

# Cascade

HILLSBORO – OREGON

I & II

AN 84% LEASED, RECENTLY RENOVATED CLASS A SUBURBAN OFFICE CAMPUS



**NEWMARK**  
**WEST COAST**  
CAPITAL MARKETS  
JUNE 2026

**Over \$6 Million Capital Invested**  
**100K of Recent Leasing Activity**  
**Significant Discount to Replacement Cost**

# Investment Highlights

Over \$6 Million Of Capital Invested Under Current Ownership



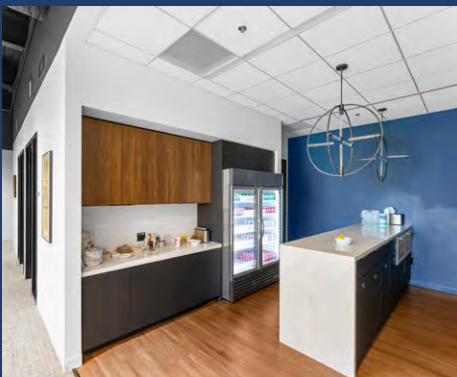
**FULLY RENOVATED LOBBIES & COMMON AREAS**



**NEW SIGNAGE**



**ELEVATED CURB APPEAL**



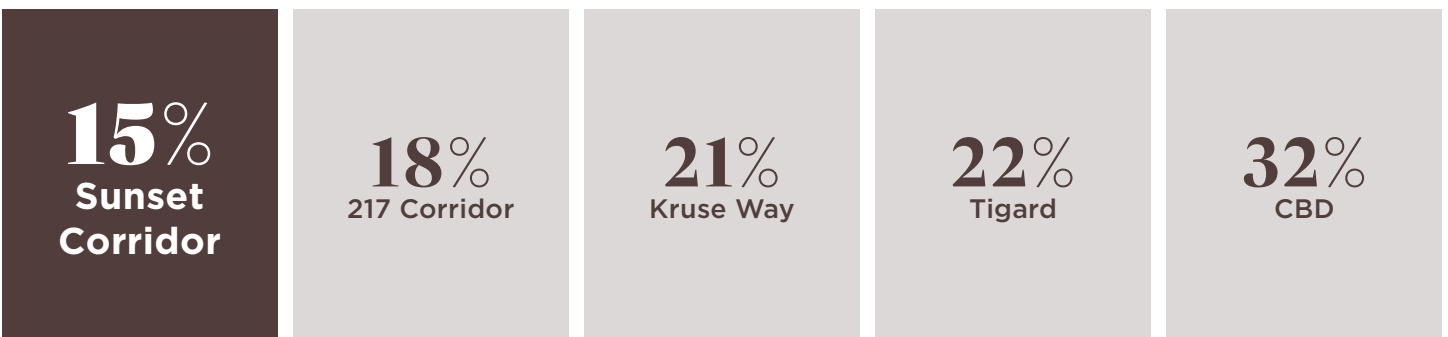
**OVER \$3.7 MILLION OF TENANT IMPROVEMENTS INVESTED INTO MODERN OFFICE BUILDOUTS**

**“Institutionally Owned And Operated Since Constructed In 2001...”**

## Market Leading Submarket Fundamentals

The Sunset Corridor (aka “The Silicon Forest”) is leading the Metro in office fundamentals outperforming downtown and competitive submarkets.

### DIRECT OFFICE VACANCY RATES



## Proven Rent Growth

Market Rents at Cascade I & II have appreciated 30% since 2020.

**\$25.00 PSF**  
2020



**\$32.50 PSF**  
2026

## Rent Roll Dashboard

**SUSTAINED LEASING  
MOMENTUM**

Over **100,000 SQUARE FEET** of leasing activity since 2024

## Entrenched Tenant Base

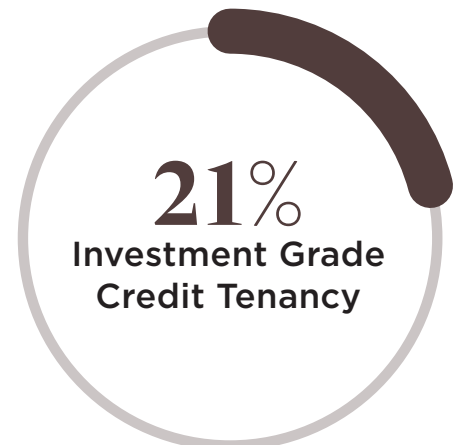
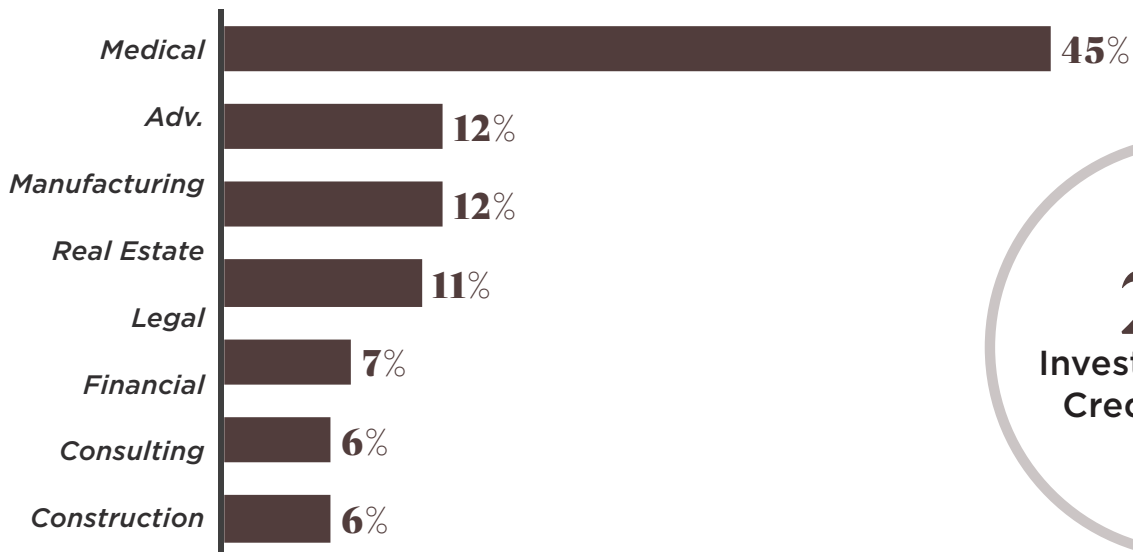
Tenant retention rate underscores re-leasing probability & reduced rollover risk.



**Tenant Retention  
Ratio since 2022**

## Diverse & Established Tenant Roster

Tenant diversity reflects the property's broad appeal across a wide range of industries.



# The Offering

Newmark (NMRK), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Cascade I & II (the “property”) — a Class A suburban office campus in the heart of the Sunset Corridor. Originally developed in 2001 and thoughtfully repositioned in 2021, the property consists of ±191,000 rentable square feet across two buildings and is 84% leased with a weighted average lease term of 4.0 years. **Featuring a diverse roster of FIRE and medical-adjacent tenants, Cascade I & II offers investors strong contractual cash flow bolstered by 21% investment-grade credit tenancy.**

Institutionally owned and operated for over two decades, the property has benefited from over \$6 million in capital improvements since 2021, including lobby renovations, upgraded common areas and tenant spaces, modern office buildouts, and enhanced building systems. Furthermore, tenants enjoy a wide variety of on-site amenities and programming, including rotating food trucks, outdoor seating and fire pits, and access to the campus amenity center, The Mill. **These investments have driven tremendous leasing activity, with over 100,000 SF of new and renewed leases executed since 2024, representing 54% of the buildings’ total inventory.**

Cascade I & II is centrally located in Hillsboro’s Sunset Corridor, the metro’s preeminent suburban office market. The Sunset Corridor continues to outperform neighboring submarkets with 15% direct vacancy, as tenants increasingly seek high-quality, well-located suburban office space. Adjacent to the Streets of Tanasbourne and Tanasbourne Commerce Center, Cascade I & II offers tenants walkable access to extensive retail amenities in a rapidly urbanizing mixed-use district. More than 9,000 residential units sit within one mile of the property at occupancies exceeding 90%.

**Cascade I & II presents a compelling opportunity to acquire a stabilized, Class A suburban office asset with durable, investment-grade cash flow in Oregon’s top-performing suburban office market.**



1925 NE Stucki Ave  
Hillsboro, OR

1915 NE Stucki Ave  
Hillsboro, OR

# Property Overview

**191,114**  
Rentable Square Feet

**84%**  
Occupancy

**4.0 PER 1,000 SF**  
Parking Ratio

**4 YEARS**  
WALT

**2001 / 2021**  
Year Built / Renovated

**12.1 ACRES**  
Site Area

## Diversified Tenant Roster



# Suburban Setting. Urban Experience.

Centrally located in the Sunset Corridor, Cascade I & II places tenants at the center of a true live-work-play environment. New housing, walkable retail, and an expanding amenity base continue to transform the surrounding area into one of the submarket's most desirable destinations.



WITHIN ONE MILE OF CASCADE I & II



**9,000+**  
Multifamily Units



**1,300+**  
Hotel Rooms



**100+**  
Restaurants & Retailers

THE SUNSET CORRIDOR  
HOSTS THE METRO'S  
HIGHEST CONCENTRATION  
OF FORTUNE 500  
COMPANIES.

80,000+ VPD

26

KAISER WESTSIDE  
MEDICAL CENTER

STREETS OF  
TANASBOURNE



QDOBA  
MEXICAN EATS



P.F. CHANG'S

WINDSOR  
50 Units



RONLER ACRES  
CAMPUS  
2.5 Miles

TANASBOURNE TOWNE CENTER  
**TRADER JOE'S** **SUBWAY**  
**SAFEWAY** **FIVE GUYS** **FedEx**

COLUMBIA SPORTSWEAR HQ  
**Columbia**  
 3.5 Miles

TANASBOURNE VILLAGE  
**BEST BUY** **Chick-fil-A** **STARBUCKS**  
**TARGET** **Marshalls**  
 NORDSTROM **1 RACK**

**NIKE**  
 NIKE WORLD HQ  
 3.5 Miles

22,000 VPD  
 NW CORNELL

CORNELL CORNERS  
**CHIPOTLE MEXICAN GRILL** **STARBUCKS** **POTBELLY SANDWICH SHOP**

ARCADIA  
 326 Units

HANA  
 162 Units

ASTRAL & REVEL  
 584 Units

**Cascade**  
**I & II**

**WHOLE FOODS MARKET**

AMBERGLEN PARK

**aloft**  
 HOTELS

THE MILL  
 Campus Amenity Center

THE ARBORY  
 276 Units

THE VILLAS AT  
 AMBERGLEN WEST  
 396 Units

*Multifamily properties within  
 one mile of Cascade I & II  
 average over 90% occupancy*

# High Barriers to Entry



## GEOGRAPHIC CONSTRAINT

Oregon's Urban Growth Boundary limits developable land



## COMPETING LAND USE

Westward acreage allocated to industrial and data centers



## NO RECENT DELIVERIES

Over 15 years since the last office supply addition



## EMPTY PIPELINE

Zero office projects under construction



## REPLACEMENT COST

In excess of \$600 per square foot



## REDIRECTED GROWTH

Upzoning has shifted new supply to mixed-use and multifamily

# Thriving Demographics

**\$134K**

Avg. Household Income

**\$610K**

Median Home Value

**55%**

Households making over \$100,000

**\$2B**

Consumer Spending

**50%**

Bachelors degree or higher

# The Mill

## Redefining the Tenant Experience

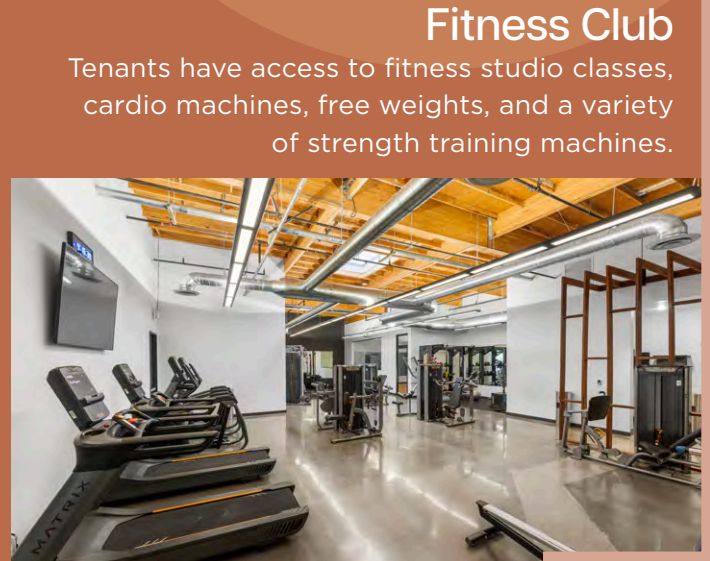
The Mill amenity center sits less than a five minute walk from Cascade I & II, available to all tenants. Tenants enjoy access to a state-of-the-art fitness center, dedicated training room, and modern conferencing facilities along with rotating food trucks on-site weekly.

**Cascade I & II on-site amenities include building conferencing facilities, kitchenette, and showers**



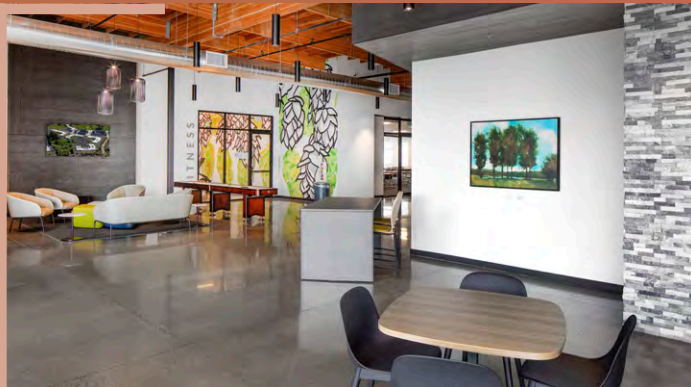
### Dedicated Collaboration Space

Training room facility and private conference rooms are available for tenants to utilize.



### Fitness Club

Tenants have access to fitness studio classes, cardio machines, free weights, and a variety of strength training machines.



### Tenant Lounge

Includes indoor/outdoor seating areas, games area, and future cafe.



### Rotating Food Trucks

Rotating food trucks providing tenants with new on-site food options every week.



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# Caseade

## I & II

**NEWMARK**  
**WEST COAST**  
CAPITAL MARKETS

*The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and NMRK that broker shall not look to NMRK for payment of such a commission or any other compensation.*

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