



FOR LEASE



4800 NW CAMAS MEADOWS

Two-Story Class B Flex / Office Space

± 10,500 SF (Divisible) | \$19.00 psf (Triple Net Full Service)

4800 NW Camas Meadows Dr, Camas, WA 98607

- Ideal Headquarters Opportunity in Camas
- Furnished and Ready for Occupancy including: 1 Large Conference Room, 2 Private Offices, 3 Labs with Dedicated Cooling, Ample Electrical, and a Potential Small Warehouse with a Loading Dock
- Located in Camas Meadows Business Park adjacent to the Camas Meadows Golf Club.

LAURA GENTRY, CPM®

Senior Vice President | Licensed in OR & WA
503-542-2897 | lgentry@capacitycommercial.com

JEFF VALDES

Senior Vice President | Licensed in OR & WA
503-887-4921 | jeffvaldes@capacitycommercial.com



PROPERTY SUMMARY

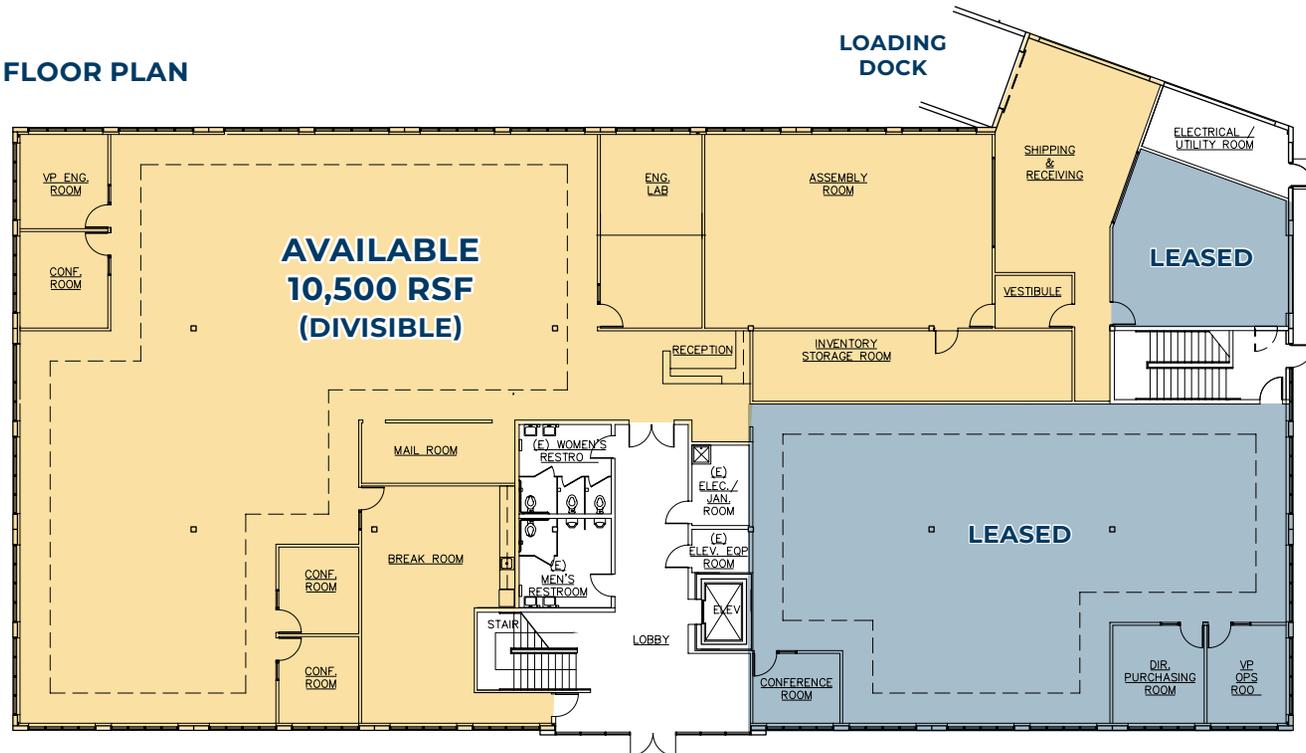


FOR LEASE

PROPERTY DETAILS

Address	4800 NW Camas Meadows Dr Camas, WA 98607
Building Size	27,820 SF
Available Space	10,500 RSF (Divisible)
Building Type	2-Story, Class B Flex / Office Building
Year Built	2006
Parking	Ample Parking 4.43 / 1,000
Signage	Monument Signage Opportunity
Building Features	Common Area Conference Room
Lease Rates	\$19.00 / PSF Triple Net Full Service
Furniture & Fixtures	<ul style="list-style-type: none"> • Workstations (56) • Conference Room Tables & Chairs • Filing Cabinets

GROUND FLOOR PLAN



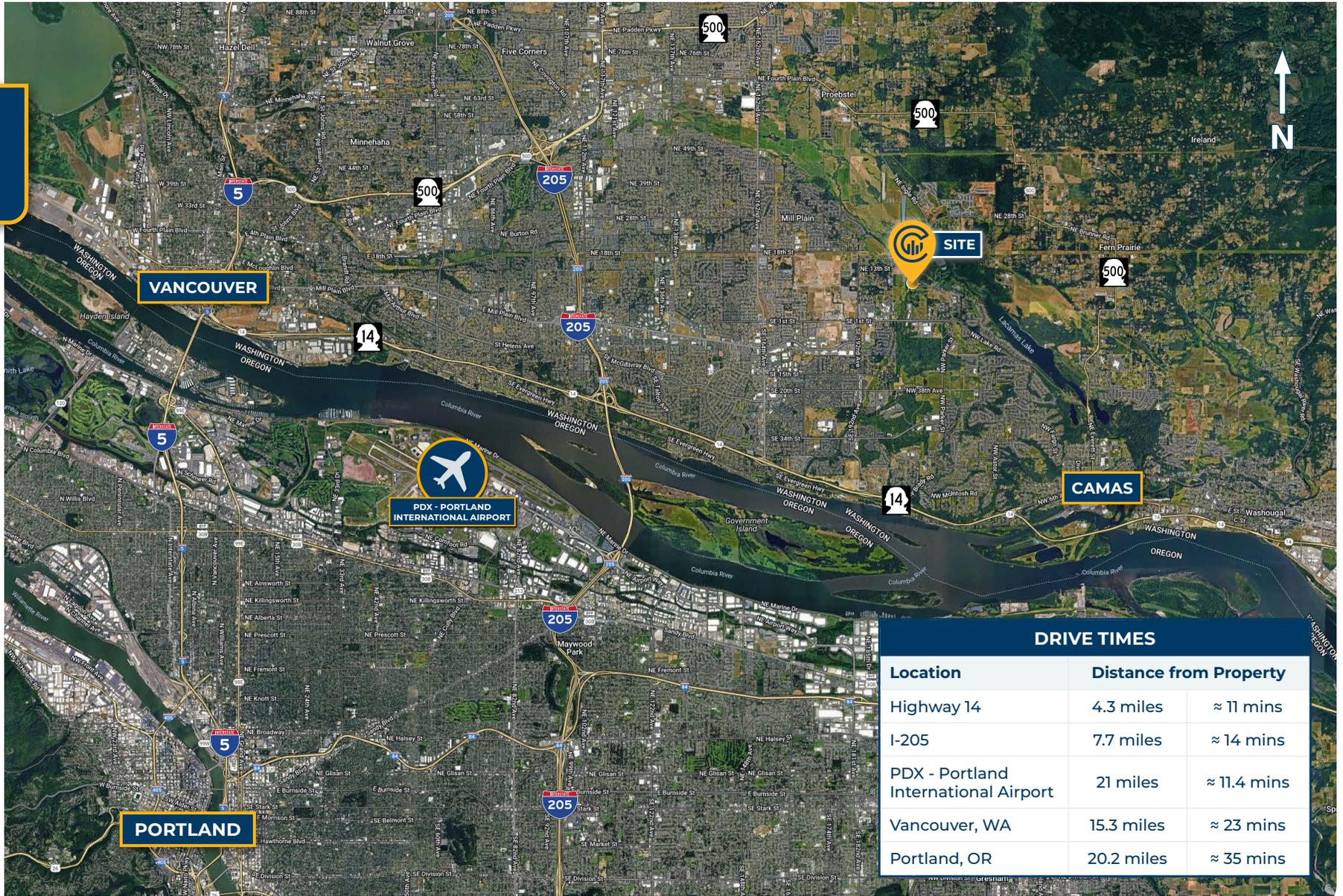


PROPERTY PHOTOS





LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Highway 14	4.3 miles	≈ 11 mins
I-205	7.7 miles	≈ 14 mins
PDX - Portland International Airport	21 miles	≈ 11.4 mins
Vancouver, WA	15.3 miles	≈ 23 mins
Portland, OR	20.2 miles	≈ 35 mins

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



LAURA GENTRY, CPM®
 Senior Vice President | Licensed in OR & WA
 503-542-2897 | lgentry@capacitycommercial.com

JEFF VALDES
 Senior Vice President | Licensed in OR & WA
 503-887-4921 | jeffvaldes@capacitycommercial.com