

# FOR LEASE OR SALE

## FOURTH STREET BUSINESS PARK

13102 NE 4<sup>th</sup> Street | Vancouver, WA 98684

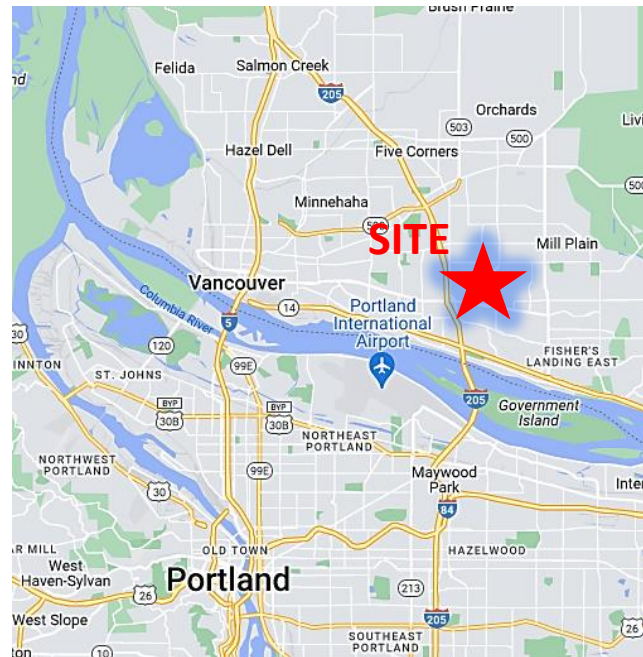


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Building B – Class A shell
  - 26,000 SF office/medical, can be demised
  - 2.5 acre lot
  - \$30.00/SF NNN
  - NNN estimated \$8.00/SF
  - Sale price: \$320/SF cold shell
- 289 parking spaces – 4.5/1,000 SF
- Master planned business park
- Easy access to I-205 Freeway
- Close to all amenities – retail, restaurants, banking, hotels, housing and mass transit
- 12 minutes to Portland Int'l Airport
- 21 Minutes to downtown Portland



### FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)  
Brett Irons | 360.597.0574 | [birons@fg-cre.com](mailto:birons@fg-cre.com)

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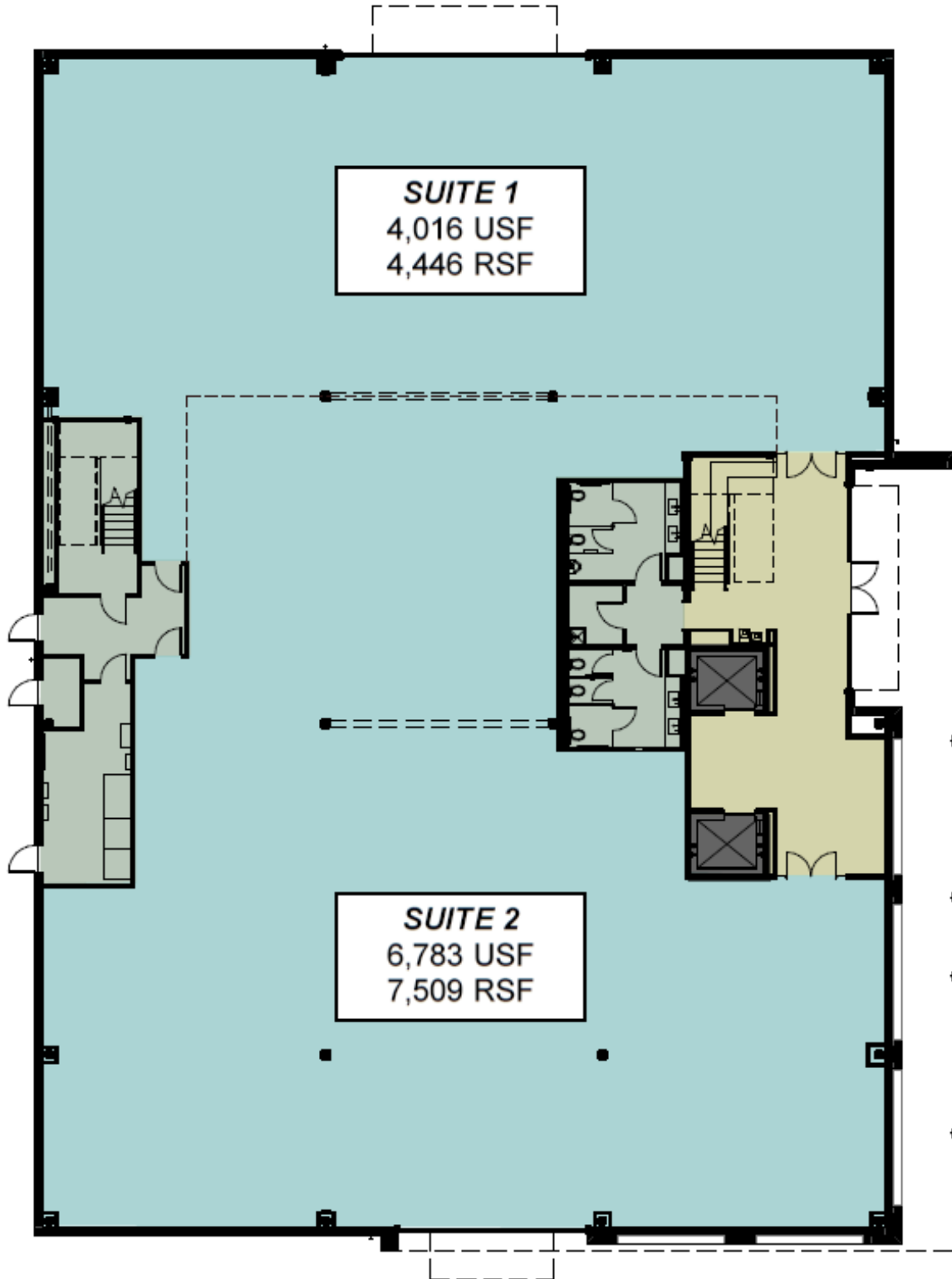
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### Level 1 floor plan



**SUITE 1**  
4,016 USF  
4,446 RSF

**SUITE 2**  
6,783 USF  
7,509 RSF

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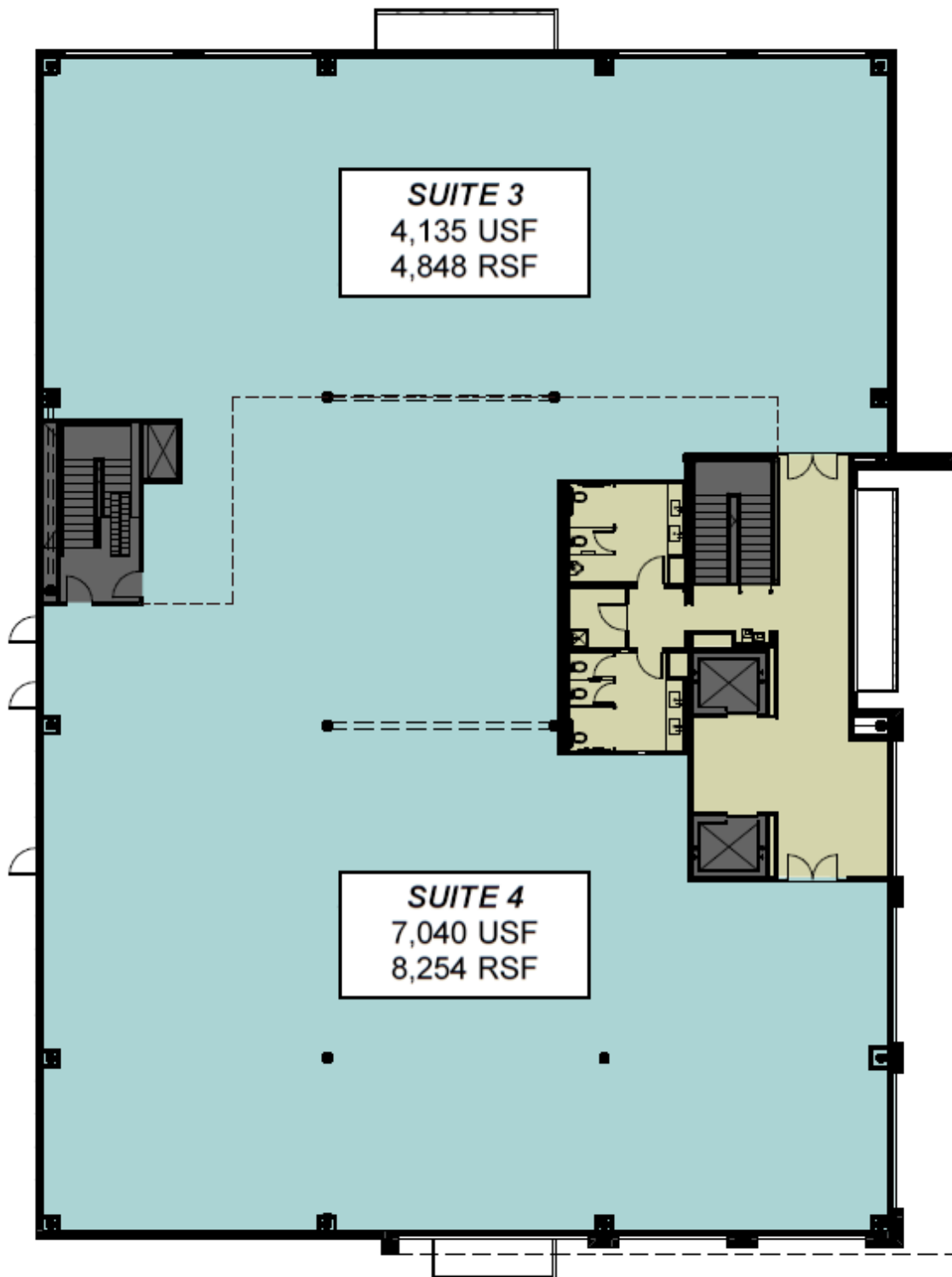
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### Level 2 floor plan





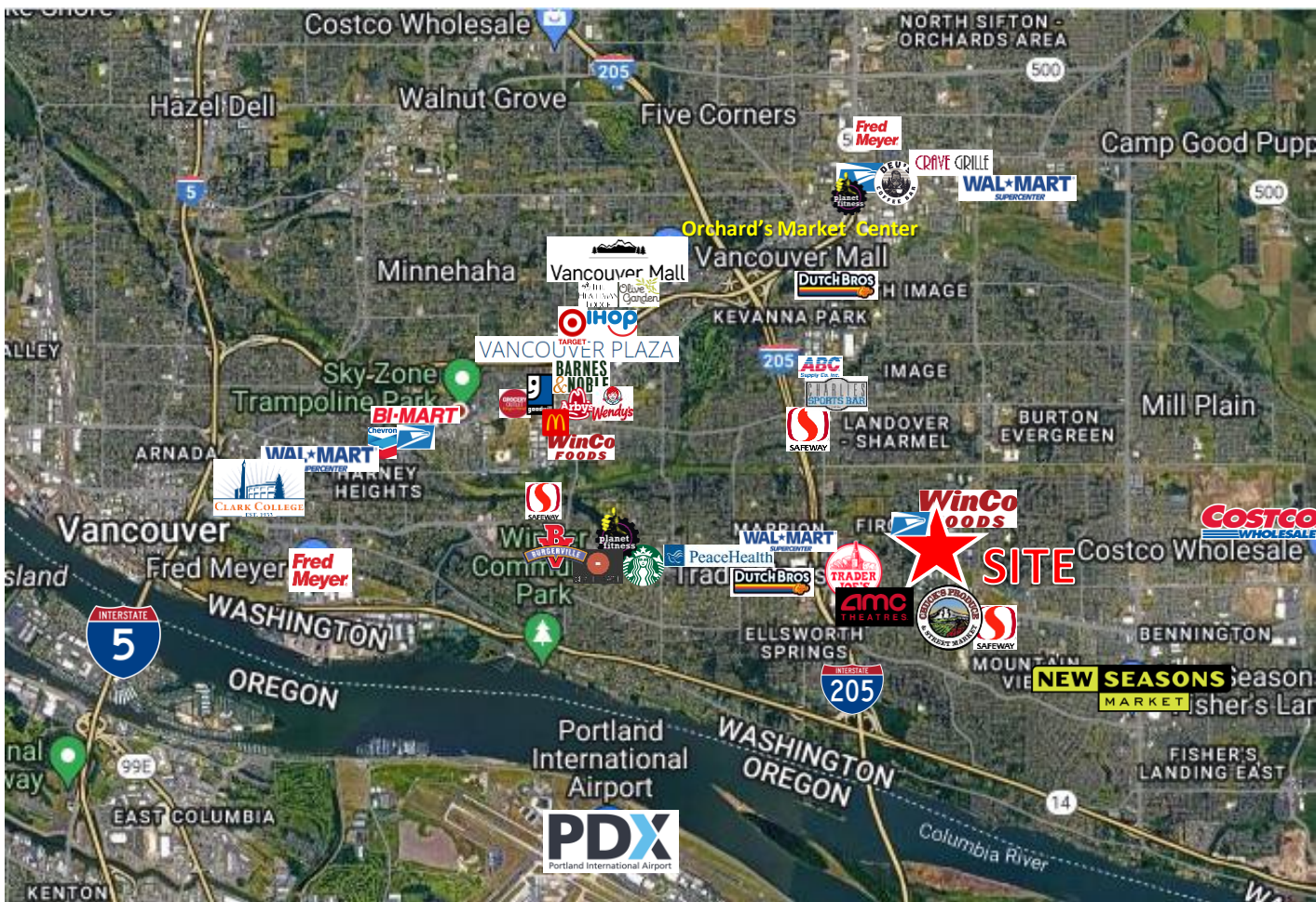
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,323	125,274	242,226
2028 Projected Population	18,463	131,563	254,095
Est. Average Household Income	\$79,413	\$93,086	\$94,170
Est. Total Businesses	1,263	4,860	10,820
Est. Total Employees	9,324	33,249	100,690

### Average Daily Traffic

NE 136<sup>th</sup> Ave @ NE 9<sup>th</sup> St N – 20,986

SE 136<sup>th</sup> Ave @ SE Mill Plain Blvd S – 21,097

SE Mill Plain Blvd @ SE 136<sup>th</sup> Ave E – 40,769

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.