

FOR LEASE

# CREATIVE OFFICE

*11,000 SF/Award-Winning Design/Urban Innovation Hub*

1714 BROADWAY ST, VANCOUVER, WA



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Mathews



AVAILABLE FOR LEASE

*Located in downtown Vancouver, this 11,000 SF former warehouse offers a rare chance to occupy a distinctive, design-forward creative office space.*

|                   |                       |
|-------------------|-----------------------|
| TOTAL BUILDING SF | 11,000 SF             |
| PARKING           | 9 off-street spaces   |
| WALK SCORE        | 93, Walker's Paradise |
| BIKE SCORE        | 94, Biker's Paradise  |
| LEASE RATE        | \$28.00, NNN          |
| NNN               | \$4.00/SF             |

11K SF  
AVAILABLE

\$28.00  
LEASE RATE (SF/YR)

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## PROPERTY HIGHLIGHTS

*Originally renovated in 2011 and previously home to Sigma Design, this property combines industrial character with modern workplace functionality suited for firms prioritizing innovation, collaboration, and urban integration.*



### HISTORIC BOW TRUSS CEILING

Timeless architectural design with exposed wood elements that deliver both aesthetic warmth and structural elegance.



### OPEN FLOOR PLAN

Configured to accommodate 50+ desks or workstations, the space supports a highly collaborative work style while maintaining flexibility for customization.



### DEDICATED CONFERENCE ROOM

Professionally appointed and ideal for client presentations, team briefings, and strategic planning sessions.



### TEST LAB AREA

Partitioned for specialized technical functions or product development; ideal for R&D-driven operations.



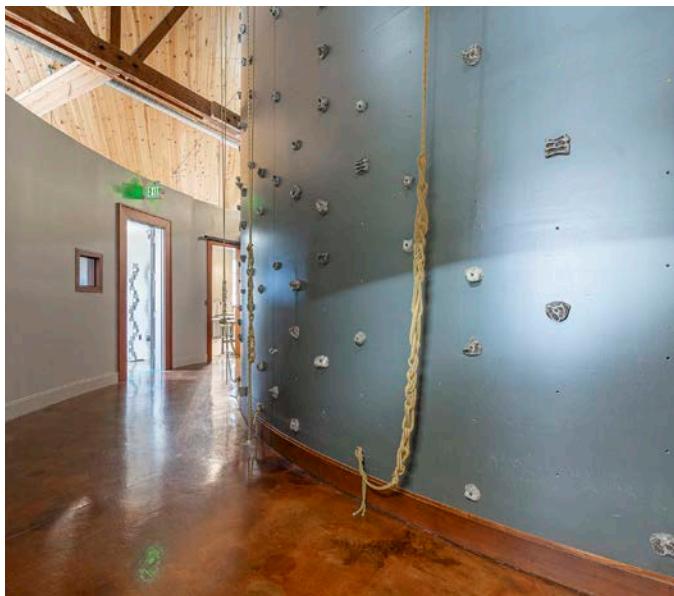
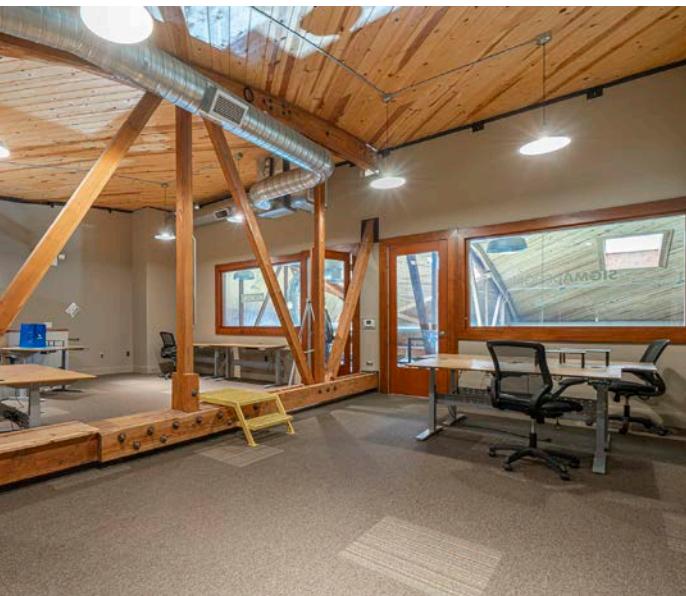
### INFRASTRUCTURE UPGRADES

Recently installed roof system, robust 3-phase power, and climate-control capabilities support both office and light industrial applications.



### LIFESTYLE AMENITIES

On-site bike rack and an indoor climbing wall enhance employee wellness and appeal to active, health-conscious teams. And a modern kitchen area with full-service amenities designed to support team gatherings.



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# STRATEGIC LOCATION



*1714 Broadway benefits from exceptional accessibility within Vancouver's revitalized urban framework. The property lies within walking distance to retail, dining, and public transportation corridors, offering seamless connectivity to Portland via the I-5 corridor while enjoying Washington State's tax advantages.*

# A CITY ON THE RISE

Vancouver has become a regional economic hub, driven by infrastructure investment, smart growth, and a business-friendly climate. As a secondary market to Portland, it offers:

**Lower Operating Costs:** Including no state income tax for individuals and competitive commercial property taxes.

**Robust Economic Growth:** A diverse economic base spanning advanced manufacturing, software, creative services, and life sciences.

**Quality of Life:** Nestled along the Columbia River, Vancouver offers abundant outdoor recreation—hiking, biking, kayaking—and access to world-class natural amenities within minutes.

**Workforce Pipeline:** Proximity to higher education institutions, including Washington State University Vancouver, contributes to a skilled, educated labor pool.



1714  
BROADWAY ST

## *Schedule Your Private Tour Today*

This is a rare chance to occupy a uniquely branded space that supports innovation, performance, and culture.

*For leasing information, please contact*

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