



FOR LEASE



**TOUR BONUS FOR BROKERS**  
**BOTTLE OF SECOND WITNESS PINOT NOIR**  
**PER TENANT PARTICIPANT**  
**SIGNING BONUS**  
**1-3 YEARS: \$1.00/SF BONUS**  
**4+ YEARS: \$2.00/SF BONUS**

## THE CASCADE BUILDING

### Fully Re-imagined Creative Workspaces

299 - 9,789 SF | \$23.00/RSF FS

#### 520 SW 6th Ave, Portland, OR 97204

- Brand New Full Floor Turnkey Spaces
- Modern Creative Interior with Historic Exterior
- New Tenant Lounge, Workout Facility, and Common Conference Room
- Secured Valet Parking & Bike Parking with Fix-It Station Under Building
- **Directly adjacent to the new Nationally Renowned James Beard Public Market (coming soon!)**

#### MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA  
503-523-7751 | mccoym@capacitycommercial.com

#### JEFF FALCONER, SIOR

Principal Broker | Licensed in OR  
503-542-4346 | jefff@capacitycommercial.com

#### GABRIEL BEHRMANN

Associate Broker | Licensed in OR  
971-237-2458 | gabriel@capacitycommercial.com



PROPERTY SUMMARY



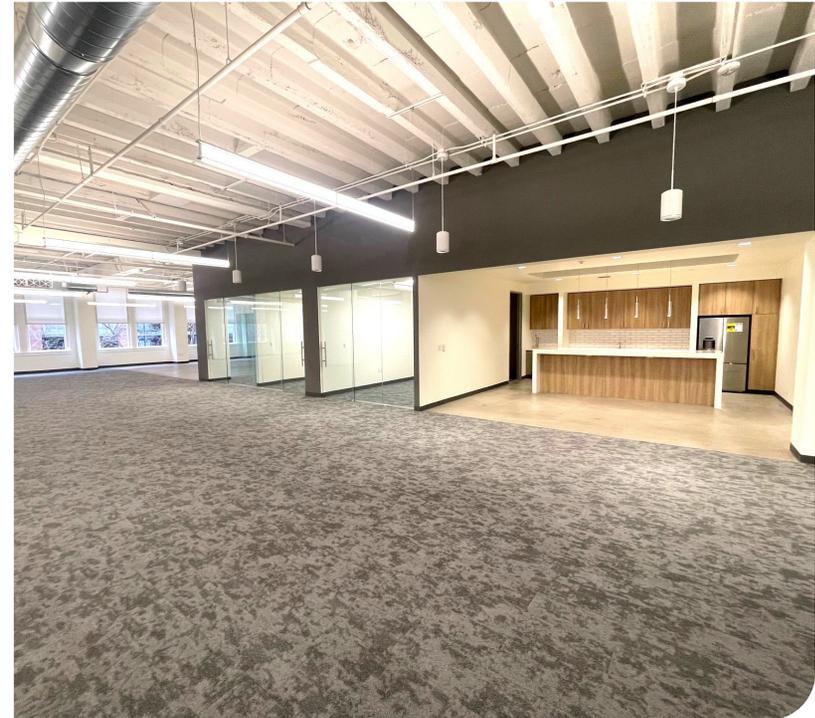
**FOR  
LEASE**



PROPERTY DETAILS	
Address	520 SW 6th Ave, Portland, OR 97204
Available Spaces	299 - 9,789 SF
Lease Rate	Every Space \$23.00/RSF FS
Use Type	Office
Availability	Now

**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 and Bus Hub at Pioneer Square

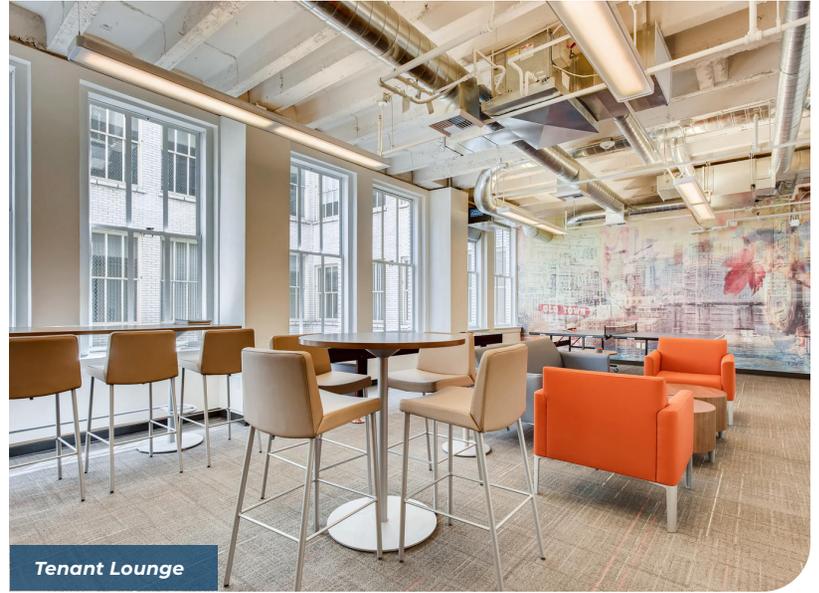




INTERIOR PHOTOS



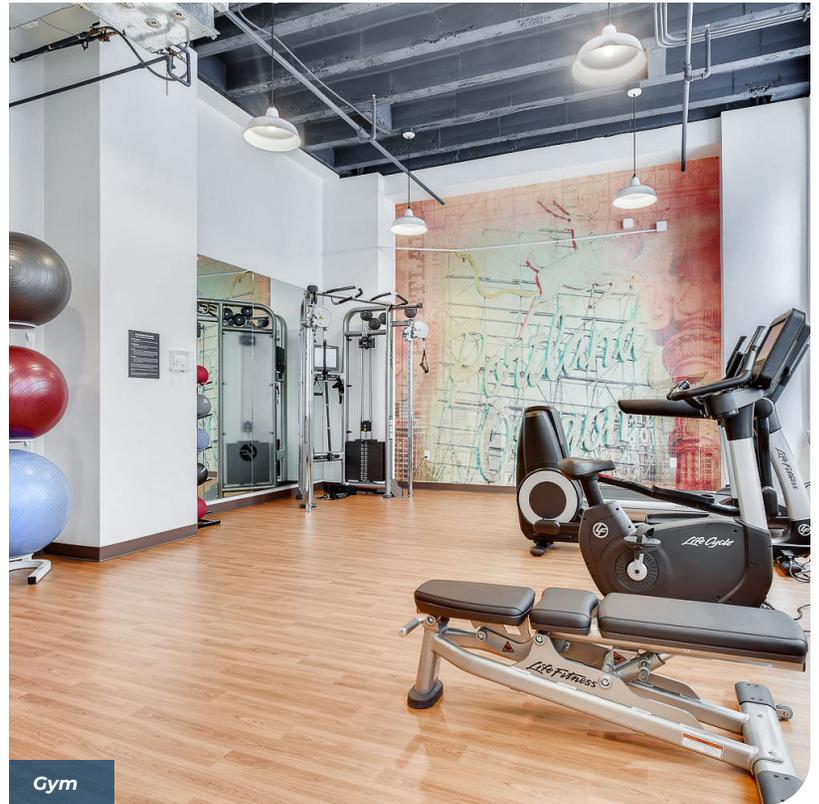
Conference Room



Tenant Lounge



Lobby



Gym



# NEIGHBORHOOD HIGHLIGHTS



Din Tai Fung

## DOWNTOWN PORTLAND



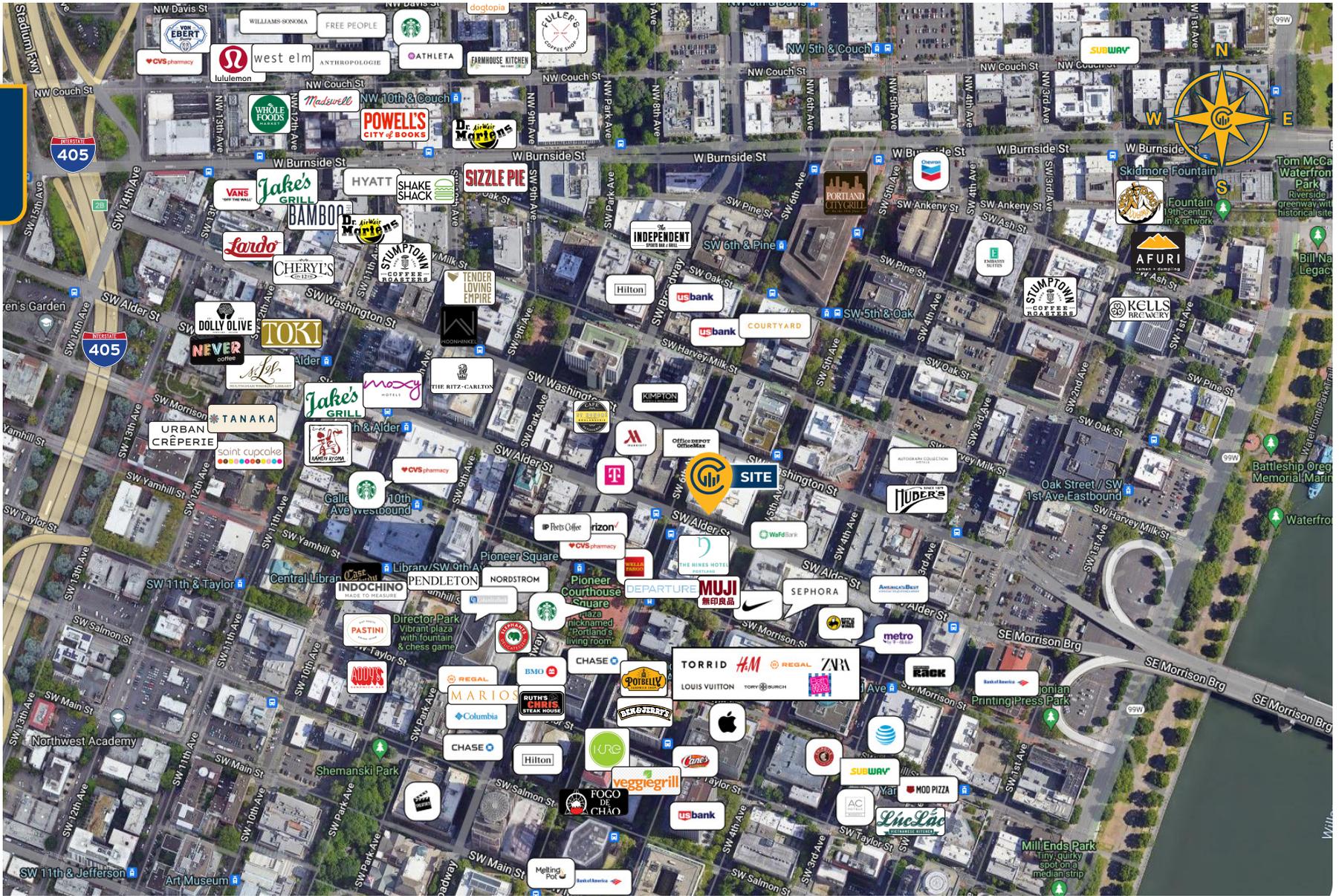
James Beard Public Market



Pioneer Courthouse Square



# LOCAL AERIAL MAP



Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

<p><b>MCCOY DOERRIE</b>          Sr. Vice President   Licensed in OR &amp; WA          503-523-7751          mccoym@capacitycommercial.com</p>	<p><b>JEFF FALCONER, SIOR</b>          Principal Broker   Licensed in OR          503-542-4346          jeff@capacitycommercial.com</p>	<p><b>GABRIEL BEHRMANN</b>          Associate Broker   Licensed in OR          971-237-2458          gabriel@capacitycommercial.com</p>
--	---	---