

# FOR LEASE

## FIRST STREET COMMERCIAL CENTER

16904 SE First Street | Vancouver, WA 98684

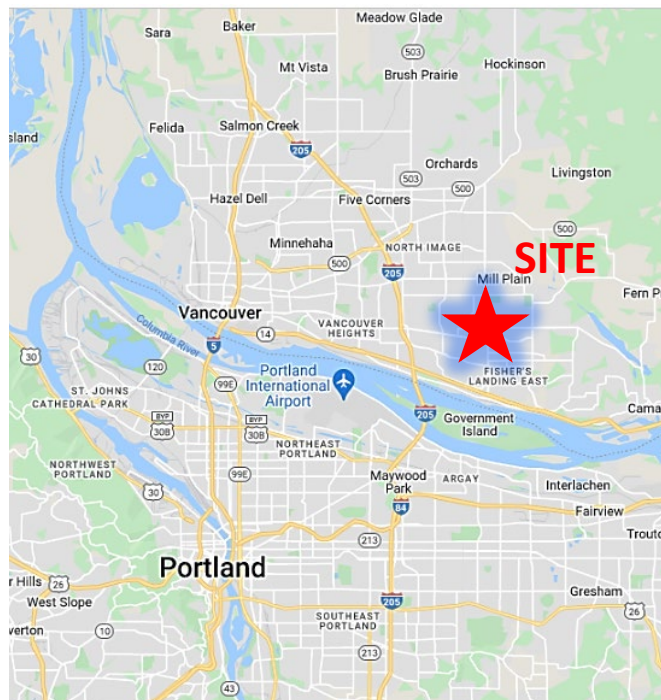


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Ideally located in fast growing East Clark County, close to Walmart, Costco, Home Depot and Columbia Tech Center. Great access to SR-14 and I-205. 15 minutes to Portland International Airport.
- AVAILABLE:
  - Suite 101: 1,300 SF
  - Suite 102: 1,300 SF
- \$21.50/SF, NNN (estimated to be \$7.00/RSF annually)
- USE: General office / professional services / medical/dental
- PARKING: 45 on-site parking spaces
- City street improvements complete!



## FOR MORE INFORMATION:

Scott Higgins  
360.597.0577 | [shiggins@fg-cre.com](mailto:shiggins@fg-cre.com)

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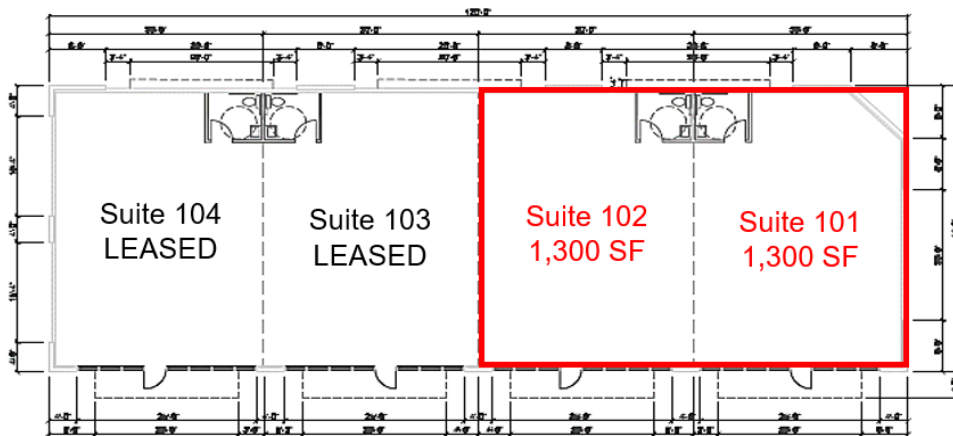
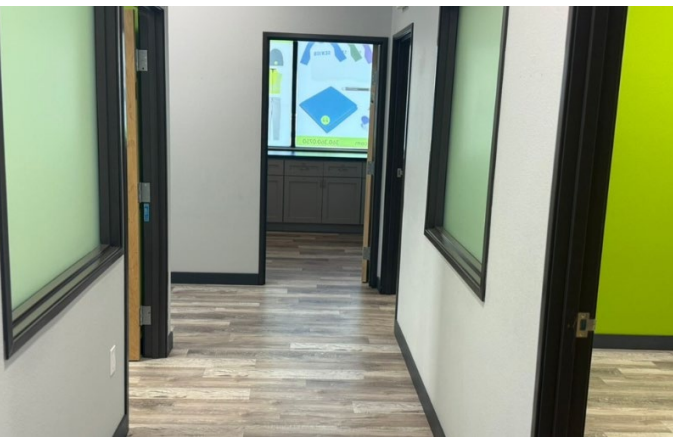
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### Suite 101 – 1,300 SF



### Suite 102 – 1,300 SF





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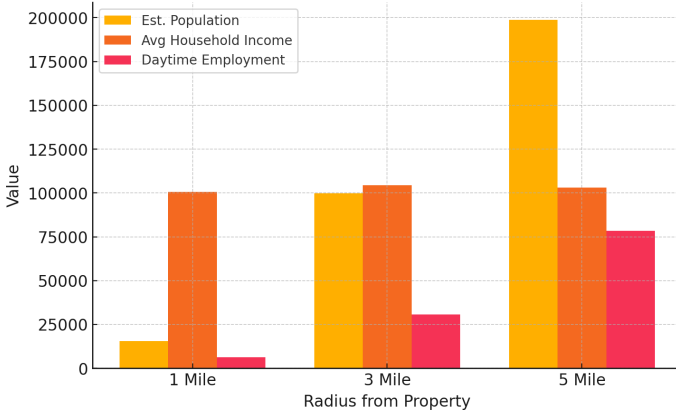
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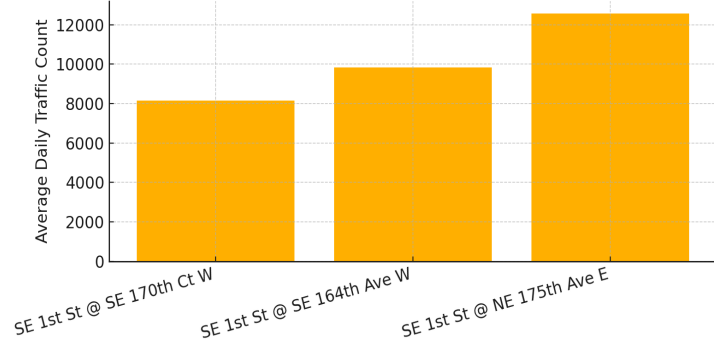
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2024 Demographics by Radius



Traffic Counts at Nearby Intersections



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.