

FOR LEASE

FIRST STREET COMMERCIAL CENTER

16904 & 16906 SE First St | Vancouver, WA 98684

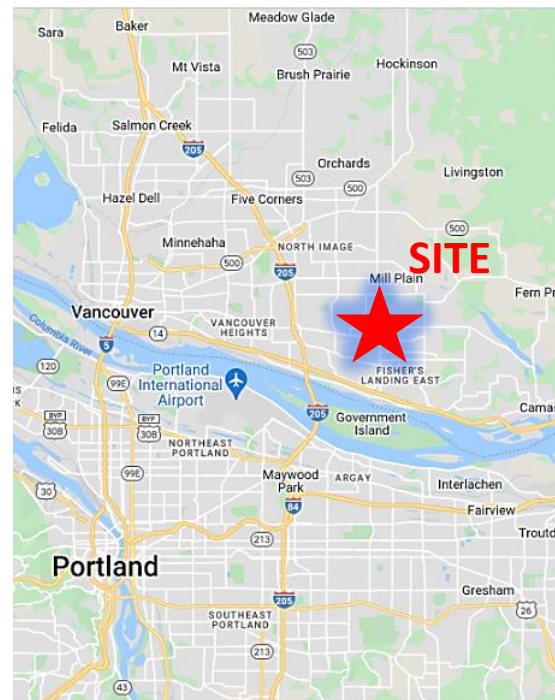


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Ideally located in fast growing East Clark County, close to Walmart, Costco, Home Depot and Columbia Tech Center. Great access to SR-14 and I-205. 15 minutes to Portland International Airport.
- AVAILABLE
 - 16904 SE First St: Suite 102 – 1,300 SF
 - 16904 SE First St: Suite 104 – 1,300 SF
 - 16906 SE First St: Suite 101 – 2,600 SF built out office and meeting room, and break area
- \$18.50/SF, NNN (estimated to be \$5.00/RSF annually)
- USE: General office / professional services / medical / dental
- PARKING: 45 on-site parking spaces
- City street improvements underway



FOR MORE INFORMATION:

Scott Higgins
360.597.0577 | shiggins@fg-cre.com

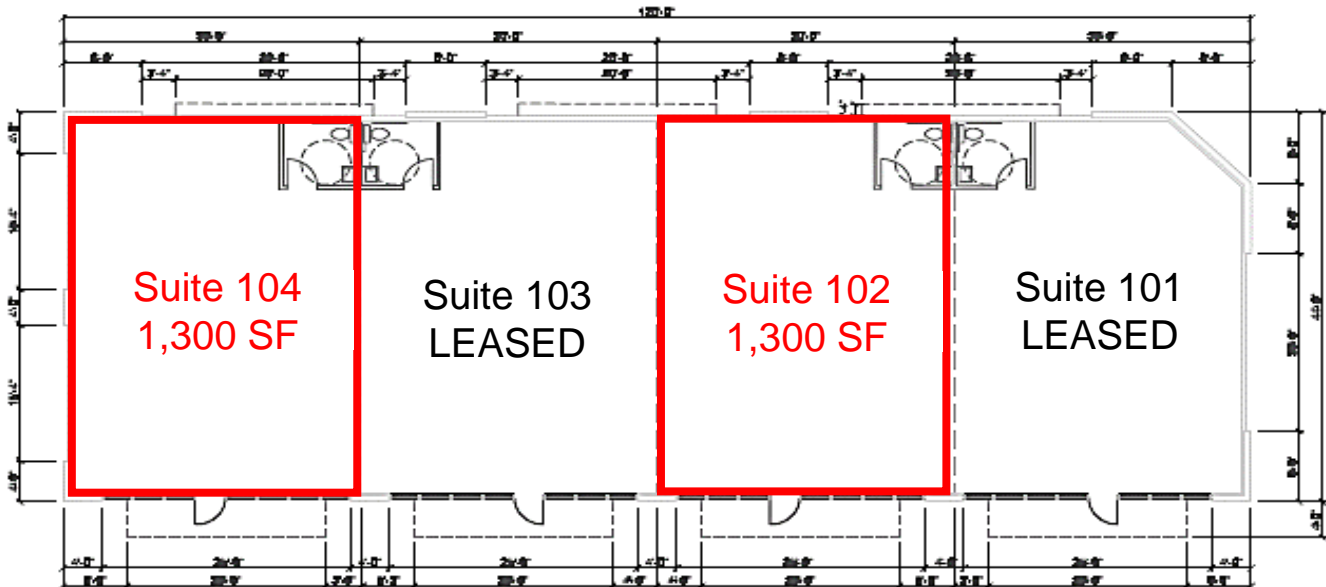
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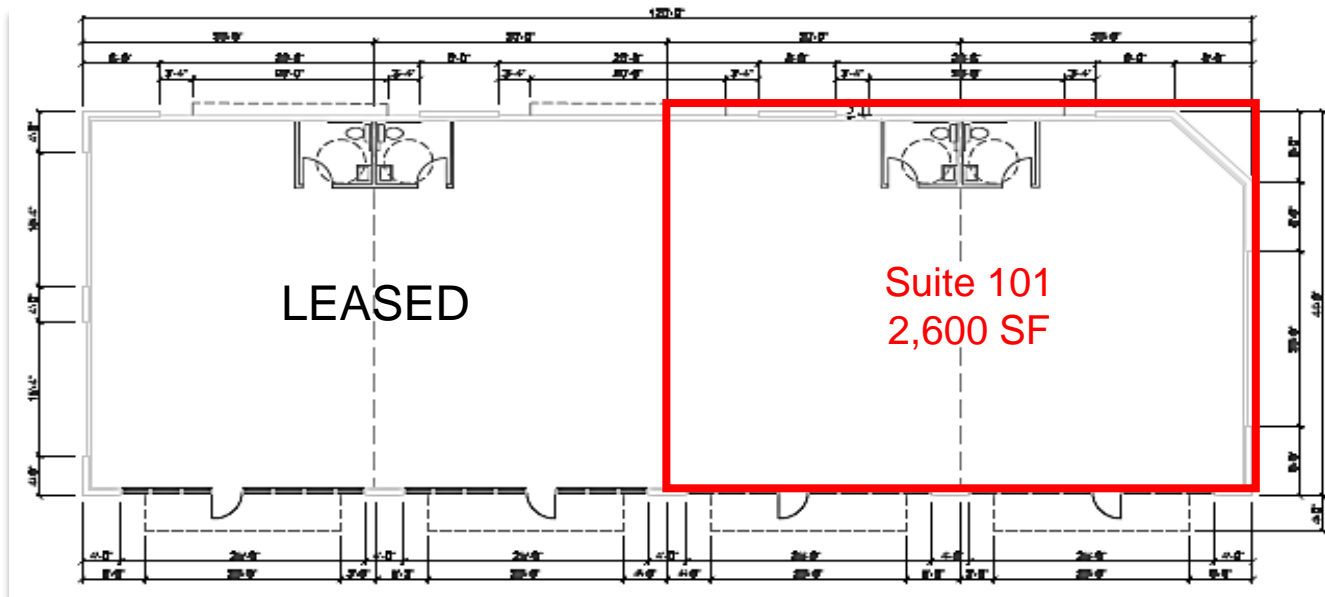
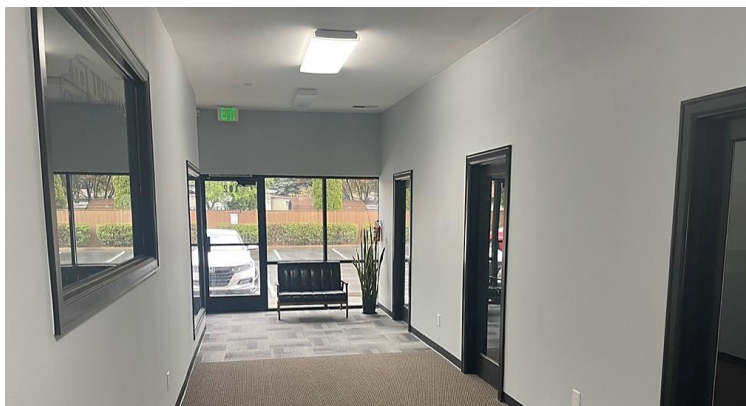
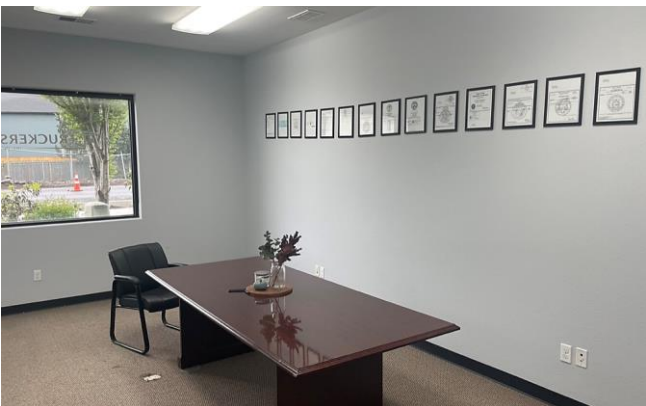
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2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,702	99,930	195,099
Est. Average Household Income	\$92,691	\$100,265	\$99,249
Daytime Employment	5,549	29,464	75,258

Traffic Counts

SE 1st Street @ SE 164th Ave W – 9,845
NE 164th Ave @ NE 8th St N – 28,100
SE 164th Ave @ SE 3rd St S – 16,361

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.