

FOR LEASE

CLASS A OFFICE SPACE

7700-7710 NE Greenwood Dr | Vancouver, WA 98662



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

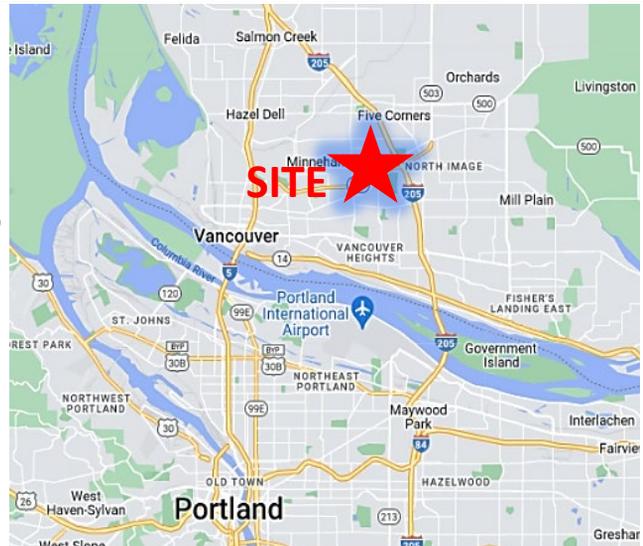


PROPERTY HIGHLIGHTS

This stunning two-story Class A office building boasts easy I-205/SR-500 access and sits steps from Vancouver Plaza, Target, Walmart, the Vancouver Mall, and the Heathman Hotel.

Available:

- Suite 205 – 1,105 RSF
- \$26.50/SF full service
- 4/1,000 parking ratio



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR | 360.597.0568 | aroselli@fg-cre.com

Doug Bartocci, CCIM | 360.597.0575 | dbartocci@fg-cre.com

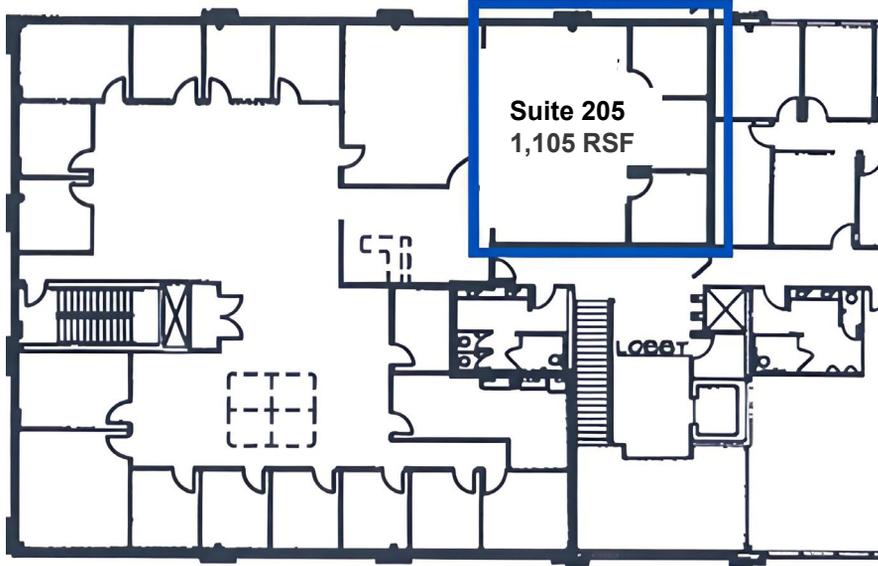
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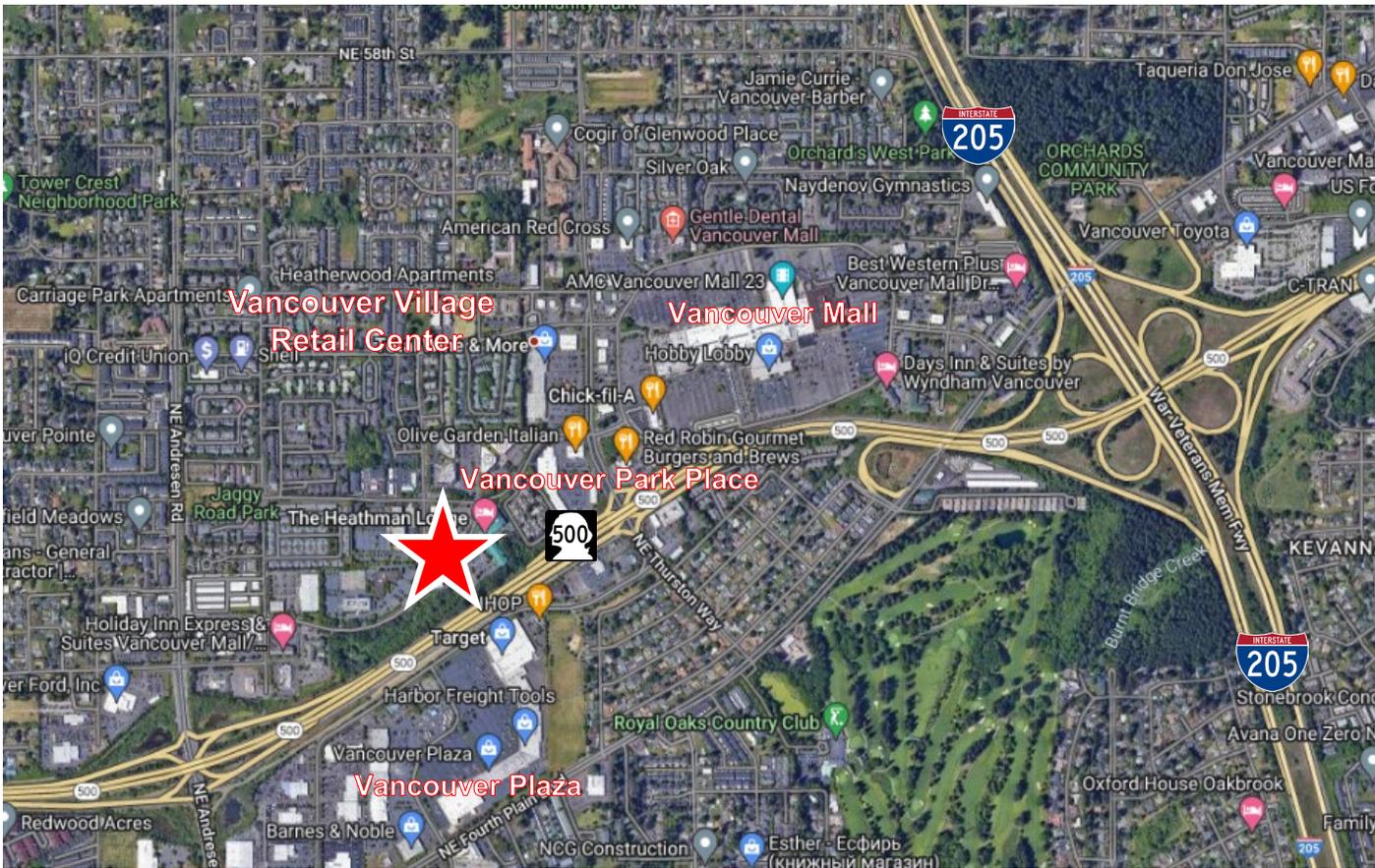
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	21,178	137,171	299,134
2029 Projected Population	22,943	147,881	322,743
Est. Average Household Income	\$73,233	\$83,652	\$90,740
Est. Total Businesses	1,520	6,435	14,403
Est. Total Employees	11,607	49,766	111,291

Average Daily Traffic

- State Rte 500 @ NE Thurston Way NE – 61,812
- NE Thurston Way @ NE Parkway Dr N – 31,098
- NE Thurston Way @ NE Vancouver Plz Dr – 20,725

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.