**THE 4400 BUILDING** 

4400 NE 77th Avenue I Vancouver, WA 98662



300 Washington St, Suite 850, Vancouver, W 360.750.5595 | www.fg-cre.com



### PROPERTY HIGHLIGHTS

- Available:
  - Suite 150 5,916 RSF
- \$25.50/RSF Full Service
- Premier suburban Class A office building
- General office/professional services
- Extensive fiber optic looped access
- Back-up power capabilities with N+1 UP supported by two 400KW generators
- 15 minutes to Portland International Airport
- Free on-site parking at a rate of 4/1000
- Served by mass transit
- Surrounded by over 1 million square feet of retail, hotels, restaurants and fast food
- Great access to I-205 and SR-500



#### FOR MORE INFORMATION:

Eric Fuller, CCIM 360.597.0564 | efuller@fg-cre.com

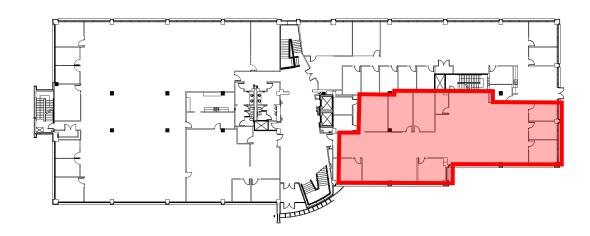
KC Fuller 360.597.0569 | kfuller@fg-cre.com

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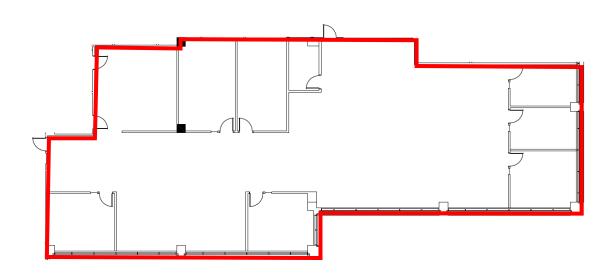
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### 1st floor



#### Suite 150 - 5,916 RSF



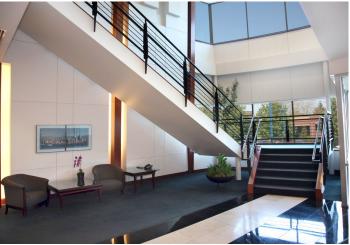
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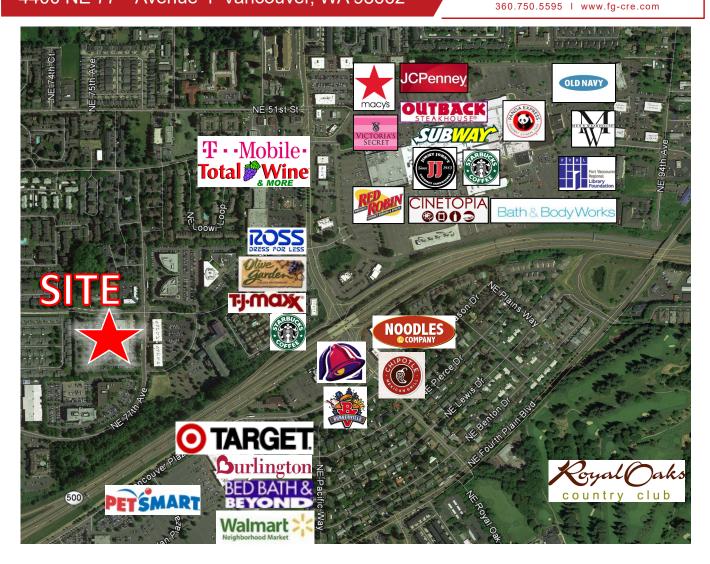




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2024 Demographics			
	1 Mile	3 Mile	5 Mile
Est. Population	21,348	134,156	298,890
Est. Average Household Income	\$73,652	\$83,617	\$90,591
Est. Total Businesses	1,546	6,377	14,463
Est. Total Employees	11,721	49,623	111,346

#### **Drive Times**

To Downtown Vancouver: 5.7 miles; 12 minutes

To Portland International Airport: 10 miles; 15 minutes

To Downtown Portland: 13.6 miles; 20 minutes