



FOR LEASE



## COLUMBIA BANK BUILDING

### Downtown Vancouver Creative Class A Office

± 2,942 | \$22/RSF + NNN

500 Broadway St, Vancouver, WA 98660

- Class A office space
- Easy access to I-5 and SR 14, adjacent to mass transit
- Adjacent parking garage
- Locally owned and managed
- Locker room/showers
- Secured bicycle parking

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	500 Broadway St, Vancouver, WA 98660
Available Space	± 2,942 SF
N° of Suites Available	1 Suite
Lease Rate	\$22 psf + NNN
Use Type	Office
Availability	Now

Location Features

- Easy access to I-5 and SR 14
- Located at the gateway to Washington State and the City of Vancouver
- Restaurants, hotels, and pedestrian amenities nearby
- Ample parking is available - adjacent parking garage
- Public transportation and bike lanes within one block

Nearby Highlights

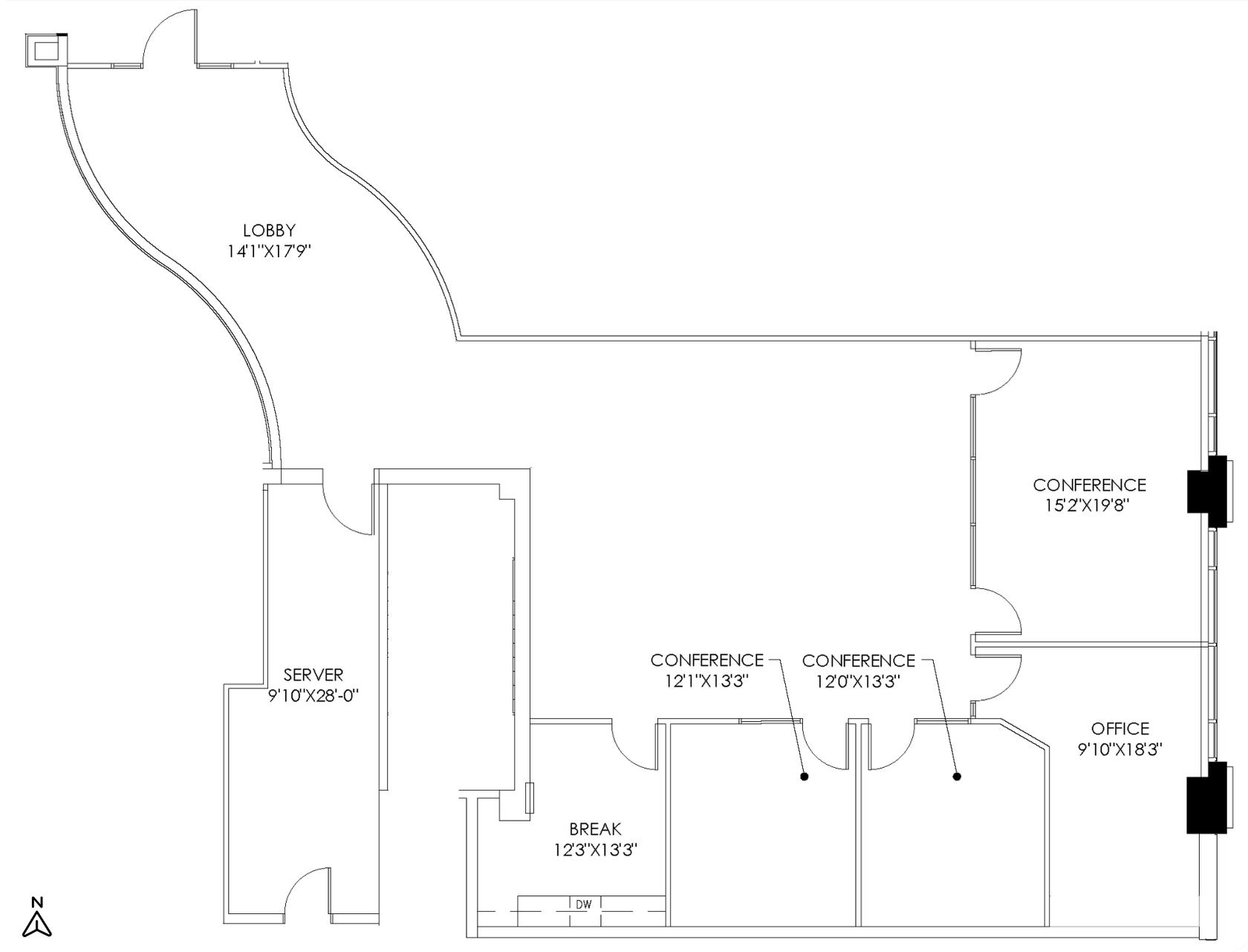
- Amaro's Table
- Brewed Cafe & Pub
- Compass Coffee
- Donnell's Bar
- Hilton
- Joe Brown's Cafe
- Little Conejo
- Little Italy's Trattoria
- La Fiesta on Main
- Mighty Bowl
- Regal City Center
- Thai Orchid
- The Smokin' Oak BBQ
- Vancouver Community Library
- Vata Salon & Spa Aveda
- Vancouver Waterfront
- Ester Short Park





# FLOOR PLAN

## FLOOR PLAN





# LOCAL AERIAL MAP



## AMENITIES

**Coffee**

1. Carino Coffeehouse
2. Compass Coffee
3. Java House
4. Kafix Roasters
5. Loro Coffee
6. Starbucks
7. Syrup Trap
8. Terrain Coffee Project

**Restaurants & Bars**

9. Amaro's Table
10. Breakside Brewery
11. Brewed Cafe & Pub
12. Brickhouse Bar & Grill
13. Chipotle
14. City Sandwich
15. Elements
16. Joe Brown's Cafe
17. Little Conejo
18. Nom Nom
19. Pacific House
20. Ranch Pizza
21. Thai Orchid
22. The Mighty Bowl
23. The Smokin' Oak

**Hotels**

24. AC Hotel
25. Briar Rose Inn
26. Hilton Vancouver
27. Hotel Indigo

**Landmarks**

28. Vancouver City Hall
29. The Waterfront
30. Vancouver Community Library
31. Vancouver Farmers Market

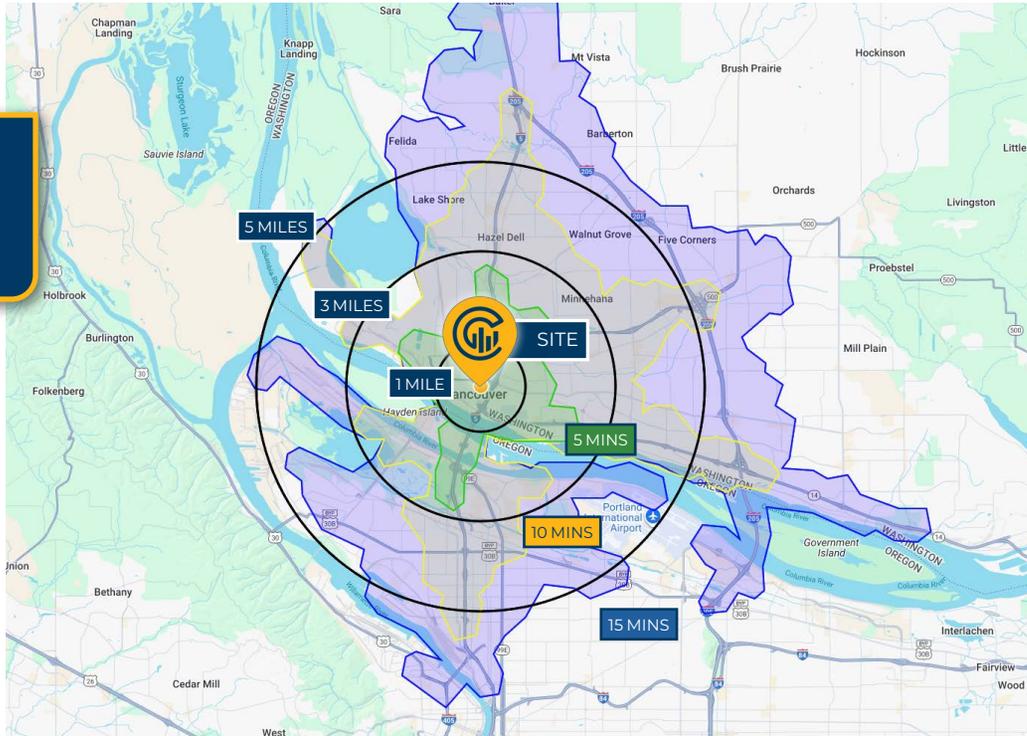
**Shopping**

32. Divine Consign Furniture
33. Regal City Center
34. Wild Fern Boutique
35. New Seasons Market

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024  
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# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	10,795	65,343	238,558
2030 Projected Population	13,119	67,129	242,284
2020 Census Population	8,742	61,962	233,775
2010 Census Population	7,325	55,118	205,453
Projected Annual Growth 2025 to 2030	4.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	3.2%	1.2%	1.1%
Households & Income			
2025 Estimated Households	6,671	30,529	101,941
2025 Est. Average HH Income	\$117,581	\$110,438	\$118,418
2025 Est. Median HH Income	\$72,288	\$80,156	\$90,910
2025 Est. Per Capita Income	\$73,163	\$51,811	\$50,815
Businesses			
2025 Est. Total Businesses	1,924	4,316	12,975
2025 Est. Total Employees	15,814	40,318	112,628

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

## Neighborhood Scores

**88**

Walk Score®  
"Very Walkable"

**86**

Bike Score®  
"Very Bikeable"

**57**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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