

# FOR LEASE

## AA SUITES OFFICE BUILDING

1610 C Street | Vancouver, WA 98663

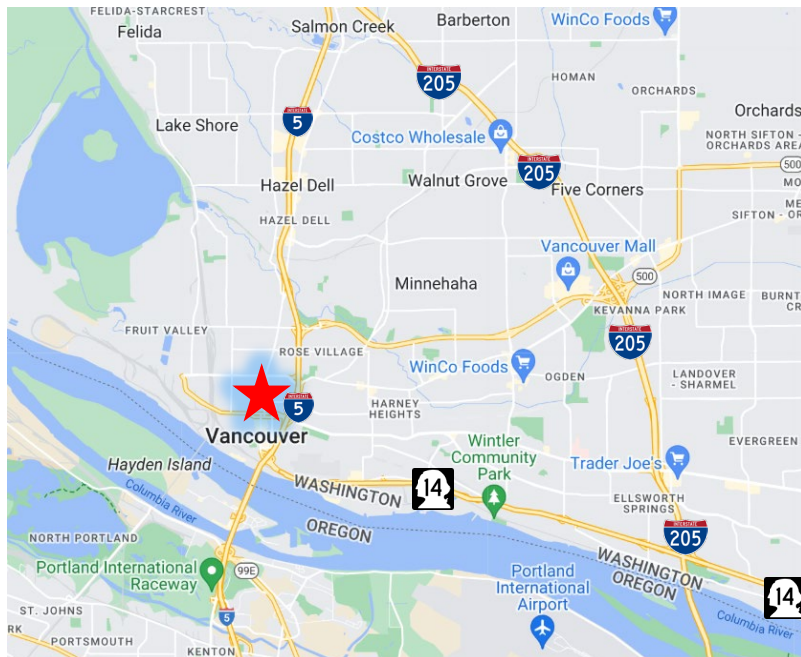


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Available:
  - Suite 207 – 2,675 SF
  - \$18.50/SF + \$6.00/SF NNN, excludes janitorial
- Located in downtown Vancouver with nearby access to I-5 and Highway 14
- 20,000 SF in a class A setting
- Two-story building with elevator
- Many windows provide ample natural light



## FOR MORE INFORMATION:

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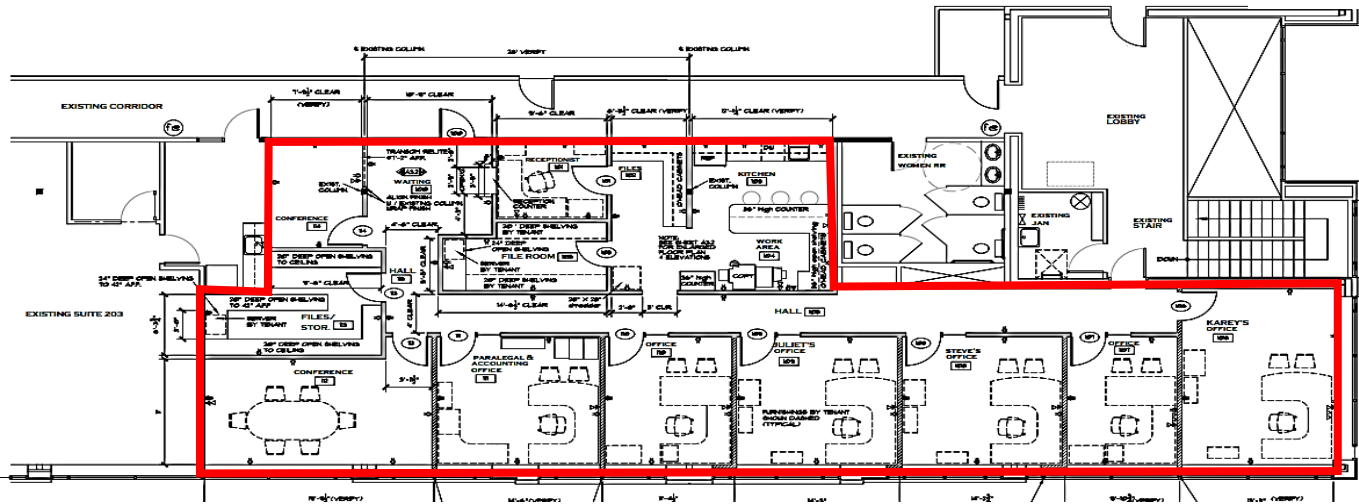
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Suite 209  
1,223 SF

**Suite 207 – 2,675 SF**



### 2024 Demographics

|                               | 1 Mile   | 3 Mile | 5 Mile  |
|-------------------------------|----------|--------|---------|
| Est. Population               | 14,809   | 75,331 | 226,761 |
| 2029 Projected Population     | 16,266   | 80,951 | 237,512 |
| Est. Average Household Income | \$84,336 | 83,394 | 93,987  |
| Est. Total Businesses         | 2,603    | 5,320  | 12,725  |
| Est. Total Employees          | 18,698   | 44,638 | 109,933 |

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.