

FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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



PROPERTY HIGHLIGHTS

- Frontage on 164th Avenue
- Nearby restaurants and services
- Adjacent to C-Tran Park and Ride
- Quick access to and from I-5 and I-205
- Ample parking
- Call for lease terms

Availabilities

- Bldg. 1 - Suite 201: 3,317 SF – Fully built out office (see page 2)
- Bldg. 2 - Suite 222: 1,560 SF/ (see page 3)

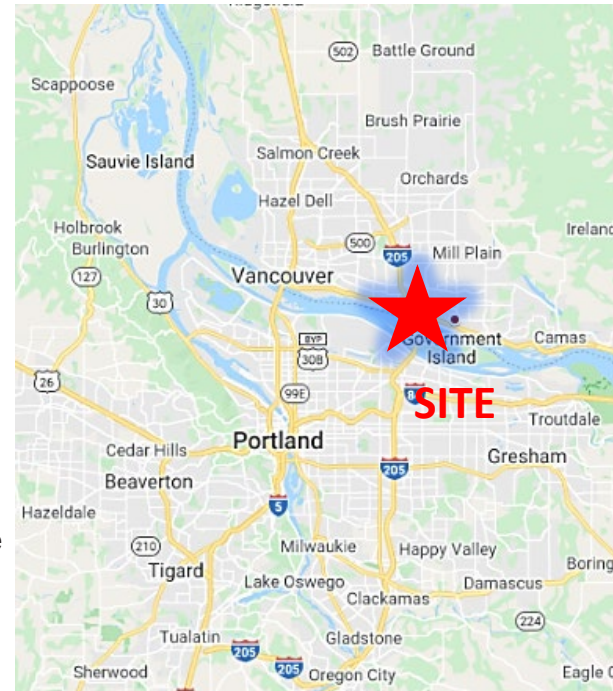
Near by retailers:



FOR MORE INFORMATION:

Brett Irons | 360.597.0574

bironson@fg-cre.com



FOR LEASE

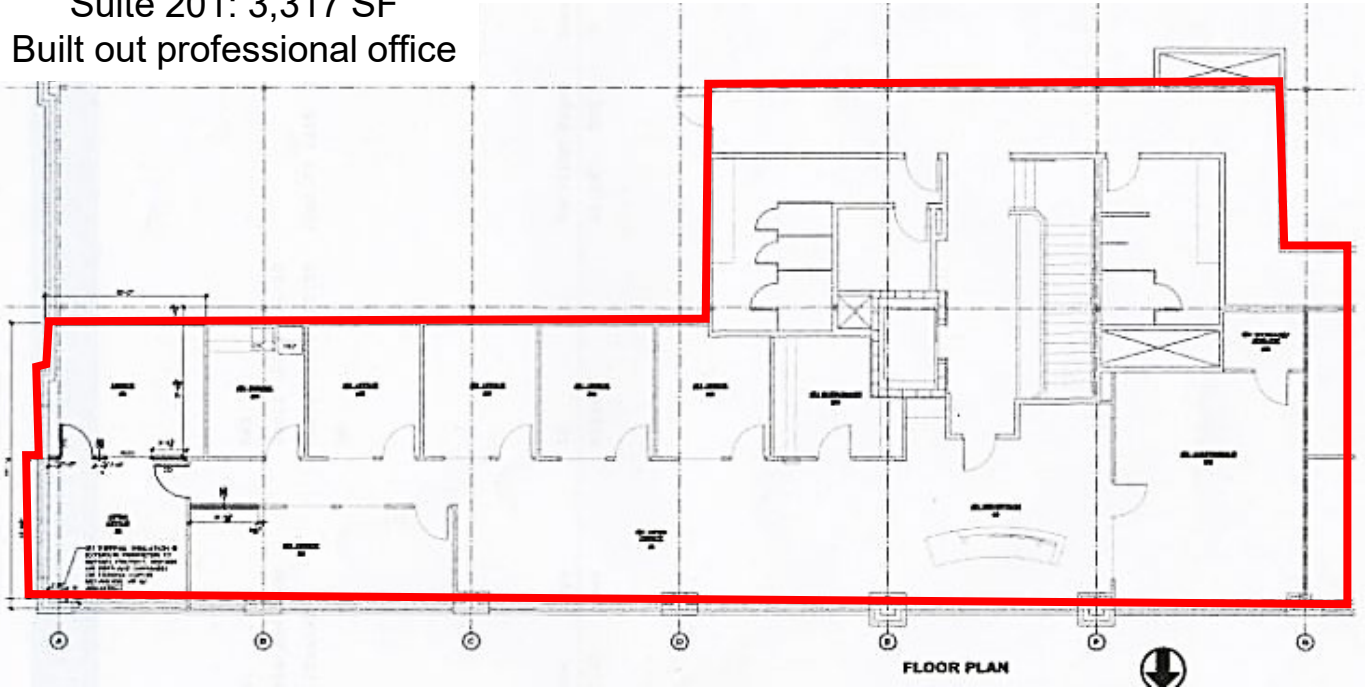
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Suite 201: 3,317 SF
Built out professional office



Building Signage



FOR LEASE

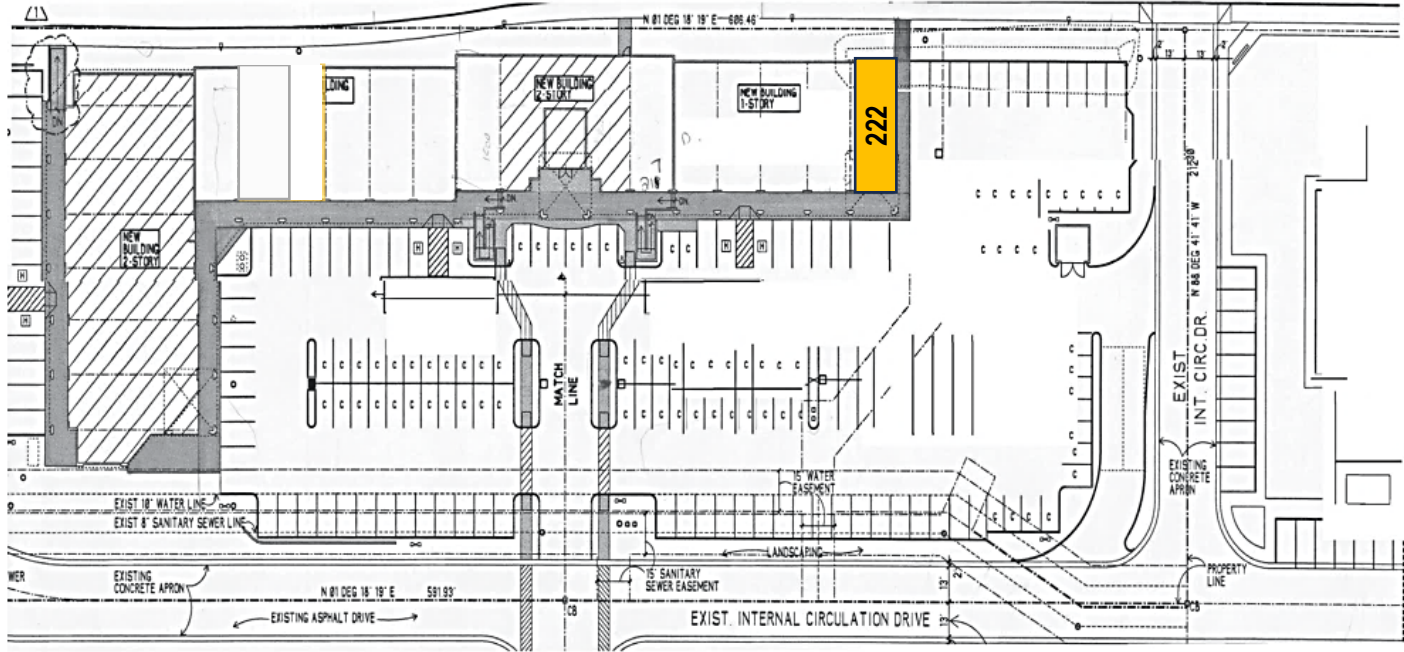
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Site plan



FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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



DRIVETIMES

- > PeaceHealth SW Medical Center - 8 Minutes
- > Downtown Vancouver - 13 Minutes
- > Washington State University - 20 Minutes
- > Portland International Airport - 11 Minutes
- > Downtown Portland - 24 Minutes

2025 / 2026 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	13,054	73,017	211,141
Est. Average HH Income	\$126,853	\$119,660	\$113,021
Est. Total Employees	4,408	37,723	84,370

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.