



FOR SUBLEASE



PARK TOWER IV SUBLEASE

Plug-N-Play Office Sublease Available

2,466 SF | \$24 psf Full Service

12500 SE Second Circle, Vancouver, WA 98684

- Class A office space available for immediate occupancy with full furnishings available
- Ideally located near I-205 and SE Mill Plain Boulevard with convenient access to PDX International Airport, SR-500, downtown Vancouver and Portland
- On-site amenities include free conference facilities, tenant lounge, bike storage, and showers
- Part of a greater six office building campus offering tremendous growth opportunities
- *Master lease expires June 30, 2027*

MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA

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PROPERTY SUMMARY



Collaborative Open Space



Generous Break Room

**FOR
LEASE**

PROPERTY DETAILS

Address	12500 SE Second Circle, Vancouver, WA
Available Space	2,466 SF
Lease Rate	\$24 psf Full Service
Use Type	Office
Availability	Immediate
Condition	Excellent
Space Features	2 Offices / Large Conference Room / Break-room / Storage / Reception Area / Large Bullpen

Location Features

- On-site management
- Parking ratio 4:1,000
- Jogging/walking trails throughout office park
- 6 minutes to SR-500
- 12 minutes to downtown Vancouver
- 8 minutes to PDX International Airport
- 20 minutes to Downtown Portland

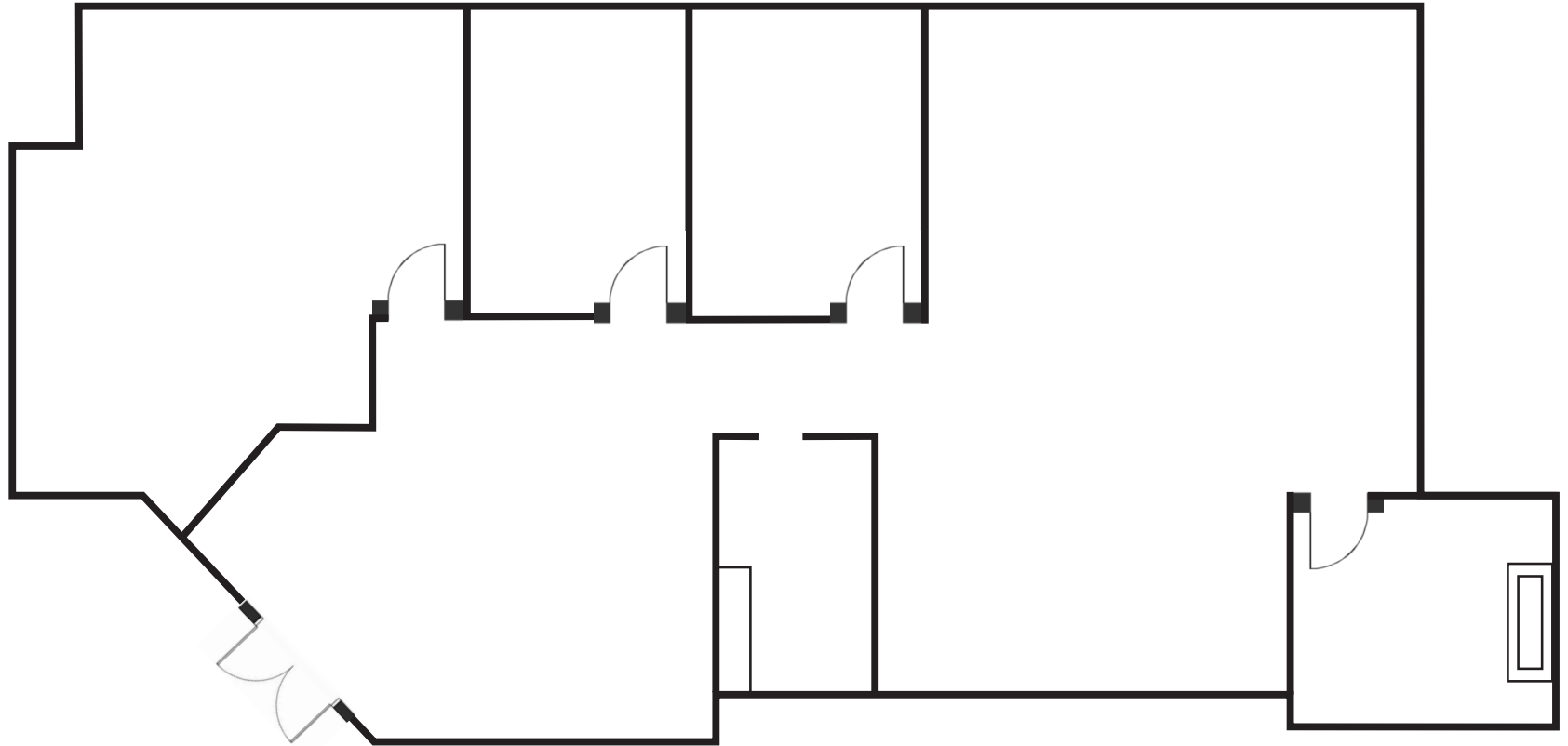
Nearby Highlights

- AMC - Mill Plain 8
- Black Rock Coffee Bar
- Chuck's Produce & Street Market
- Dairy Queen
- Double Tree by Hilton
- First Citizens Bank
- Fred Meyer
- Kenji's Ramen & Grill
- Mc Grath's Fish House
- Raising Cane's (coming soon)
- Residence Inn
- Safeway
- Starbucks
- Subway
- Sushi Hana
- Taco Bell
- Trader Joe's
- Urgent Care Kaiser Permanente



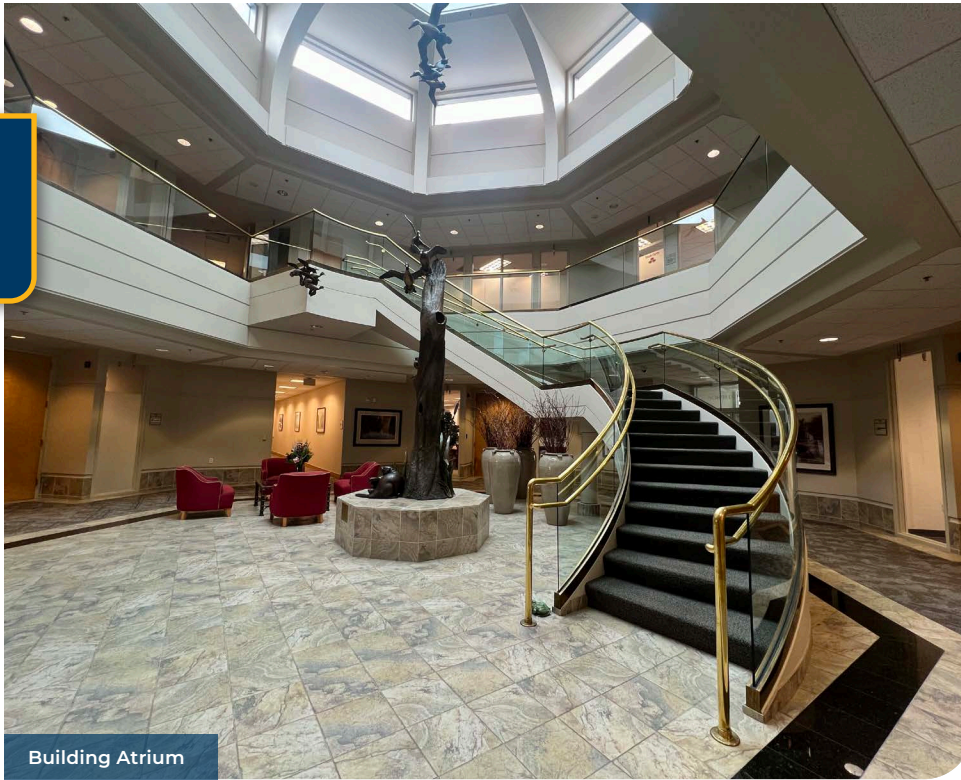
FLOOR PLAN

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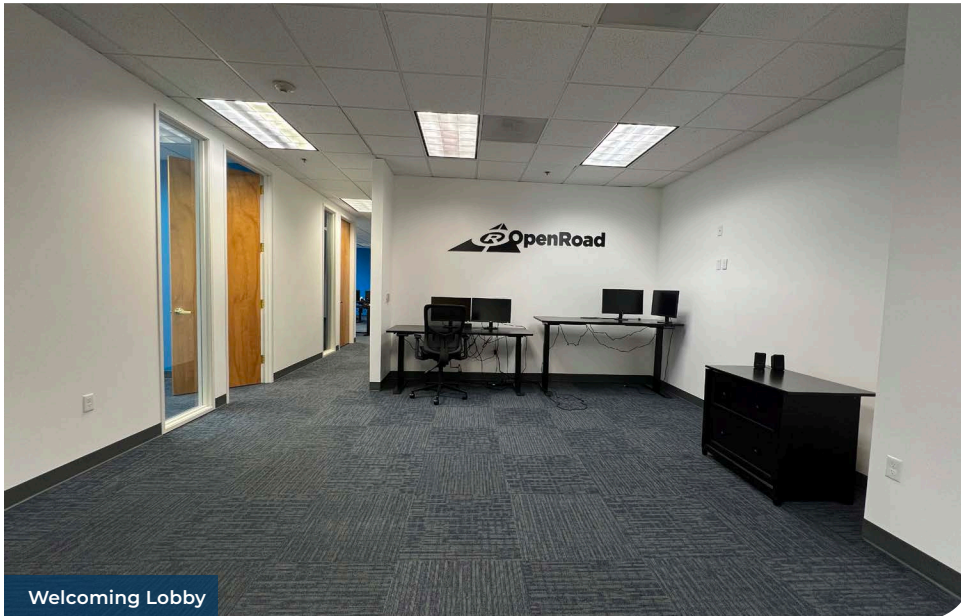
PROPERTY PHOTOS



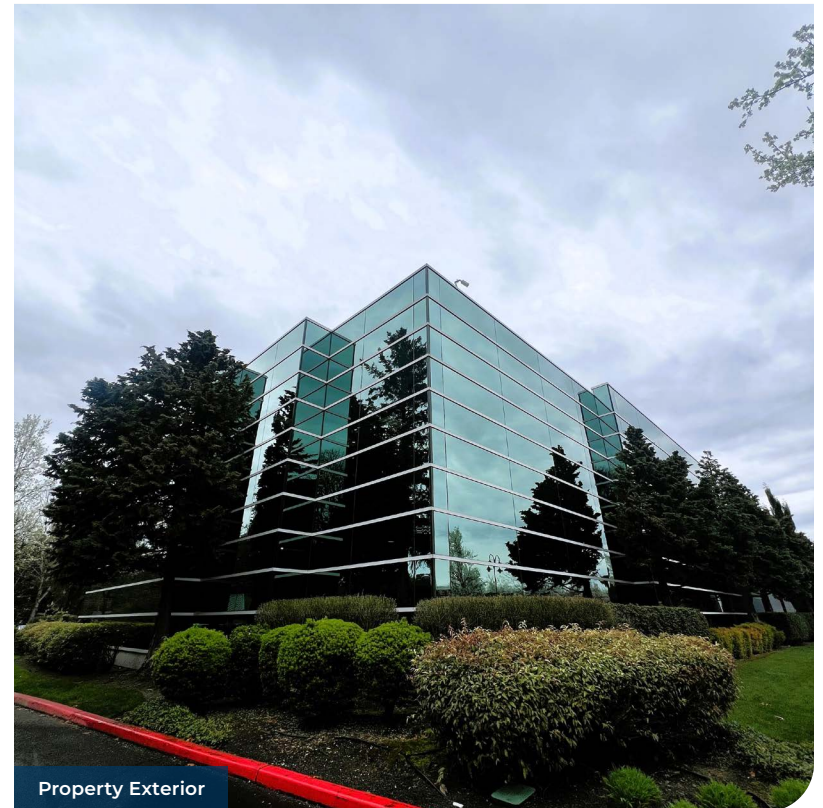
Building Atrium



Excellent Glass Line



Welcoming Lobby



Property Exterior



LOCAL AERIAL MAP

