



FOR LEASE



PADDEN BUSINESS CENTER

Industrial Space

5,565 SF - 11,250 SF with 2,150 SF - 4,250 SF Office
\$0.85/SF Shell, \$1.15/SF Office Surcharge

8100 NE St. Johns Rd, Suite D-101, Vancouver, WA 98665

- Situated within Padden Business Center, located on St. Johns Road in Vancouver, Washington
- Zoning: IL - Light Industrial (Clark County)
- Available Now

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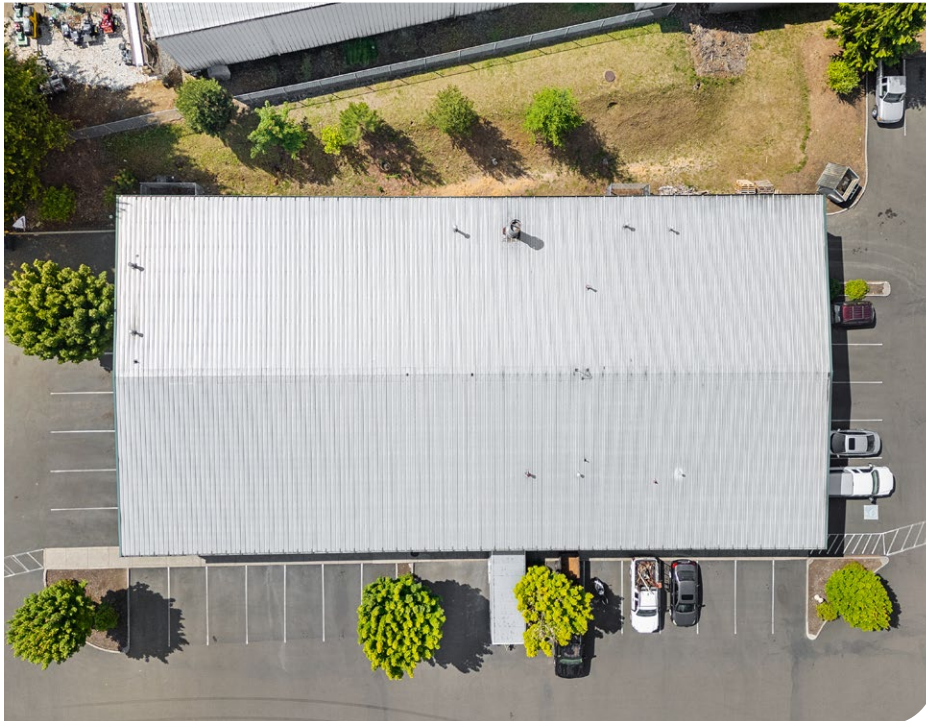
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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	8100 NE St. Johns Rd, Vancouver, WA 98665
Available Space	5,565 SF - 11,250 SF
Office SF	2,150 SF - 4,250 SF
Grade Loading	4 Grade Doors
Clear Height	18'
Electrical	3-Phase Power
Zoning	IL - Light Industrial (Clark County)
Availability	Now
Lease Rate	\$0.85/SF Shell \$1.15/SF Office Surcharge Estimated NNN's: \$0.22/SF

Location Features

- Frontage on NE St Johns Road
- Established Industrial Corporate Neighborhood
- Excellent Exposure via NE St Johns Rd / NE 78th St
- Easy access to I-5, I-205, and Hwy-500





FLOOR PLAN

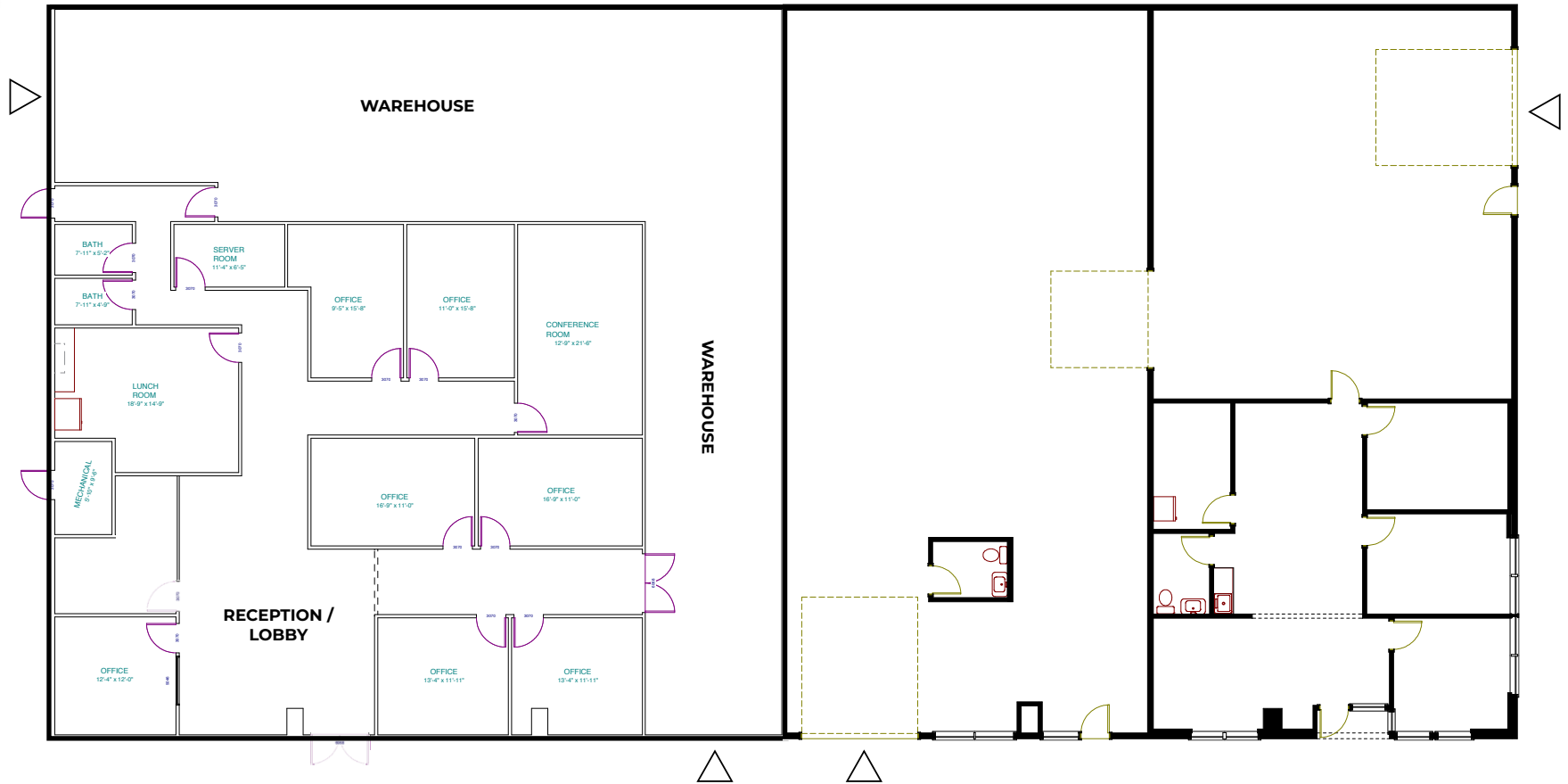




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LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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