



Compass Business Park

9210 NE 62nd Ave, Vancouver, WA 98665



Jim Lee

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Compass Business Park

\$16.20 /SF/YR

Location: Convenient access to major highways (I-5 and I-205) and proximity to PDX airport offer excellent transportation access for businesses.

Space Available: A total of 14,040 square feet will be available starting June 1, 2024, including 636 square feet of office space. The space can possibly be divided as small as 1,560 square feet.

Facilities: The space features 5 roll-up garage doors sized at 12' x 14', suitable for various industrial activities. Complete finished heat/AC conditioned office space provides comfort and functionality for administrative operations.

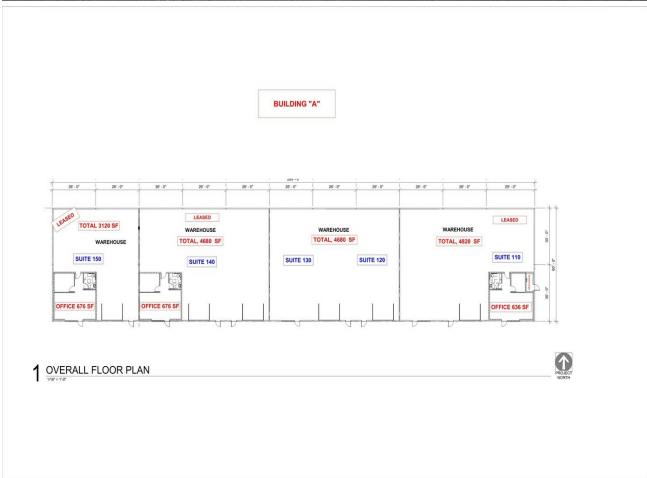
Lease Terms:

- Lease Rate: \$1.35 per square foot.
- Lease Type: Modified Gross Lease, where the landlord covers expenses such as water, sewer, garbage, property taxes, building maintenance, and landscape maintenance in addition to the base rent.
- Tenant Responsibilities: Tenants are responsible for paying for electricity, NW Natural Gas, and data services.

Overall, Compass Business Park offers a well-equipped and conveniently located space with favorable...



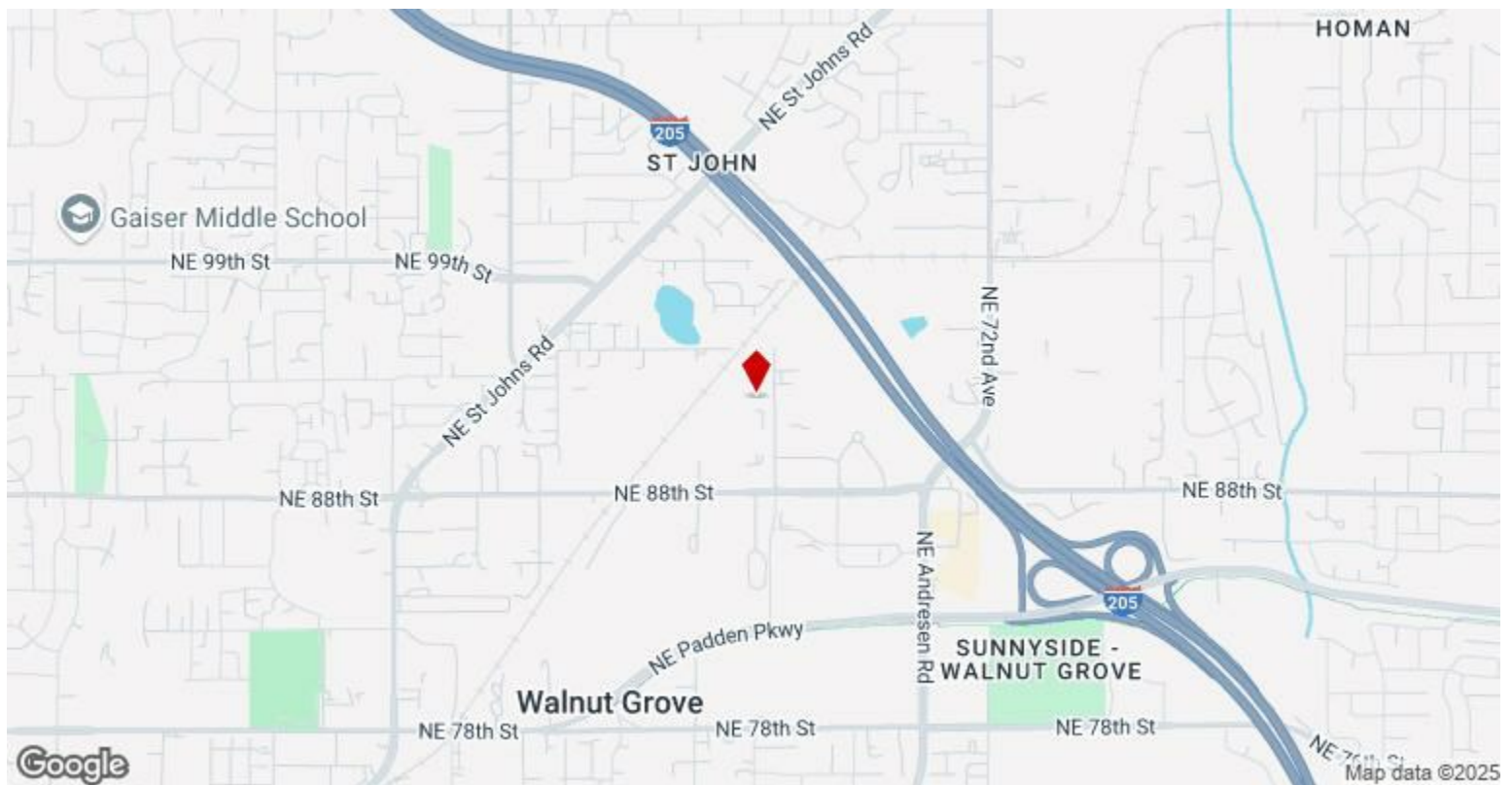
Rental Rate:	\$16.20 /SF/YR
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	37,340 SF
Walk Score ®:	29 (Car-Dependent)
Transit Score ®:	29 (Some Transit)
Rental Rate Mo:	\$1.35 /SF/MO



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1st Floor Ste 230_260

Space Available	5,200 SF
Rental Rate	\$16.20 /SF/YR
Date Available	January 21, 2025
Service Type	TBD
Office Size	676 SF
Space Type	Relet
Space Use	Industrial
Lease Term	2 - 10 Years



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Overall, Compass Business Park offers a well-equipped and conveniently located space with favorable lease terms for businesses seeking light industrial facilities. For more details, interested parties can visit the provided website link.

<https://compass.advantis-pm.com/>

Property Photos



Property Photos



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