

FOR LEASE

CLASS A OFFICE OPPORTUNITY

AIRPORT WAY—CASCADE STATION



PORTLAND INTERNATIONAL PLAZA

8338 NE Alderwood Drive • Portland, Oregon 97220



CLASS A
OFFICE



INCENTIVES
AVAILABLE



MARKET BEST
PRICING

INCENTIVES
AVAILABLE

MARKET BEST
PRICING

COMMERCIAL
BLACK®

Maximizing Value
with Market Knowledge



CLASS A
OFFICE BUILDING



INCENTIVES
AVAILABLE



FREE ONSITE PARKING
3:1,000 RATIO



LOCAL OWNERSHIP
+ MANAGEMENT



PRIME LOCATION
AIRPORT WAY /
CASCADE STATION

PORTLAND INTERNATIONAL PLAZA

8338 NE ALDERWOOD DRIVE • PORTLAND, OREGON 97220

BUILDING PHOTOS

Professional. Well-Maintained. Prime Cascade Station Location.



CLASS A
OFFICE BUILDING



BEAUTIFULLY
LANDSCAPED
GROUNDS



COURTYARD
AND FOUNTAIN
AMENITIES



OUTDOOR
KITCHEN &
PATIO AREA



SERENE SETTING
WITH MATURE TREES
AND GREEN SPACE

SUITE 230-A

2ND FLOOR OFFICE SPACE

EAST FACING WITH GREAT NATURAL LIGHT



PORTLAND INTERNATIONAL PLAZA

8338 NE ALDERWOOD DRIVE
PORTLAND, OREGON 97220



APPROXIMATELY 2,535
RENTABLE SQUARE FEET



THREE LARGE OPEN AREAS



2ND FLOOR – EAST FACING



IMPROVEMENTS AVAILABLE



\$8.00 PSF NNN (NETS \$15.00 PSF ANNUALLY)



FREE ONSITE PARKING 3:1,000 RATIO



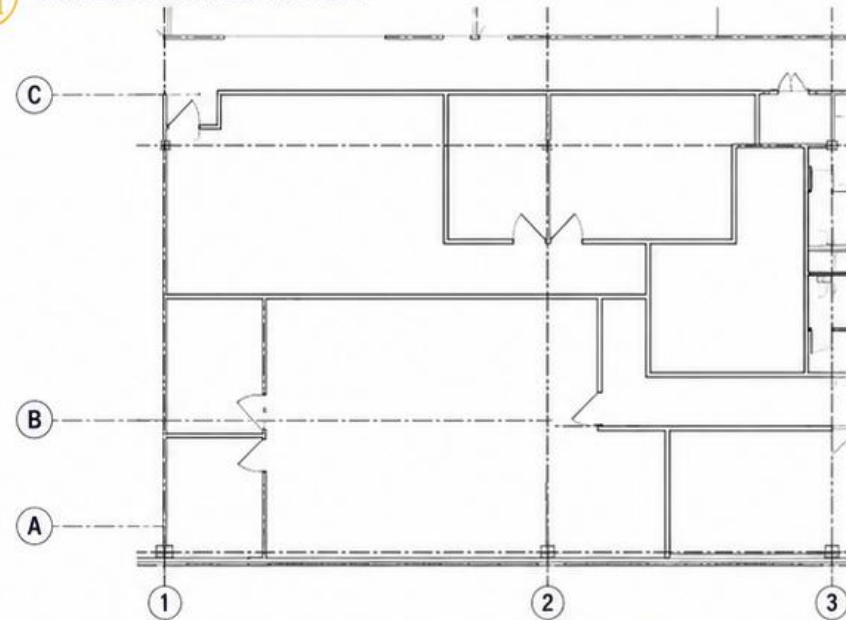
ONSITE LOCAL OWNERSHIP
+ MANAGEMENT



NEW RATES!



SUITE 230-A FLOOR PLAN



*FLOOR PLAN NOT TO SCALE. FOR REFERENCE PURPOSES ONLY.

CURRENT SPACE



RENDERING



NATURAL LIGHT
EAST FACING WINDOWS
THROUGHOUT



FLEXIBLE LAYOUT
THREE LARGE
OPEN AREAS



IMPROVEMENTS AVAILABLE
CUSTOMIZE TO FIT
YOUR BUSINESS NEEDS



PRIME LOCATION
CASCADE STATION /
AIRPORT WAY CORRIDOR



LOCAL OWNERSHIP
RESPONSIVE
MANAGEMENT TEAM

SUITE 180

FIRST FLOOR OFFICE SPACE

COURTYARD FOUNTAIN FACING



PORTLAND INTERNATIONAL PLAZA
8338 NE ALDERWOOD DRIVE
PORTLAND, OREGON 97220



APPROXIMATELY 2,420
RENTABLE SQUARE FEET



LARGE OPEN AREAS
W/ MIX OF PRIVATE OFFICES



1ST FLOOR –
COURTYARD FOUNTAIN FACING



FULL KITCHEN –
BREAK ROOM



\$8.00 PSF NNN
(NETS \$15.00 PSF ANNUALLY)



FREE ONSITE PARKING
3 : 1,000 RATIO



ONSITE LOCAL OWNERSHIP
+ MANAGEMENT



NEW RATES!



NATURAL LIGHT
LARGE WINDOWS
THROUGHOUT



FLEXIBLE LAYOUT
OPEN AREAS WITH
PRIVATE OFFICES



FULL KITCHEN
BREAK ROOM
INCLUDED



PRIME LOCATION
COURTYARD FOUNTAIN
FACING



LOCAL OWNERSHIP
RESPONSIVE
MANAGEMENT TEAM

SUITE 210

19,400 RSF

SECOND FLOOR – WEST WING – THREE WINDOW LINES



PORTLAND INTERNATIONAL PLAZA
8338 NE ALDERWOOD DRIVE
PORTLAND, OREGON 97220



APPROXIMATELY 19,400
RENTABLE SQUARE FEET



LARGE OPEN AREAS
W/ MIX OF PRIVATES OFFICES



SECOND FLOOR –
WEST WING – THREE WINDOW LINES



FULL KITCHEN –
BREAK ROOM



\$8.00 PSF NNN
(NETS \$15.00 PSF ANNUALLY)



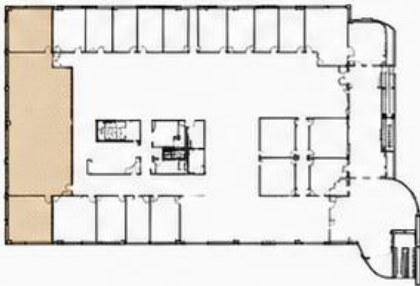
FREE ONSITE PARKING
3 : 1,000 RATIO



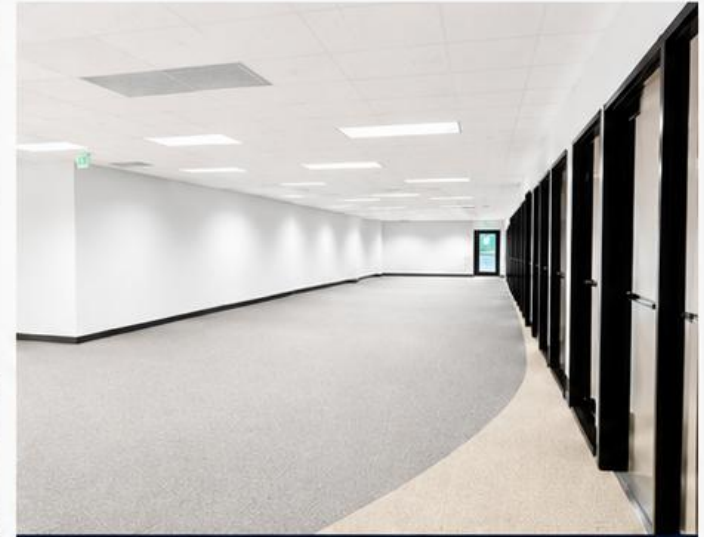
ONSITE LOCAL OWNERSHIP
+ MANAGEMENT



NEW RATES!



LARGE OPEN AREA



SPACIOUS OPEN LAYOUT



CONFERENCE ROOM



OPEN OFFICE AREA



NATURAL LIGHT
ABUNDANT WINDOWS
THROUGHOUT



FLEXIBLE LAYOUT
OPEN AREAS WITH
PRIVATE OFFICES



FULL KITCHEN
AND BREAK
ROOM



FREE ONSITE PARKING
3 : 1,000 RATIO



LOCAL OWNERSHIP
& MANAGEMENT

SUITE 110

1,146 RSF

1ST FLOOR / MOVE-IN READY WITH FURNITURE



PORTLAND INTERNATIONAL PLAZA
8338 NE ALDERWOOD DRIVE
PORTLAND, OREGON 97220



APPROXIMATELY 1,146 RSF
RENTABLE SQUARE FEET



LARGE OPEN AREAS
W/ 2 LARGE PRIVATE OFFICES



1ST FLOOR



MOVE-IN READY
WITH FURNITURE



\$8.00 PSF NNN
(NETS \$15.00 PSF ANNUALLY)



FREE ONSITE PARKING
3 : 1,000 SF RATIO



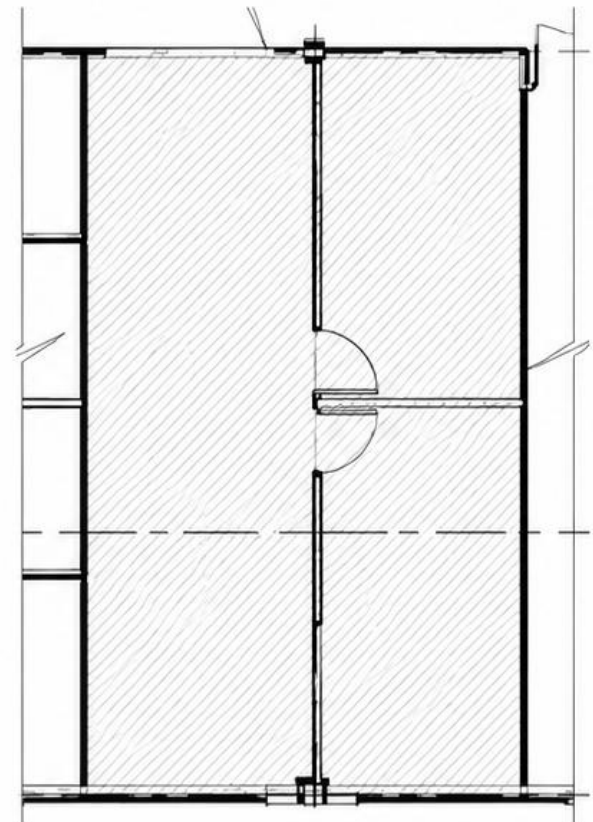
ONSITE LOCAL OWNERSHIP
+ MANAGEMENT



NEW RATES!



SUITE 110 FLOOR PLAN



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CONFERENCE ROOM / PRIVATE OFFICE



OPEN OFFICE AREA



PRIVATE OFFICE



OPEN OFFICE AREA



NATURAL LIGHT
ABUNDANT WINDOWS
THROUGHOUT



LARGE OPEN AREAS
WITH 2 PRIVATE
OFFICES



MOVE-IN READY
WITH FURNITURE
INCLUDED



FREE ONSITE PARKING
3 : 1,000 SF RATIO



ONSITE OWNERSHIP
+ MANAGEMENT

PORTLAND INTERNATIONAL AIRPORT

CONVENIENT ACCESS. SEAMLESS CONNECTIONS.



Portland International Airport (PDX)
is just minutes away, connecting
you to destinations near and far.
FLY NONSTOP TO 100+ DESTINATIONS



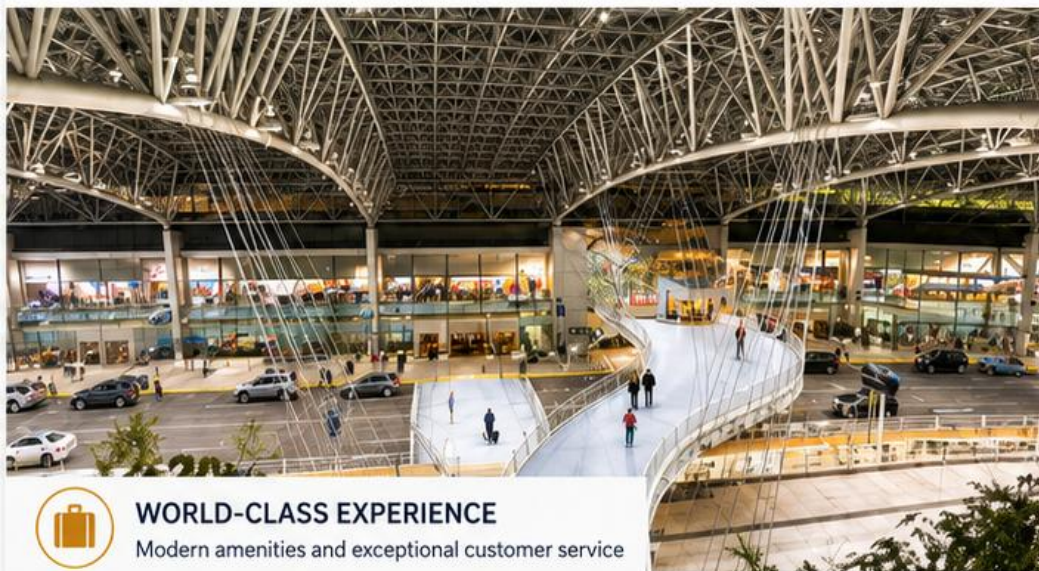
CONVENIENT ACCESS

Minutes from PDX via Airport Way



SUSTAINABLE DESIGN

Award-winning architecture with a focus on sustainability



WORLD-CLASS EXPERIENCE

Modern amenities and exceptional customer service



EASY CONNECTIONS

Nonstop flights to 100+ destinations



CLOSE TO WHERE YOU NEED TO GO

BUSINESS FRIENDLY. TRAVEL READY.

AIRPORT WAY - CASCADE STATION SUBMARKET

A PRIME LOCATION SURROUNDED BY TOP RETAIL, DINING & SERVICES



MINUTES FROM
PORTLAND INTERNATIONAL
AIRPORT (PDX)



DIRECT ACCESS TO
CASCADE STATION
MAX LIGHT RAIL



SURROUNDED BY TOP
RETAILERS, RESTAURANTS
& EVERYDAY CONVENIENCES



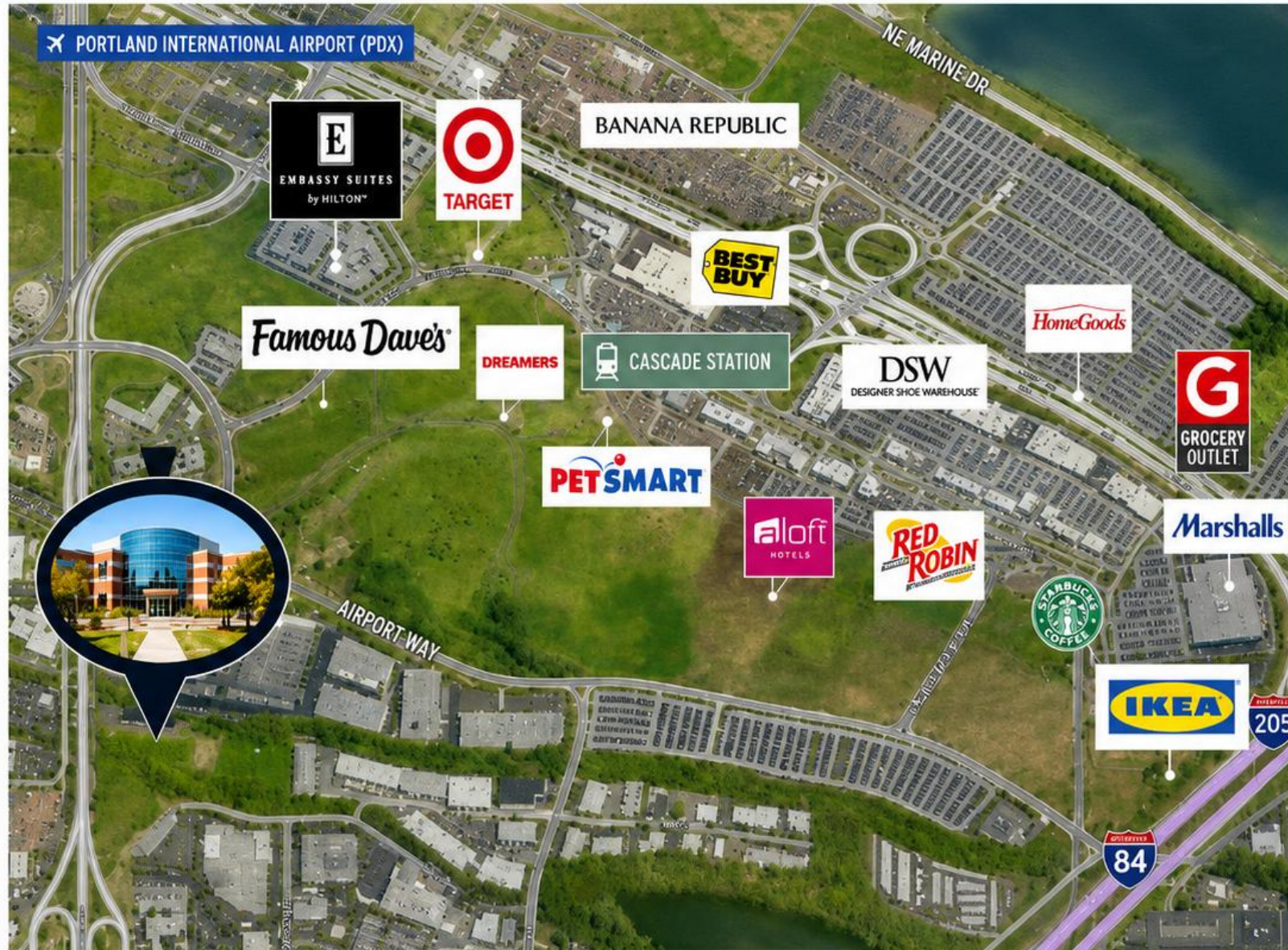
EXCELLENT ACCESS
TO I-205, I-84 & AIRPORT WAY
CORRIDOR



STRONG EMPLOYMENT
HUB WITH THOUSANDS OF
DAILY EMPLOYEES

AVAILABLE UPON REQUEST

Initial Agency
Disclosure Pamphlet



CONVENIENTLY LOCATED, CONNECTED TO WHAT MATTERS.
WHERE BUSINESS, RETAIL & TRANSPORTATION COME TOGETHER.

PORTLAND INTERNATIONAL PLAZA

CASCADE STATION

A PREMIER LOCATION FOR BUSINESS GROWTH



MINUTES TO
PDX AIRPORT
& MAX LIGHT RAIL



EASY ACCESS TO
I-84, I-205 &
AIRPORT WAY



THE CENTER OF
CONVENIENCE,
CONNECTION & GROWTH



CLOSE TO EVERYTHING

Minutes to PDX Airport
and MAX Light Rail



RETAIL & DINING DESTINATION

Surrounded by top national retailers,
restaurants, shopping & entertainment



SECURE & PROFESSIONAL

Multi-tenant building with
secured lobby, on-site
management & maintenance



ABUNDANT PARKING

3.00-1,000 parking ratio – Free



ESTABLISHED & RELIABLE

Built in 1997 • Zoned EG2 General
Employment • Local ownership
& management



RETAIL & SERVICES



RESTAURANTS & DINING



CONVENIENT ACCESS



THRIVING BUSINESS HUB



IDEAL FOR CREATIVE, DESIGN & TECHNOLOGY FIRMS • ANCHOR RETAIL • OFFICE • RESTAURANTS • ENTERTAINMENT



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COMMERCIAL
BLACK



Local Ownership & Management



Secured Entry to Individual Offices



On-Site Management & Maintenance