

FOR LEASE

HERITAGE PLACE

402 W 8th Street | Vancouver, WA 98660



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



PROPERTY HIGHLIGHTS

- Available:
 - Suite 400 – 1,485 SF
 - Suite 410 – 3,358 SF
- Retail, office, medical use
- \$27.00/SF NNN
- Triple Nets: \$8.00
- Signage available on building
- Three years or longer term available
- Great location just across from beautiful Esther Short Park in the heart of Downtown Vancouver. Highly visible to vehicle and foot traffic alike and direct access to I-5, the Interstate Bridge and Highway 14.



FOR MORE INFORMATION:

KC Fuller

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Eric Fuller, CCIM

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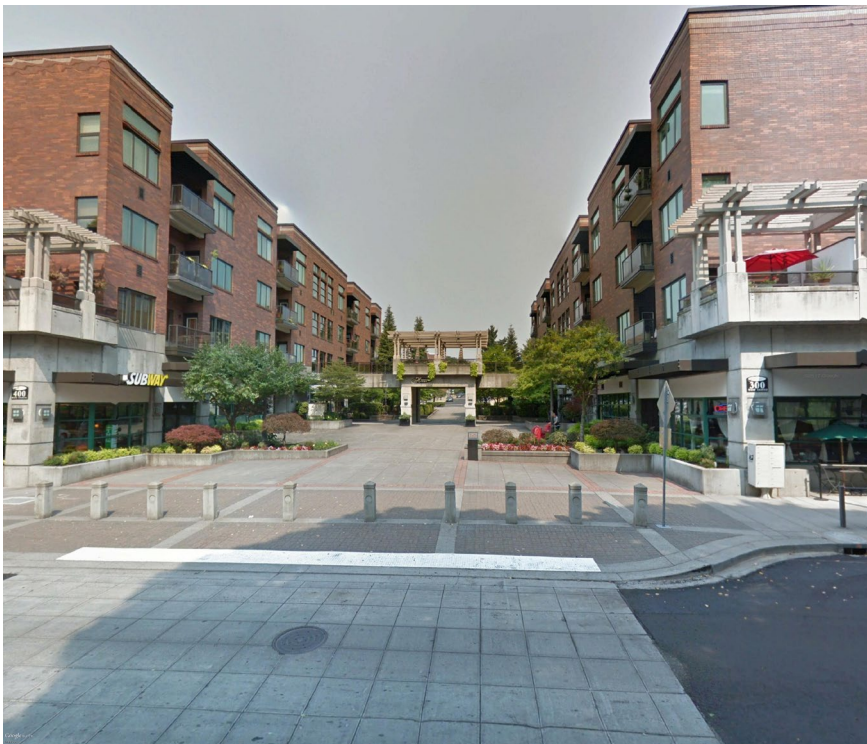
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Unmatched exposure during the Vancouver Farmers Market (weekends March-October) and during year-round events at Esther Short Park.

Great retail/office space in the heart of downtown Vancouver, with all types of amenities within walking.



2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	10,494	64,208	230,894
Avg. Household Income	\$82,141	\$84,719	\$95,073
Daytime Employment	16,345	43,664	117,322



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.