



FOR LEASE



## 4800 NW CAMAS MEADOWS

### Two-Story Class B Flex / Office Space

± 13,990 SF (Divisible) | \$22.50 psf (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, 5 Private Offices, 3 Labs with Dedicated Cooling, Ample Electrical, and a Small Warehouse with a Loading Dock
- Located in Camas Meadows Business Park adjacent to the Camas Meadows Golf Club.

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# PROPERTY SUMMARY

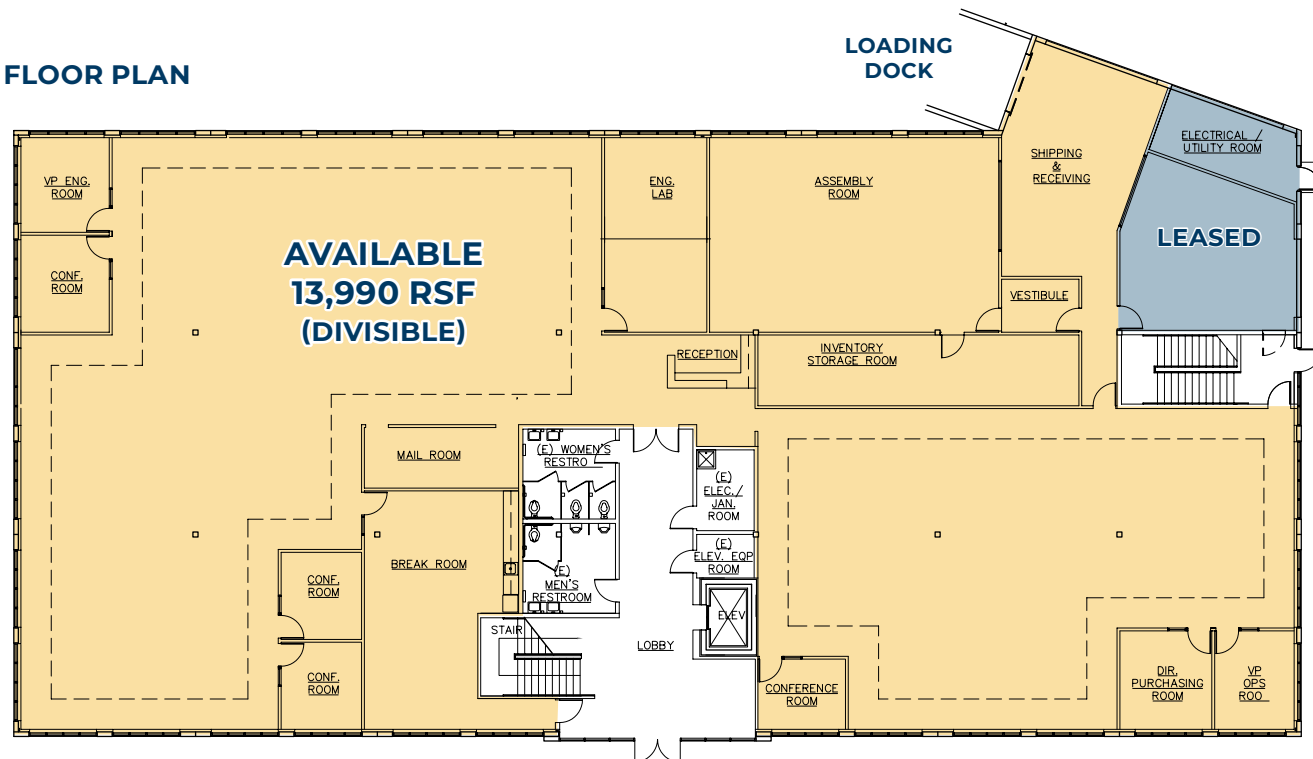


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## PROPERTY DETAILS

Address	4800 NW Camas Meadows Dr Camas, WA 98607
Building Size	27,820 SF
Available Space	13,990 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	<ul style="list-style-type: none"><li>• Common Area</li><li>• Conference Room</li></ul>
Loading Dock	Serving the Available First Floor Space
Lease Rates	\$22.50 /SF (Full Service)
Furniture & Fixtures	<ul style="list-style-type: none"><li>• Workstations (56)</li><li>• Conference Room Tables &amp; Chairs</li><li>• Filing Cabinets (9)</li></ul>

## GROUND FLOOR PLAN







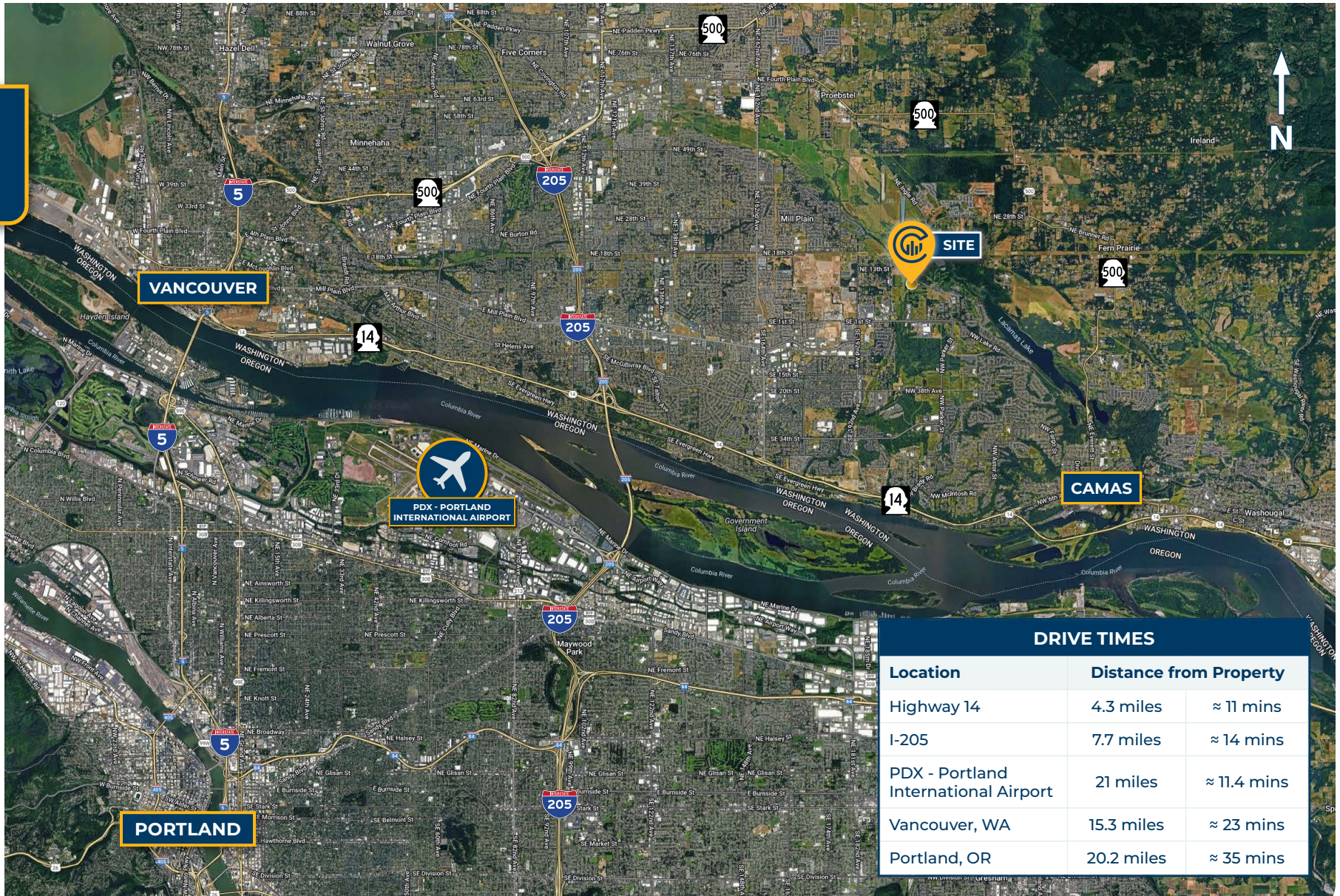
# PROPERTY PHOTOS







# 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



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