

FOR LEASE

MAIN PLACE - CLASS A OFFICE BUILDING

1111 Main Street | Vancouver, WA 98660



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



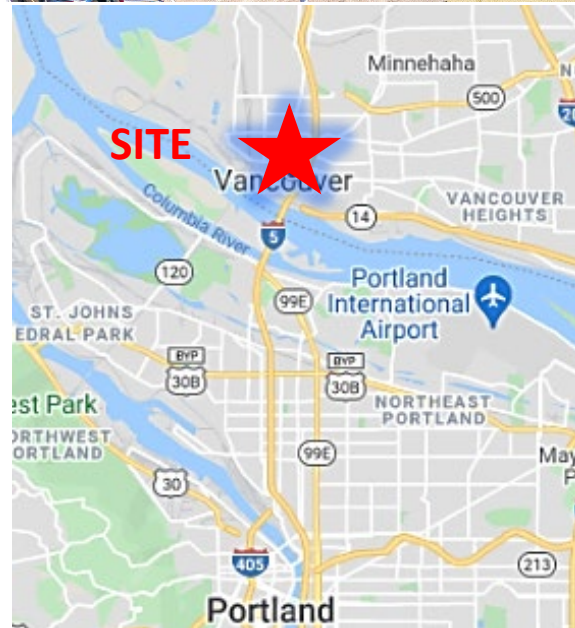
PROPERTY HIGHLIGHTS

Premier downtown location, minutes to Vancouver waterfront, surrounded by retail, restaurants and other amenities.

- Major common-area upgrades recently completed including new LED lighting
- Brand new common conference facility accommodating up to 60 people
- **On-site parking; reserved and unreserved garage spaces available**
- Easy access to I-5 and Hwy 14

Available:

- Suite 655 – 1,383 RSF
 - Suite 660 – 3,341 RSF
 - \$29.50/SF full service
- Can be combined for 4,724 RSF



FOR MORE INFORMATION:

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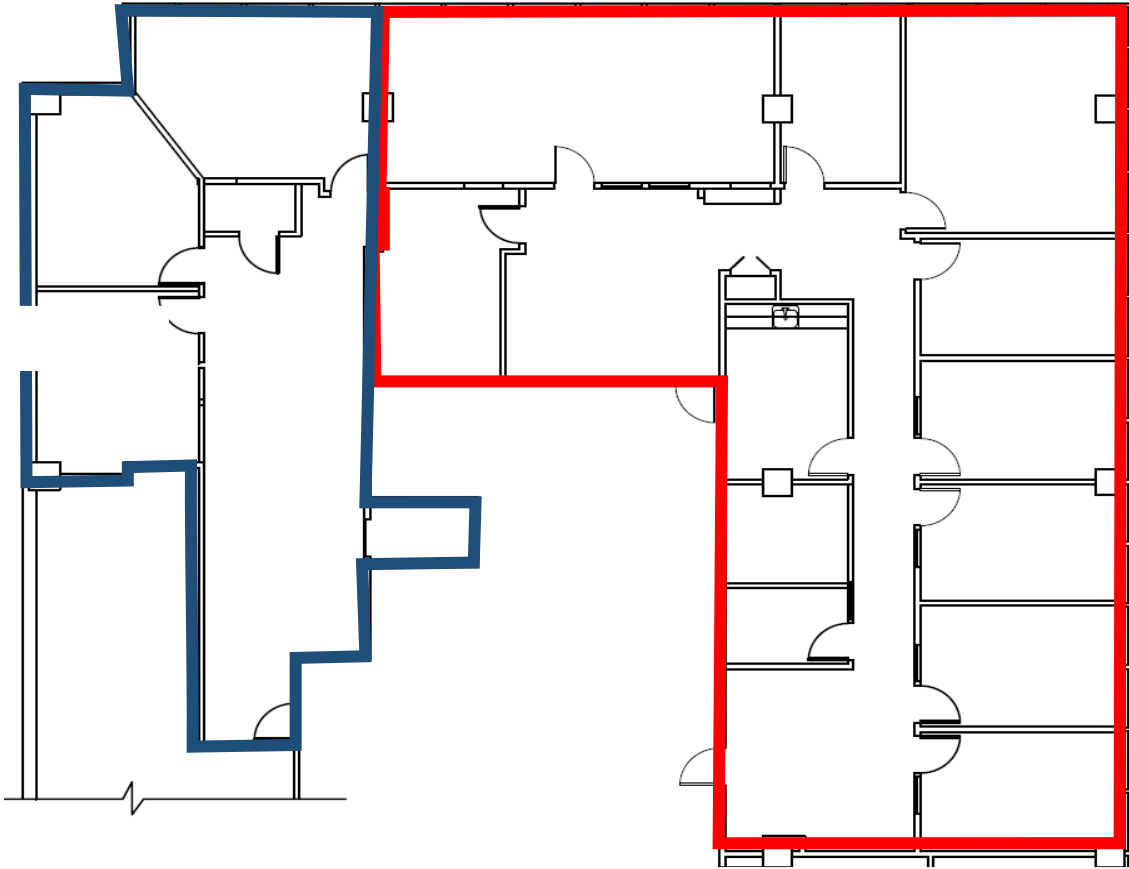
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6th Floor
Suite 655 – 1,383 RSF

6th Floor
Suite 660 – 3,341 RSF



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1111 MAIN STREET VANCOUVER, WA 98660

2025 / 2026 DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
EST. POPULATION	10,737	69,326	233,872
2030 PROJECTED POPULATION	11,312	71,392	237,821
EST. AVERAGE HOUSEHOLD INCOME	\$104,717	\$98,658	\$108,192
EST. TOTAL BUSINESSES	2,443	5,250	13,664
EST. TOTAL EMPLOYEES	17,264	42,276	113,288



AREA AMENITIES



STARBUCKS
1315 Main St



MIN WALK



THAI ORCHID
1207 Main St



MIN WALK



COMPASS COFFEE
1204 Main St

5

MIN WALK



**BRICKHOUSE
BAR & GRILL**
107 W 16th St

6

MIN WALK



SUSHI HANA
1221 Main St

6

MIN WALK



BESSOLO PIZZERIA
1213 Main St

7

MIN WALK



**VANCOUVER
COMMUNITY LIBRARY**
901 C St

8

MIN WALK



UMPQUA BANK
901 Main St

8

MIN WALK



20+

**RESTAURANTS AND BARS
WITHIN .5 MILES**



<0.1

MILES TO C-TRAN STATION



10

**MINUTE DRIVE TO
DOWNTOWN PORTLAND**



10.5

**MILES TO PORTLAND
INTL. AIRPORT**



6

**BLOCKS TO
ESTHER SHORT PARK**

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.