

# CASCADE BUSINESS CENTER, BUILDING ONE

10575 SW Cascade Ave, Tigard, OR



## For Lease

Cascade Business Center is a four building 156,925 SF flex project conveniently located near the intersection of HWY 217 and Greenburg Road near Washington Square Mall.

This project offers superior freeway access and is in close proximity to a number of nearby support services, retail and restaurants.

The project is zoned MUC - Mixed Use Commercial which allows a wide variety of uses.

### Features

42,003 SF shell (could be expanded up to 63,930 SF)

Divisible to 37,153 SF

13,135 SF up to 34,062 SF office space

Dock & grade loading

Heavy electrical service

Abundant parking

18' to 20' clear height

### Contact

**Steven Klein**  
503.221.2260  
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**Peter Stalick**  
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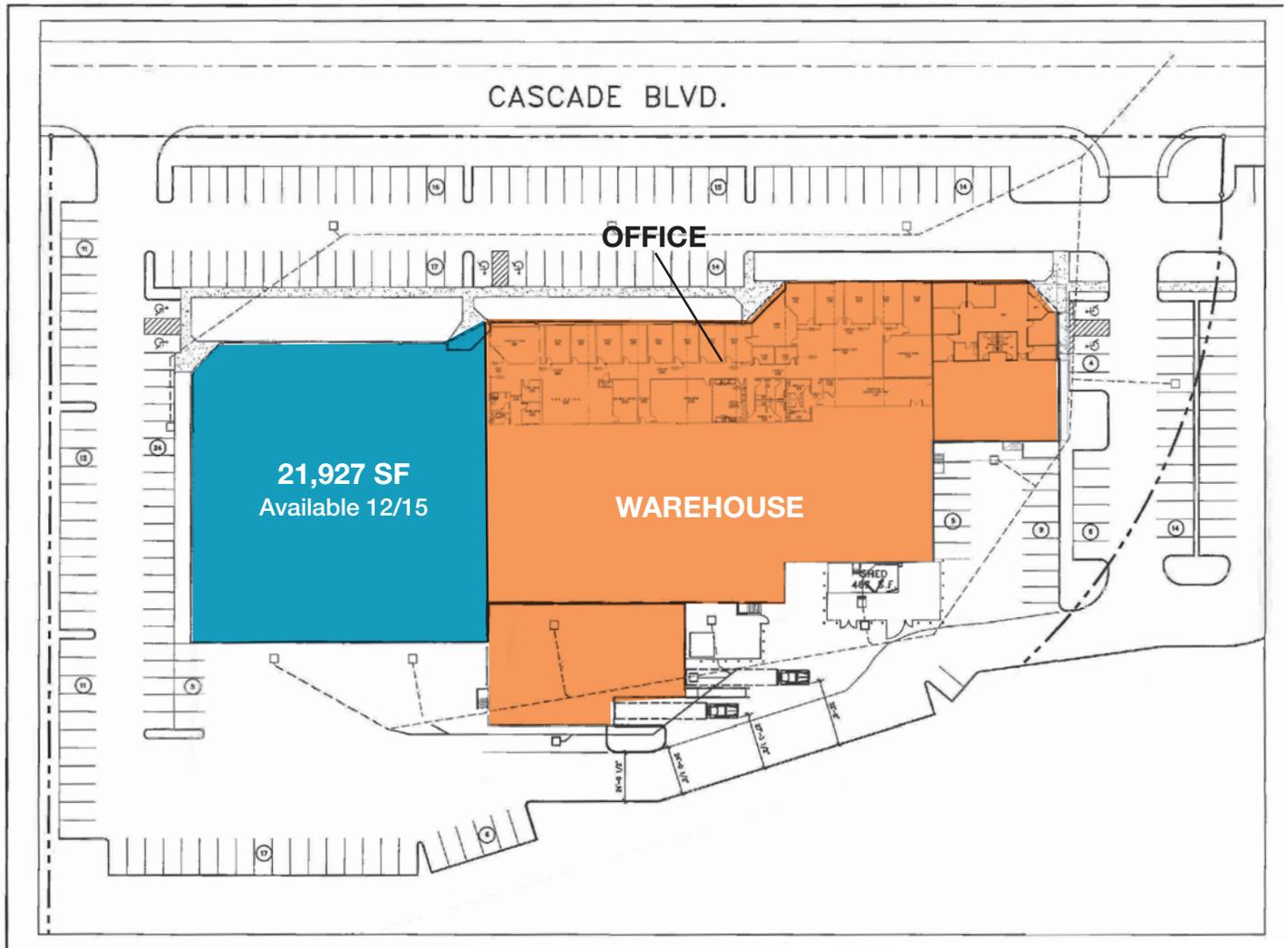
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## Entire Freestanding Building Opportunity



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