ANITIAN

FOR SUBLEASE

CASCADE SQUARE - SUITE 260

8625 SW CASCADE AVENUE, BEAVERTON, OR 97008

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PROPERTY DESCRIPTION

Rare small office suite featuring three private, window-lined offices, a reception area, and a kitchenette. The space is move-in ready, with select furniture available. Building amenities include a shared conference room and abundant off-street parking.

PROPERTY HIGHLIGHTS

- Small 757 SF office space offering three private offices and a sink
- Second floor suite
- Near TriMet WES commuter rail station
- Building standard common conference room
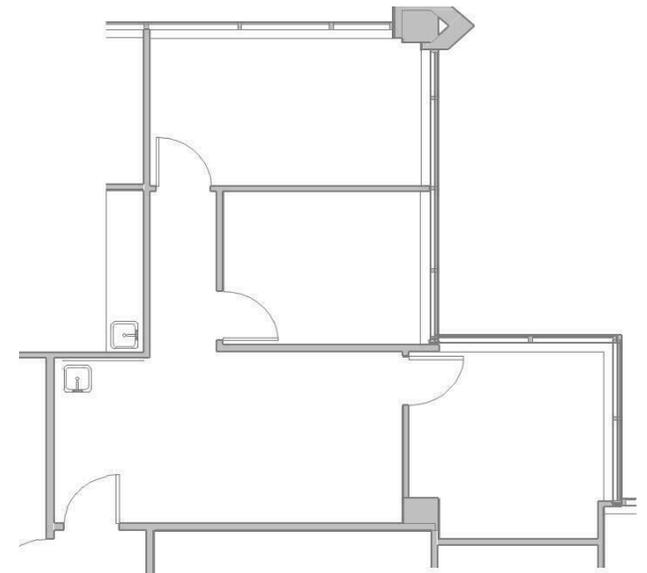- Sublease term ends on 9/30/2026

OFFERING SUMMARY

Lease Rate:	$26.00 SF/yr (Full Service)
Available SF:	757 SF
Building Size:	87,657 SF

POINT OF INTEREST	DISTANCE	TIME
Highway 217	0.3 mi	2 min
Highway 99W	2.4 mi	5min
Interstate 5	4.3 mi	8 min
Downtown Portland	9.5 mi	16 min
Portland International Airport	23.1 mi	29 min

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LOCATION OVERVIEW

Positioned directly across from Washington Square Mall, the property offers immediate access to a wide range of nearby shops and restaurants. The building provides convenient access to Highway 217 in both directions, and the WES commuter rail stop is located at the edge of the parking lot for added accessibility.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	88	975	11,233
Average Age	49	47	42
Average Age (Male)	46	45	40
Average Age (Female)	51	48	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	426	4,665
# of Persons per HH	2.4	2.3	2.4
Average HH Income	$93,919	$89,793	$100,121
Average House Value	$579,898	$587,922	$547,508

Demographics data derived from AlphaMap

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