

OFFICE SPACE FOR LEASE

# Cascade Station Office Space

9830 NE Cascades Parkway • Portland, OR 97220



CenterCal's CASCADE STATION is a vibrant mixed-use development at the "gateway" to Portland International Airport. Initiated seven years ago, the project has brought the Airport MAX light rail line to PDX. 120-acre site yields 800,000 SF of retail space, 1.2 million SF of office space and 250 hotel rooms. Cascade Station offers specialty eateries, stores and restaurants include: Red Robin, Famous Dave's, Buffalo Wild Wings, Starbucks, Target, Best Buy and IKEA.

- Second floor space: 3,221 SF to 6,014 RSF
- Private lobby, elevator and staircase to second floor
- Mix of private offices, several conference rooms, kitchenettes and open office space in each suite.
- Private restrooms for full-floor tenants
- 360 degrees of window line provides ample natural light
- Excellent signage opportunity
- On-site security and maintenance
- Renovated lobby

**SECOND FLOOR LEASE RATE: \$23.00/SF - FULL SERVICE**

For further information, please contact:

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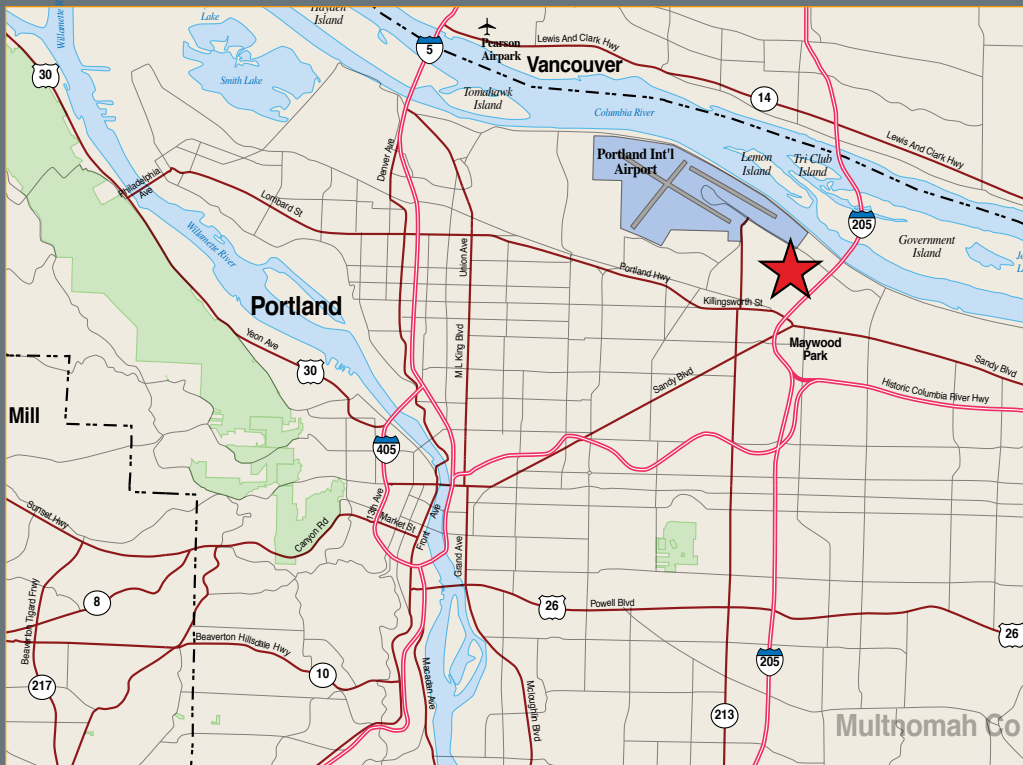
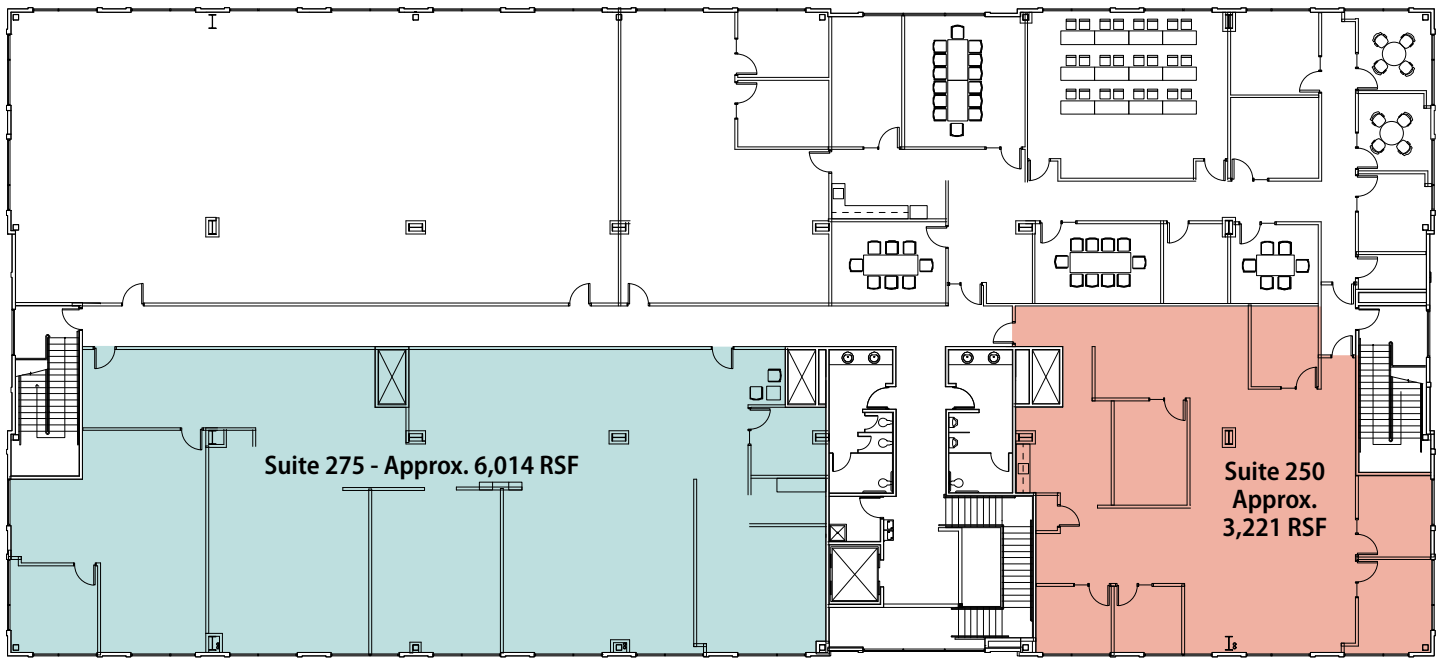


Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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- On-site security
- Easy access to and from both the I-84 and I-205 freeways
- Excellent parking and access
- Area amenities include numerous restaurants, services and housing
- Highly visible location in established setting



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