



OFFICE SPACE FOR LEASE

# CASCADE STATION

9500 & 9600 NE Cascades Parkway  
Portland, OR 97220



DESTINATION RETAILERS



WORLD-CLASS HOTELS



**CASCADE STATION | YOUR NEW BUSINESS ADDRESS**





LOCATION  
AIRPORT WAY



PROPERTY SIZE  
127,540 RSF



BUILDINGS  
2



FLOORS  
2 (9500)  
4 (9600)



FLOOR PLATE  
17,500 RSF (9500)  
24,713 RSF (9600)



PARKING  
4+:1,000

# Welcome to **CASCADE STATION**

An office at **CASCADE STATION** is a business address in one of Portland's most desirable submarkets, Airport Way. This beautiful Class A, LEED Gold Certified location is part of a development including office space, world-class hotels and destination retail and dining, all just seconds to PDX International Airport and I-205.

## PROPERTY HIGHLIGHTS

- 20 Minutes from downtown Portland
- Accessible location by all transportation means including MAX light rail
- Situated at the entrance to Cascade Station via NE Airport Way
- Walking distance to hotels, restaurants and big-box destination retailers
- Excellent high-visibility exterior signage opportunities



# About **CASCADE STATION**





# CASCADE STATION

Since its grand opening in 2007, Cascade Station has become one of Portland's top spots for big-box shopping, dining and lodging. Conveniently located along the MAX light rail Red Line, two stops away from Portland International Airport, Cascade Station features 44 stores and enjoys 4.3M visits per year.

Retailer highlights include Best Buy, Petsmart, ROSS, HomeGoods, Marshalls, Golf Galaxy, Old Navy, plus a variety of sit-down and quick service restaurants and two hotels (Aloft and Hyatt Place).

Adjacent to Cascade Station sits Target on the western side and IKEA on the eastern edge, drawing customers region-wide to the Cascade Station area. IKEA is a notable draw with 1.7M visits in the past year.

## 5-MILE RADIUS DEMOGRAPHICS

2022 ESTIMATED  
POPULATION:

**323,781**

2022 ESTIMATED  
HOUSEHOLDS:

**131,200**

2022 ESTIMATED  
HOUSEHOLD INCOME:

**\$98,777**

2022 ESTIMATED  
BUSINESSES:

**17,970**



BEST BUY



IKEA PORTLAND



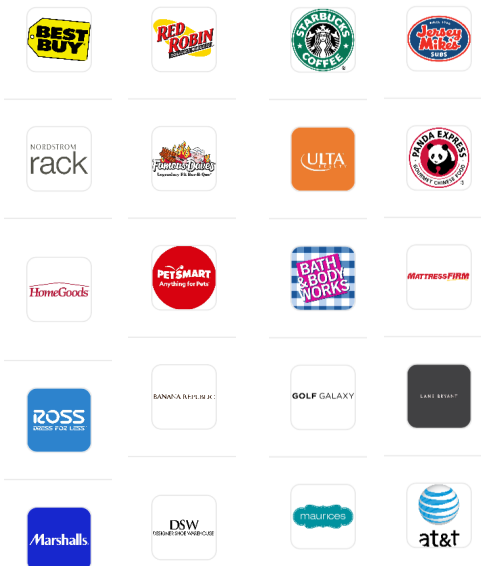
TARGET



CLASS-A OFFICE



ALOFT HOTEL





# Office LOCATION

9500 NE CASCADES PKWY

LIGHT RAIL STATION - 0.3 MI.

MAX LIGHT RAIL

OFFICE PARKING

LIGHT RAIL STATION - 0.3 MI.





QUICK-SERVICE DINING

ACCESS TO / FROM AIRPORT WAY

9600 NE CASCADES PKWY

HYATT PLACE





# Office **AMENITIES**



CONFERENCE  
FACILITY



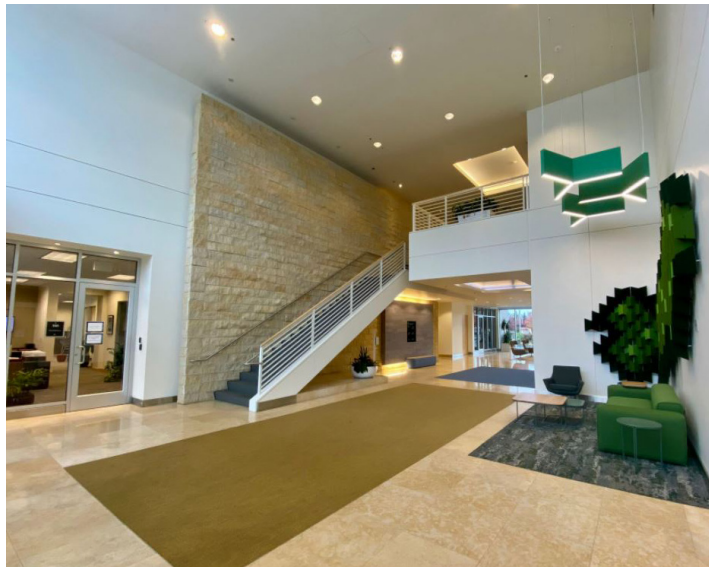
OUTDOOR  
DINING



COMMON  
AREAS



RECREATIONAL  
AREA





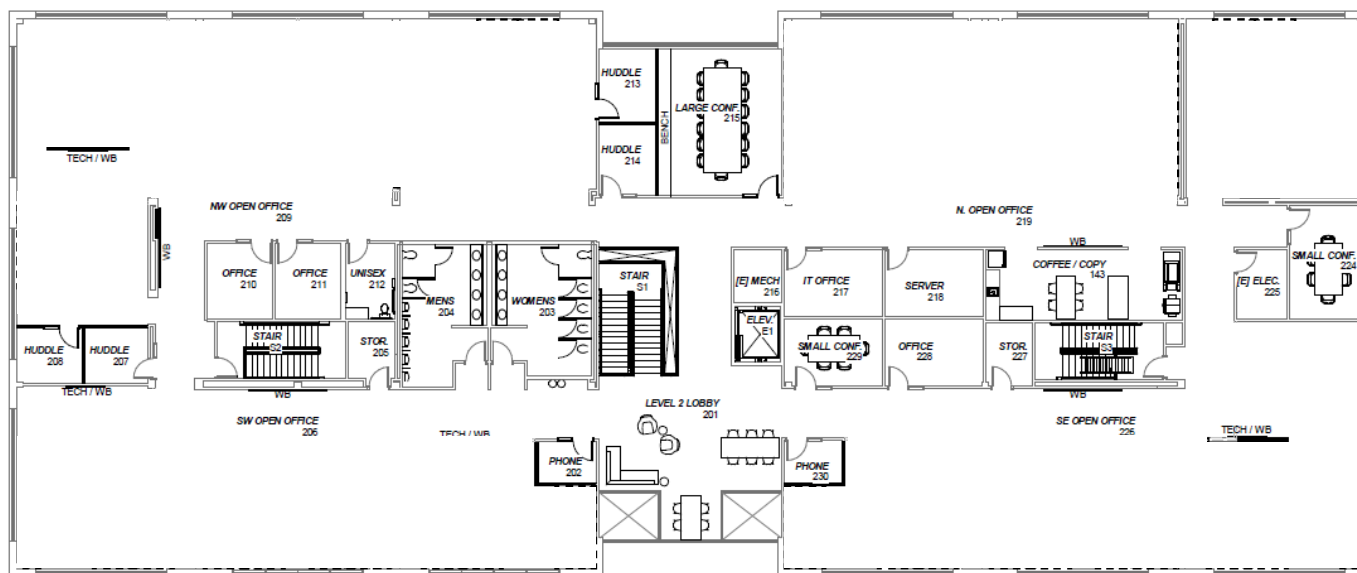


CASCADE STATION



# 9500 & 9600 Cascades Pkwy

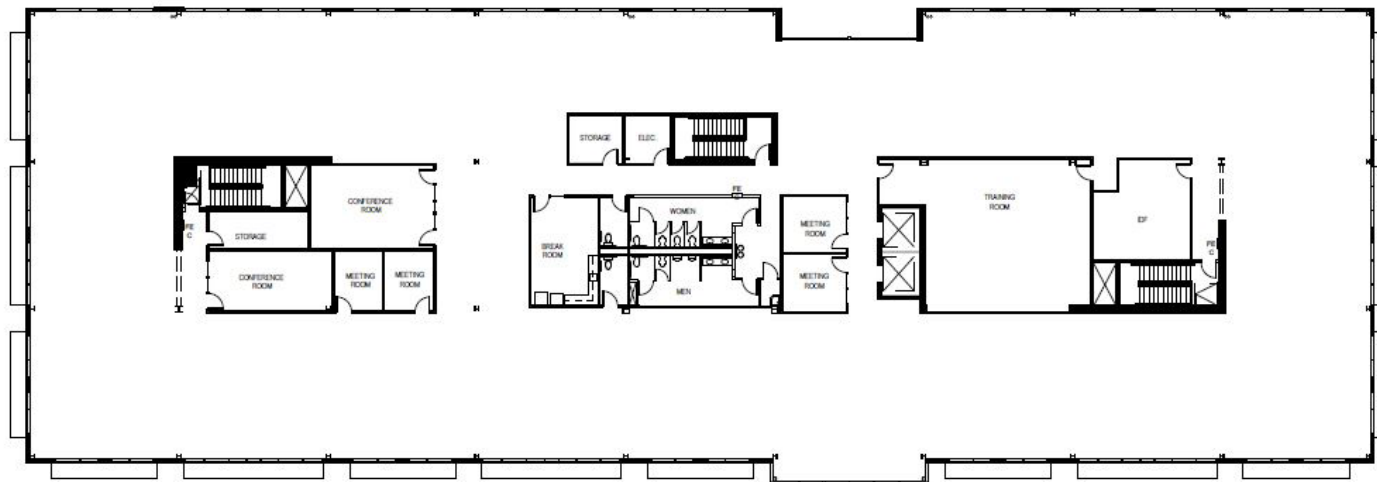
## TYPICAL FLOORS



**9500**

NOT TO SCALE





**9600**





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[CLICK HERE](#) **AVAILABILITIES**



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