGO



**19**  
MILES TO DOWNTOWN  
BEAVERTON



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## DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **CASCADE STATION II 9500 NE Cascades Parkway • Portland, OR 97220** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.

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