

FOR LEASE

HERITAGE PLACE

402 W 8th Street | Vancouver, WA 98660



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



PROPERTY HIGHLIGHTS

Available:

- Suite 410 – 970 SF
 - Suite 418 – 2,388 SF
 - Suite 812 – 720 SF
- Can be combined
- Retail, office, medical use
 - \$27.00/SF NNN
 - Tripple Nets: \$8.00
 - Signage available on building
 - Three years or longer term available
 - Great location just across from beautiful Esther Short Park in the heart of Downtown Vancouver. Highly visible to vehicle and foot traffic alike and direct access to I-5, the Interstate Bridge and Highway 14.



FOR MORE INFORMATION:

KC Fuller

360.597.0569 | kfuller@fg-cre.com

Eric Fuller, CCIM

360.597.0564 | efuller@fg-cre.com

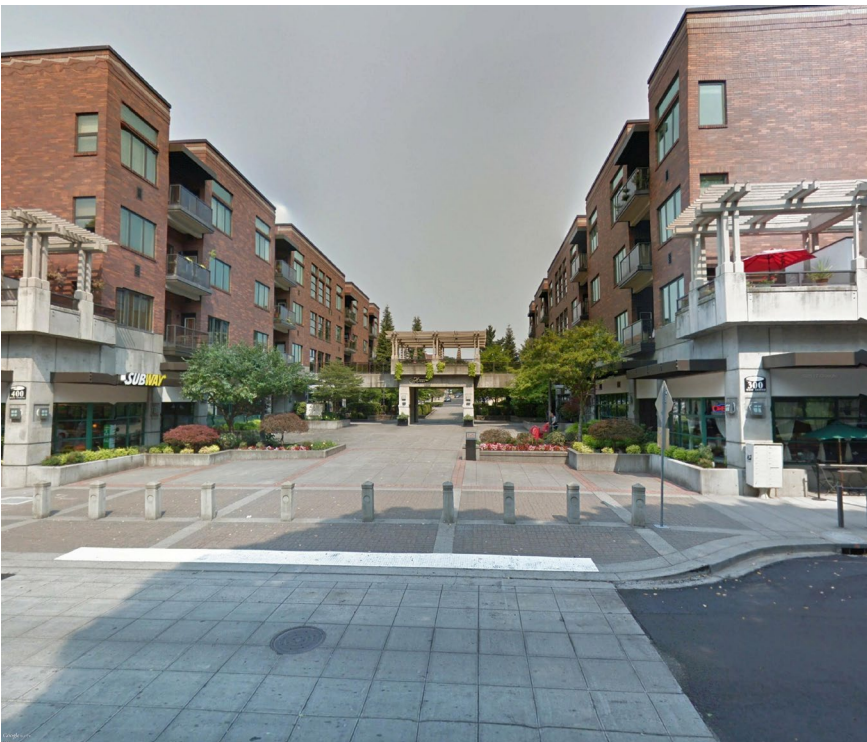
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Unmatched exposure during the Vancouver Farmers Market (weekends March-October) and during year-round events at Esther Short Park.

Great retail/office space in the heart of downtown Vancouver, with all types of amenities within walking.



2025 / 2026 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	9,902	63,572	231,507
Avg. Household Income	\$101,535	\$99,091	\$108,321
Daytime Employment	15,902	42,066	113,952

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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.