

# 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



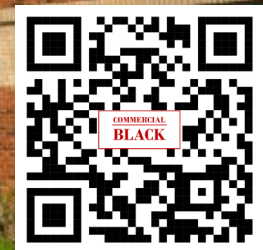
MARKET BEST  
PRICING

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



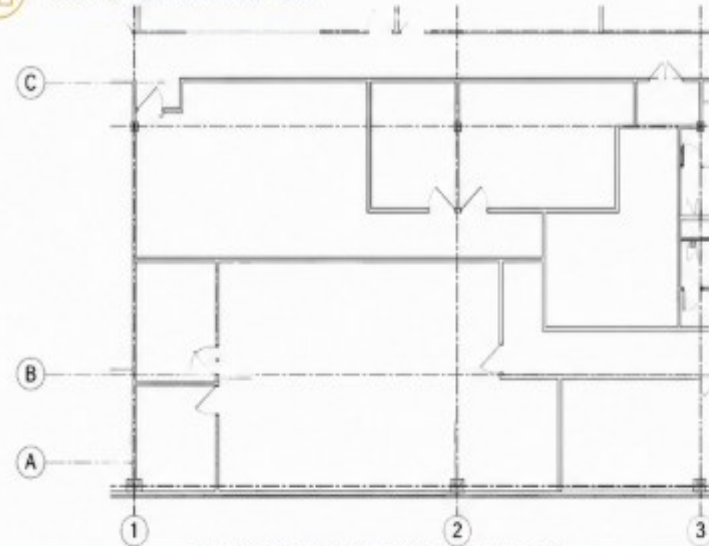
ONSITE LOCAL OWNERSHIP  
+ MANAGEMENT



**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 PRIVATES 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

1ST FLOOR – COURTYARD FOUNTAIN FACING



PORTLAND INTERNATIONAL PLAZA

8338 NE ALDERWOOD DRIVE  
PORTLAND, OREGON 97220



APPROXIMATELY 19,400  
RENTABLE SQUARE FEET



LARGE OPEN AREAS  
W/ MIX OF PRIVATES 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!**



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 210

## 19,400 RSF

1ST FLOOR – COURTYARD FOUNTAIN FACING



PORTLAND INTERNATIONAL PLAZA

8338 NE ALDERWOOD DRIVE  
PORTLAND, OREGON 97220



APPROXIMATELY 19,400  
RENTABLE SQUARE FEET



LARGE OPEN AREAS  
W/ MIX OF PRIVATES OFFICES



1ST FLOOR –  
COURTYARD FOUNTAIN FACING



FULL KITCHEN –  
BREAK ROOM



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



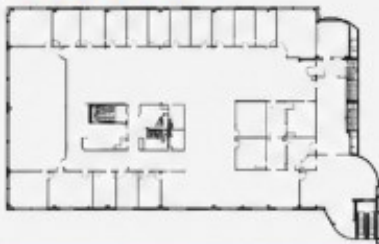
FREE ONSITE PARKING  
3 : 1,000 RATIO



ONSITE LOCAL OWNERSHIP  
+ MANAGEMENT



**NEW RATES!**



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



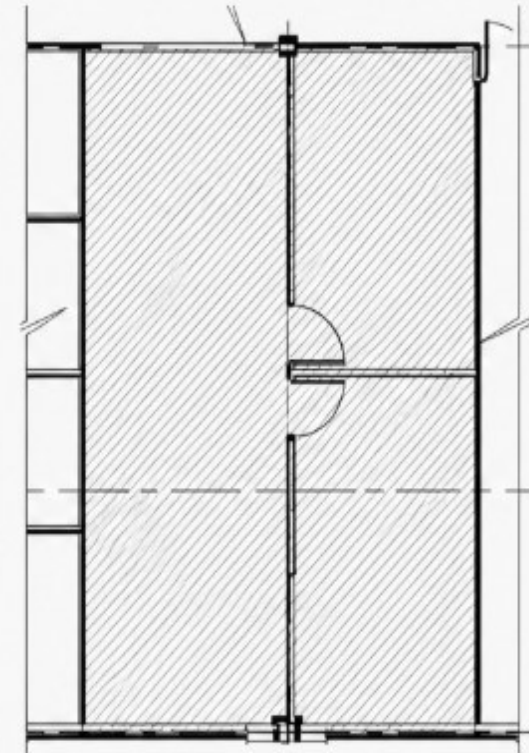
ONSITE LOCAL OWNERSHIP  
+ MANAGEMENT



**NEW RATES!**



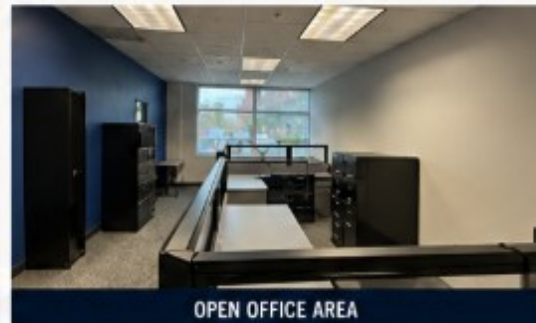
SUITE 110 FLOOR PLAN



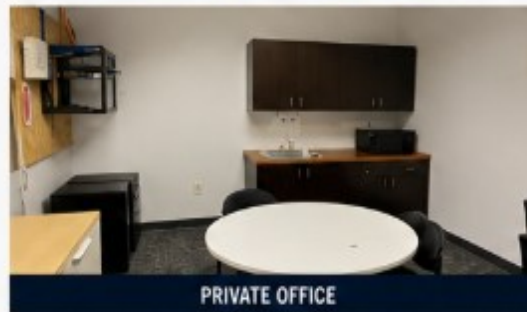
\*FLOOR PLAN NOT TO SCALE. FOR REFERENCE PURPOSES ONLY.



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



OREGON REAL ESTATE AGENCY

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