

FOR LEASE



# NEW OFFICE BUILDING AT CASCADE STATION

9600 NE CASCADES PARKWAY :: PORTLAND, OR

DEVELOPED BY  
Trammell Crow Company

FOR INFORMATION  
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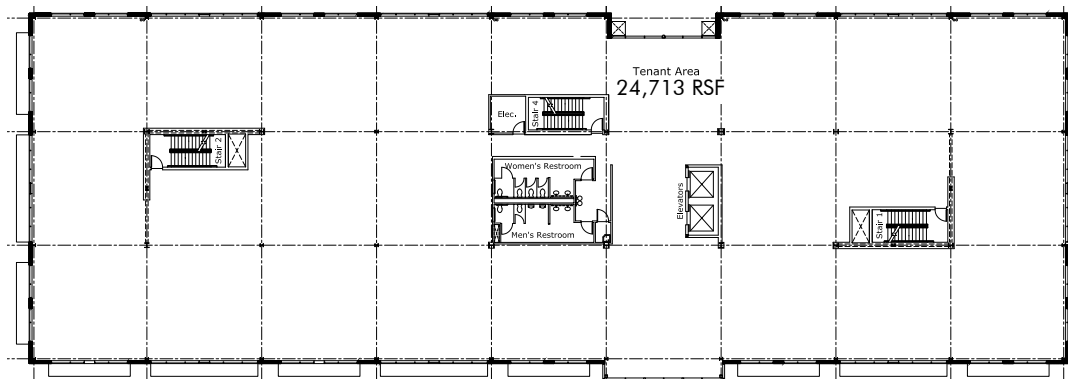
www.cbre.com/portland

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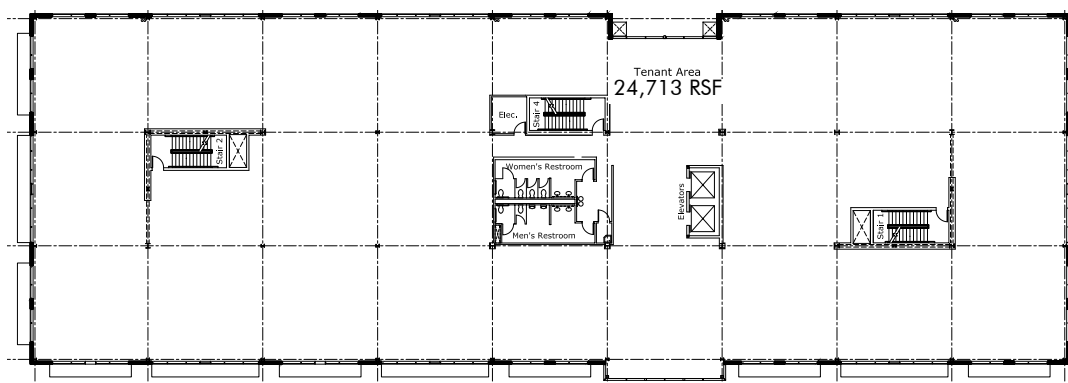
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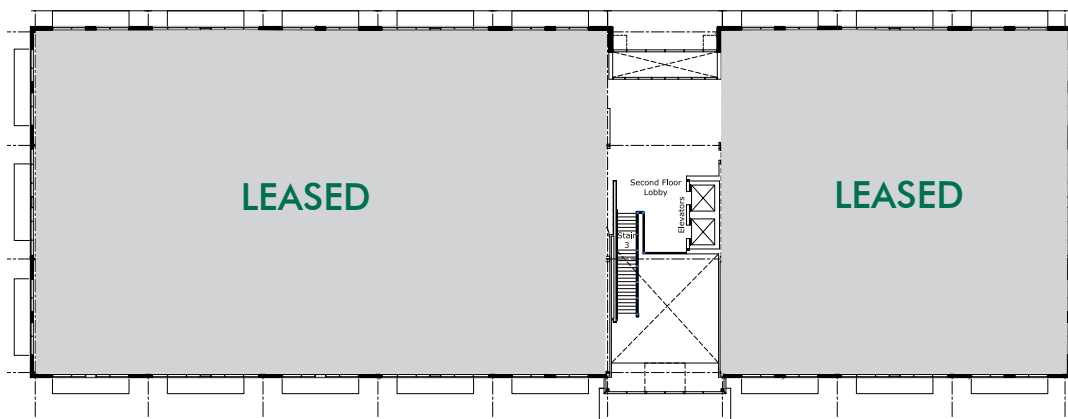
FOURTH FLOOR



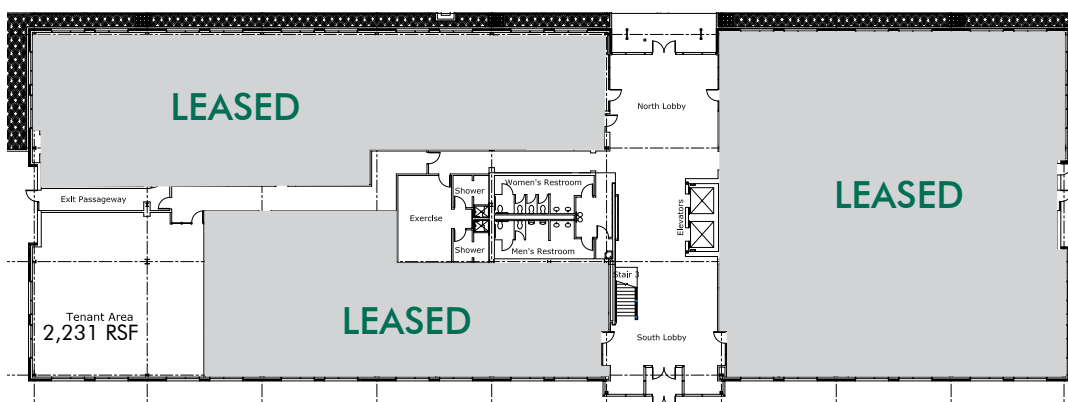
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FOR  
LEASE



# NEW OFFICE BUILDING AT CASCADE STATION

9600 NE CASCADES PKWY, PORTLAND, OR

WWW.CBRE.COM/CASCADESTATION



FEATURES:

- **LEED® CERTIFIED GOLD**
- 90% of the space has a daylight view
- Purchasing "green" power for the building operating system
- High level of regional and recycled content used to construct the building
- High level of energy performance
- Rate: \$25.00/SF FSG
- Many nearby restaurants, hotels, shops and amenities
- 5/1,000 SF Parking
- On the MAX Red Line
- Immediate access to I-205 and I-84
- Exterior signage opportunities
- Up to 57,567 SF Available for lease

**LOCATED AT THE GATEWAY TO PORTLAND INTERNATIONAL AIRPORT**

FOR MORE INFORMATION CONTACT:

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The Brokers are Licensed in the State of Oregon

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**CBRE**



# NEW CLASS A OFFICE BUILDING AT CASCADE STATION

9600 NE CASCADES PARKWAY :: PORTLAND, OR



Surrounded by new hotels, restaurants, and retail developments, **Cascade Station** is the ideal location for office users. Extensive window lines and efficient floor plans will allow tenants to design suite layouts according to their needs. Tenants will enjoy an outdoor plaza, building common conference room, exercise facility, distinctive building lobby, abundant parking, and two MAX stops conveniently situated nearby.



**SPACE AVAILABLE**

1st floor :: 2,231 SF

2nd floor :: Leased

3rd floor :: 24,713 SF

4th floor :: 24,713 SF

