

FOR LEASE OR SALE

FOURTH STREET BUSINESS PARK

13102 NE 4th Street | Vancouver, WA 98684

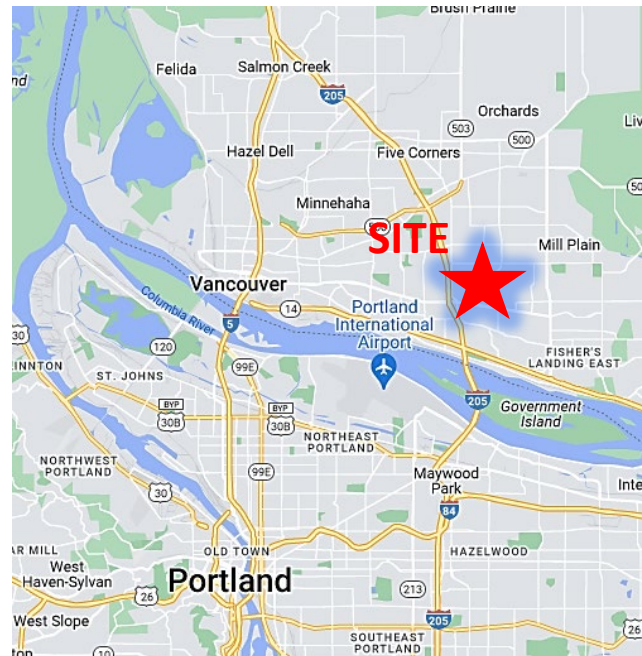


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Building B – Class A shell
 - 26,000 SF office/medical, can be demised
 - 2.5 acre lot
 - \$30.00/SF NNN
 - NNN estimated \$8.00/SF
 - Sale price: \$320/SF cold shell
- 289 parking spaces – 4.5/1,000 SF
- Master planned business park
- Easy access to I-205 Freeway
- Close to all amenities – retail, restaurants, banking, hotels, housing and mass transit
- 12 minutes to Portland Int'l Airport
- 21 Minutes to downtown Portland



FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | kfuller@fg-cre.com
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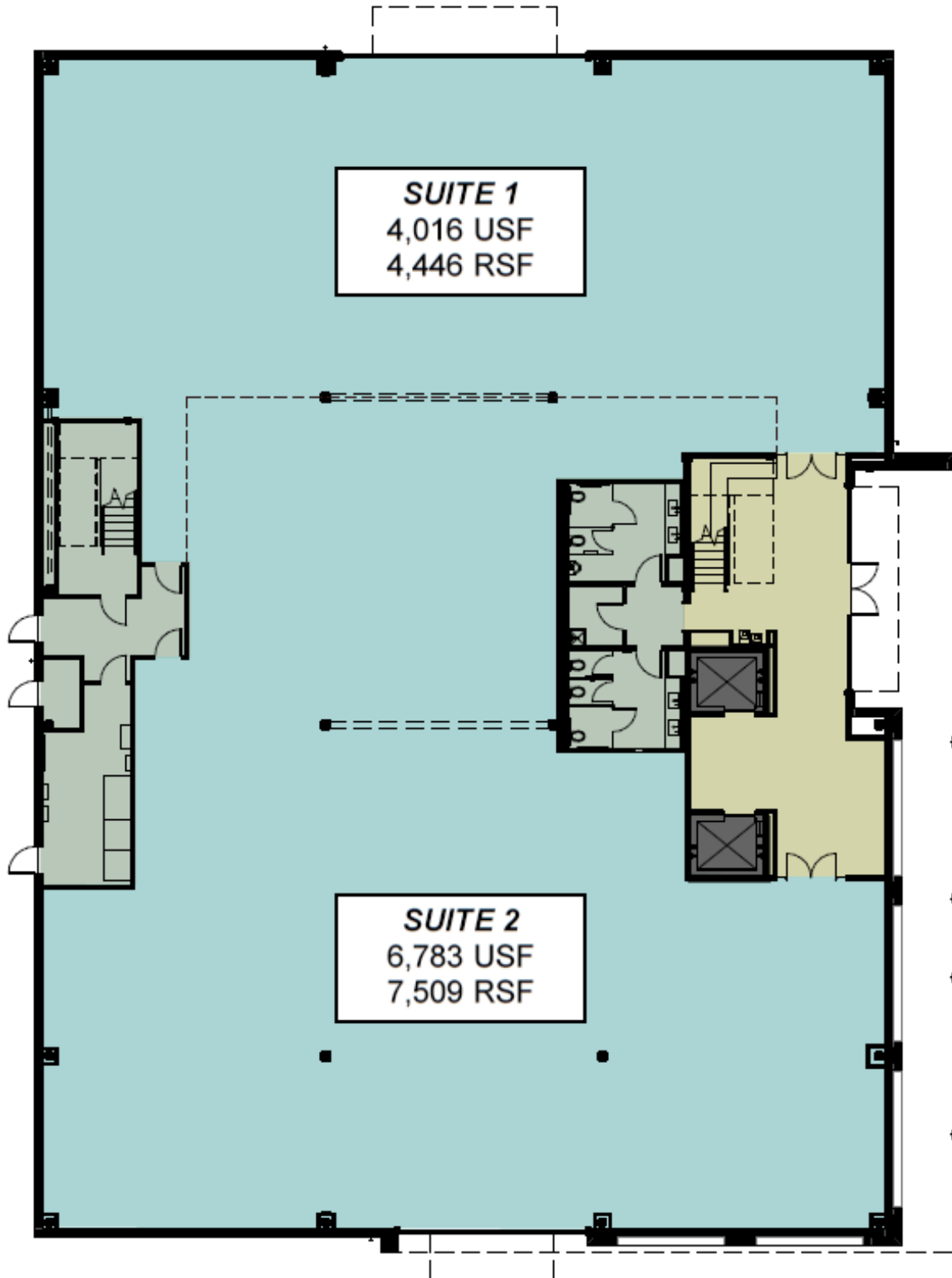
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Level 1 floor plan



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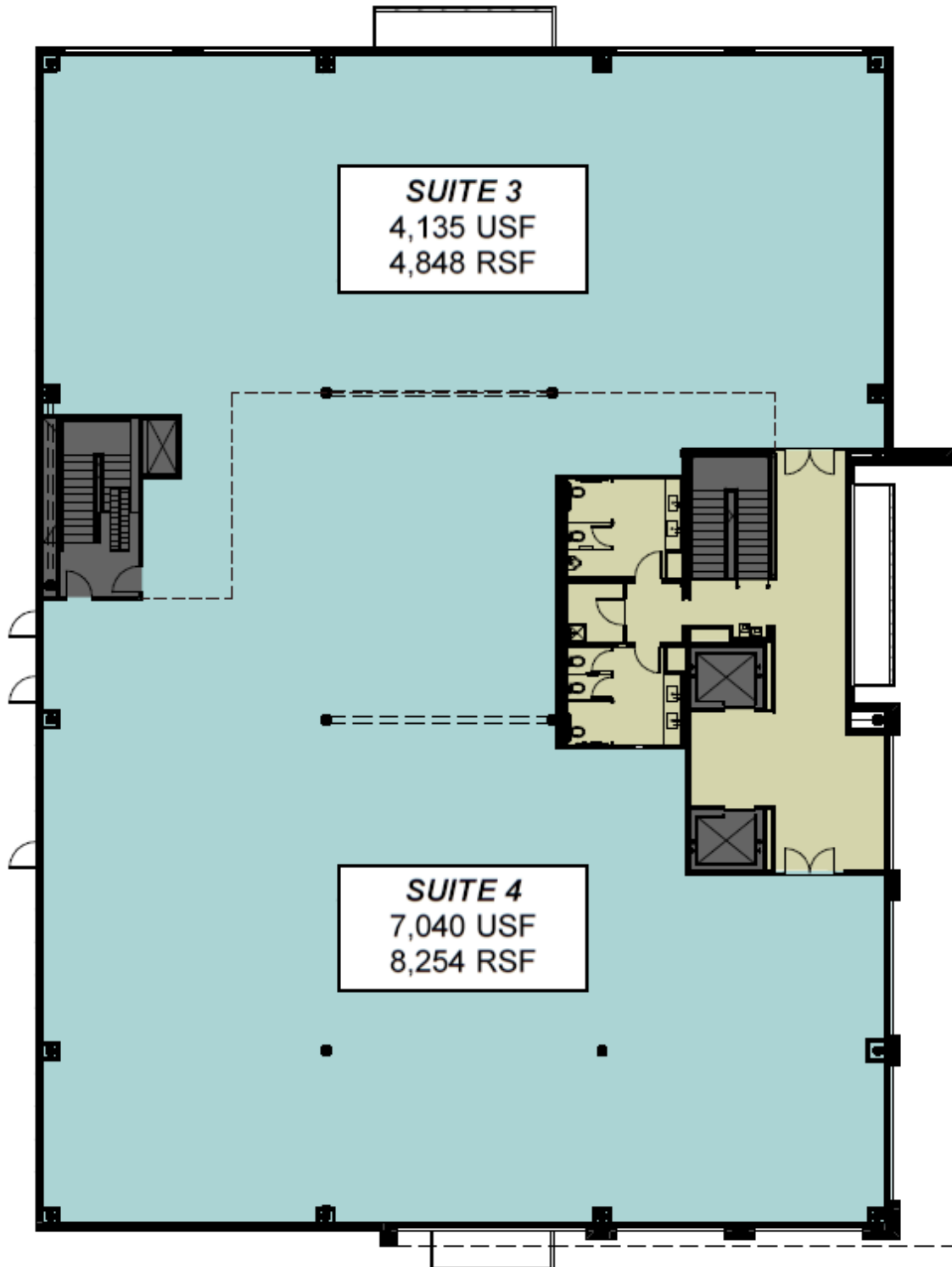
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Level 2 floor plan



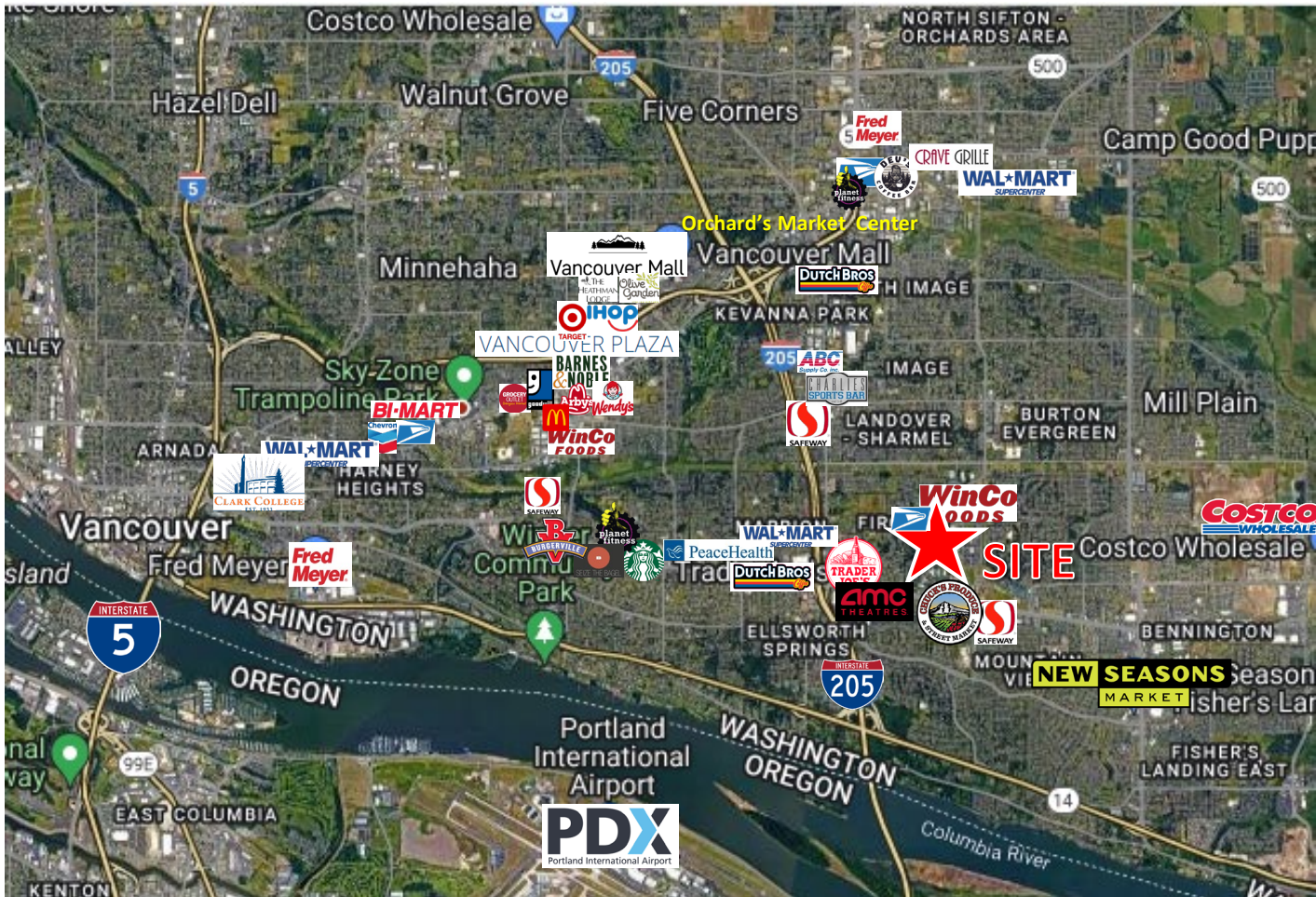
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2023 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 17,323 | 125,274 | 242,226 |
| 2028 Projected Population | 18,463 | 131,563 | 254,095 |
| Est. Average Household Income | \$79,413 | \$93,086 | \$94,170 |
| Est. Total Businesses | 1,263 | 4,860 | 10,820 |
| Est. Total Employees | 9,324 | 33,249 | 100,690 |

Average Daily Traffic

NE 136th Ave @ NE 9th St N – 20,986

SE 136th Ave @ SE Mill Plain Blvd S – 21,097

SE Mill Plain Blvd @ SE 136th Ave E – 40,769

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.