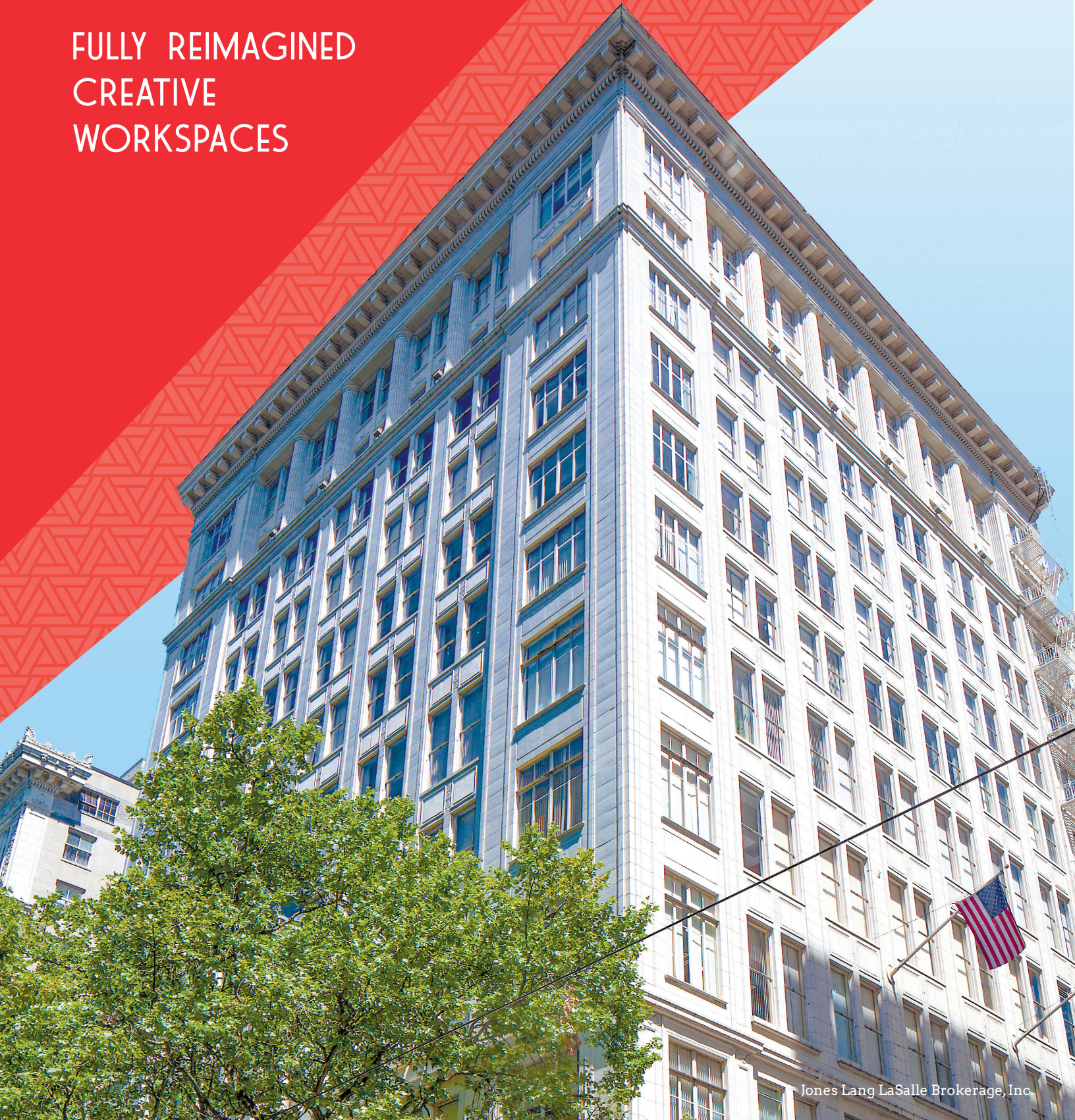




# CASCADE BUILDING

520 SW 6TH AVENUE PORTLAND OR 97204

FULLY REIMAGINED  
CREATIVE  
WORKSPACES





# CASCADE BUILDING



BRAND NEW  
FULL FLOOR  
TURNKEY  
SPACES

## PROPERTY FEATURES



Central location



Bike parking with  
fix-it station



Modern creative  
interior



NEW tenant lounge



Historic exterior



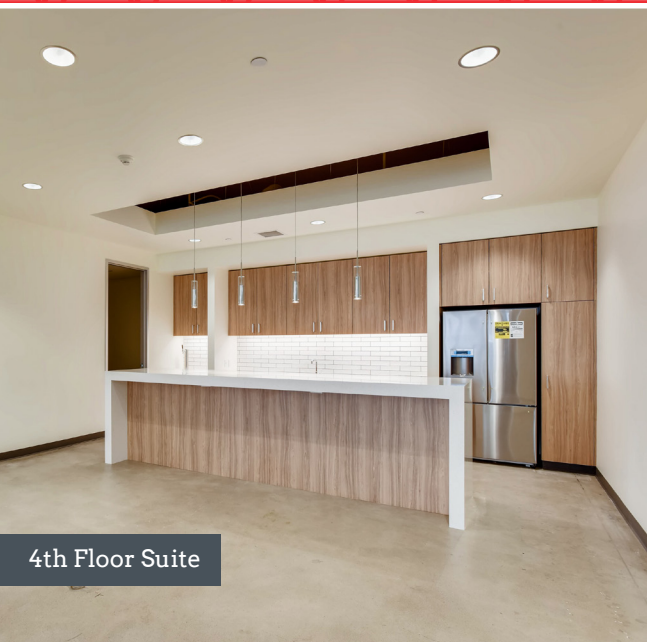
NEW workout  
facility and showers



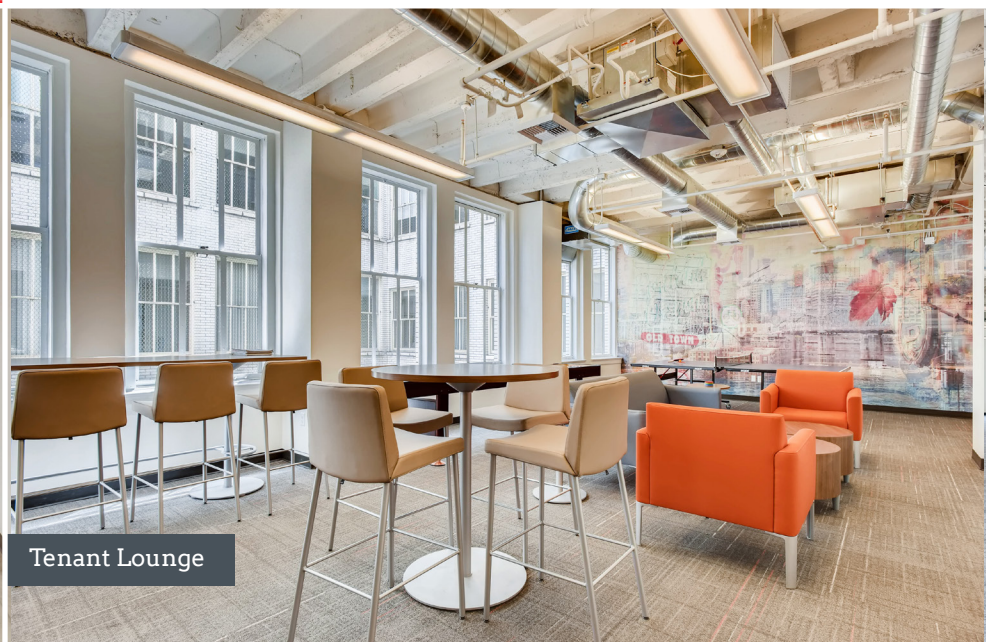
Secured valet  
parking in building



NEW common  
conference room



4th Floor Suite



Tenant Lounge



5th Floor Suite



Gym



# AVAILABILITIES

SUITE	RSF +/-	RATE	SUITE FEATURES	AVAILABLE
400	9,789 - 14,500*	\$32/SF FSG	Pre-built turnkey space - Exposed 14' ceilings	Now
500	7,580	\$30/SF FSG	Pre-built turnkey space. Large skylight and exterior facing windows	Now
520	1,539	\$30/SF FSG	Great window line and small conference room	9/1/20
640	2,878	\$25/SF FSG	Upgrades available	Now
820	2,948	\$25/SF FSG	Upgrades available	Now
1030	2,879	\$25/SF FSG	Upgrades available	Now
1035	345	\$750/mo. FSG	Short term leases considered	Now
1040	299	\$700/mo. FSG	Short term leases considered	Now
1105	291	\$650/mo. FSG	Corner office suite	Now
1140	768	\$1700/mo. FSG	Flexible lease terms available	Now
1205	547	\$1200/mo. FSG	Top floor with great natural light	30 days
1210	1,915	\$26/SF FSG	Top floor professional services space with great lighting & views	Now
1250	775	\$1700/mo. FSG	Top floor with great natural light	Now

\*Additional SF located via connecting Exchange Building at below market rates.

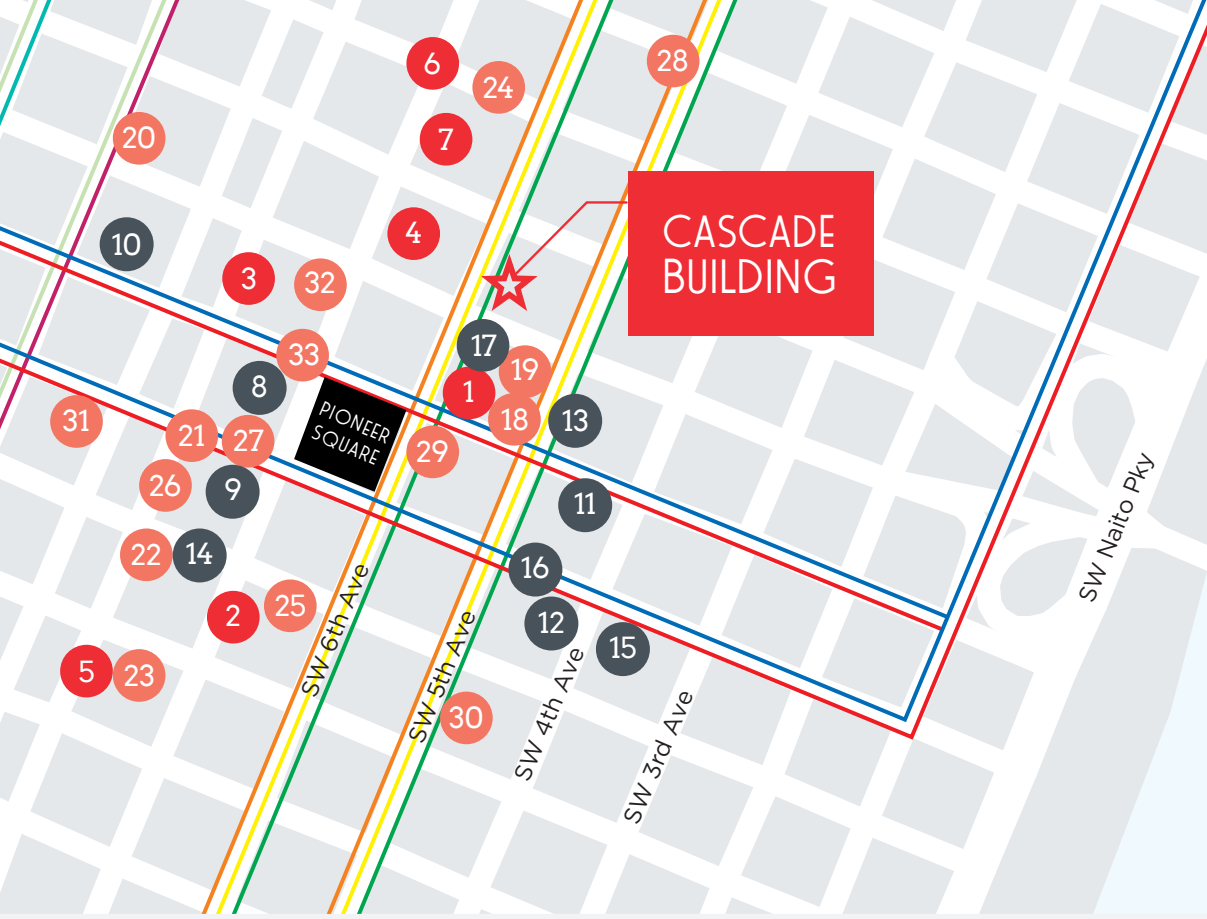


Conference Room

## VIEWS OF PIONEER COURTHOUSE SQUARE







WITHIN A 5 BLOCK RADIUS

**94**  
Shopping stores

**22**  
Hotels

EXCELLENT TRANSIT

**614**  
Max trains stop at Pioneer Square daily

**366**  
Buses stop at SW 6th and Alder daily

MAX TRAIN RED, BLUE, GREEN, YELLOW, ORANGE STREET CAR A-LOOP, B-LOOP, NORTH SOUTH

### HOTELS

1. The Nines Luxury Hotel
2. Hilton Portland
3. The Westin Portland
4. Portland Marriott City Center
5. Heathman Hotel
6. Hotel Lucia
7. Hotel Vintage Portland

### SHOPPING

8. Nordstrom
9. Mario's
10. Brooks Brothers
11. Apple Store
12. Microsoft Store
13. Nike Portland
14. Banana Republic
15. Tiffany & Co.
16. Pioneer Place Mall
17. Muji

### RESTAURANTS

18. Departure Restaurant and Lounge
19. Urban Farmer
20. 10th & Alder Food Carts
21. Ringside Fish House
22. The Picnic House
23. The Heathman Restaurant
24. Imperial
25. Fogo de Chao
26. Elephant's Deli
27. Pieology
28. Brunch Box
29. Potbelly Sandwiches
30. Yard House
31. Case Study Coffee
32. Public Domain
33. Starbucks

### FOR LEASING INFORMATION

Mike Malone  
Licensed in OR  
+1 503 972 8609  
mike.malone@am.jll.com

Carter Beyl  
Licensed in OR  
+1 503 505 7120  
carter.beyl@am.jll.com

John Lee  
Licensed in OR & WA  
+1 503 972 8608  
john.c.lee@am.jll.com



**CASCADE BUILDING 520 SW 6TH AVE PORTLAND OR 97204**



Jones Lang LaSalle Brokerage, Inc. | 1120 NW Couch St., Suite 500 | Portland, OR 97209  
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