

FOR LEASE

PORTLAND / VANCOUVER BUSINESS CENTER

5131 NE 94th Ave | Vancouver, WA 98662



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



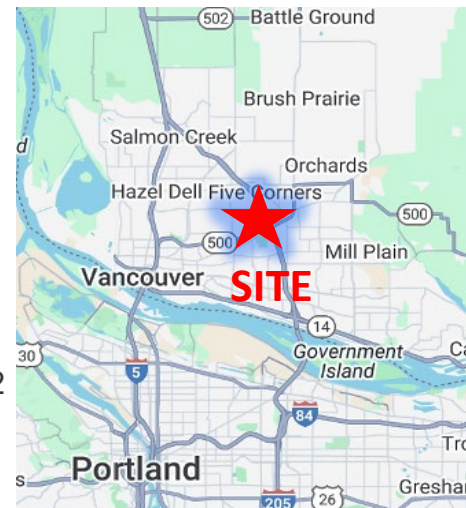
Velendo Vancouver Plaza (VVP) has over 44,000 square feet of office space, spread out in 6 separate buildings which are built on 2.4 acres of general commercial land.

Located in the hub of everything, it's a great choice to set up shop for your business. Whether you set up an office, retail store or light industrial space, we have multiple spaces available for the everyday business owner.

Available:

- 5115 B – 2,340 SF flex space/ floor plan page 2
- 5115 D – 2,535 SF office space/ floor plan page 2
- 5139 C – 1,889 SF office space/ floor plan page 3
- 5139 F – 2,470 SF flex space/ floor plan page 4
- 5131 A – 1,139 SF office/ floor plan page 3
- 5145 E – 2,211 SF office space w/mezzanine/ floor plan page 2

Rate : \$17.50 NNN (est. \$6.27)



Nearby Retailers:


Vancouver Mall



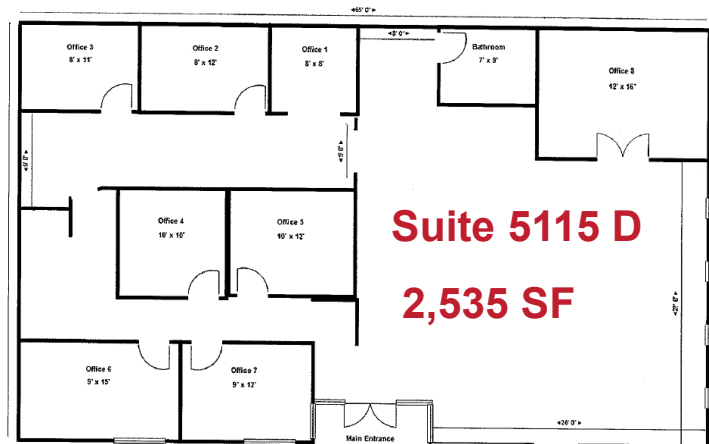
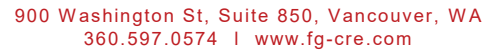
FIVE GUYS
BURGERS and FRIES



FOR MORE INFORMATION:

Brett Irons
360.597.0574
birons@fg-cre.com

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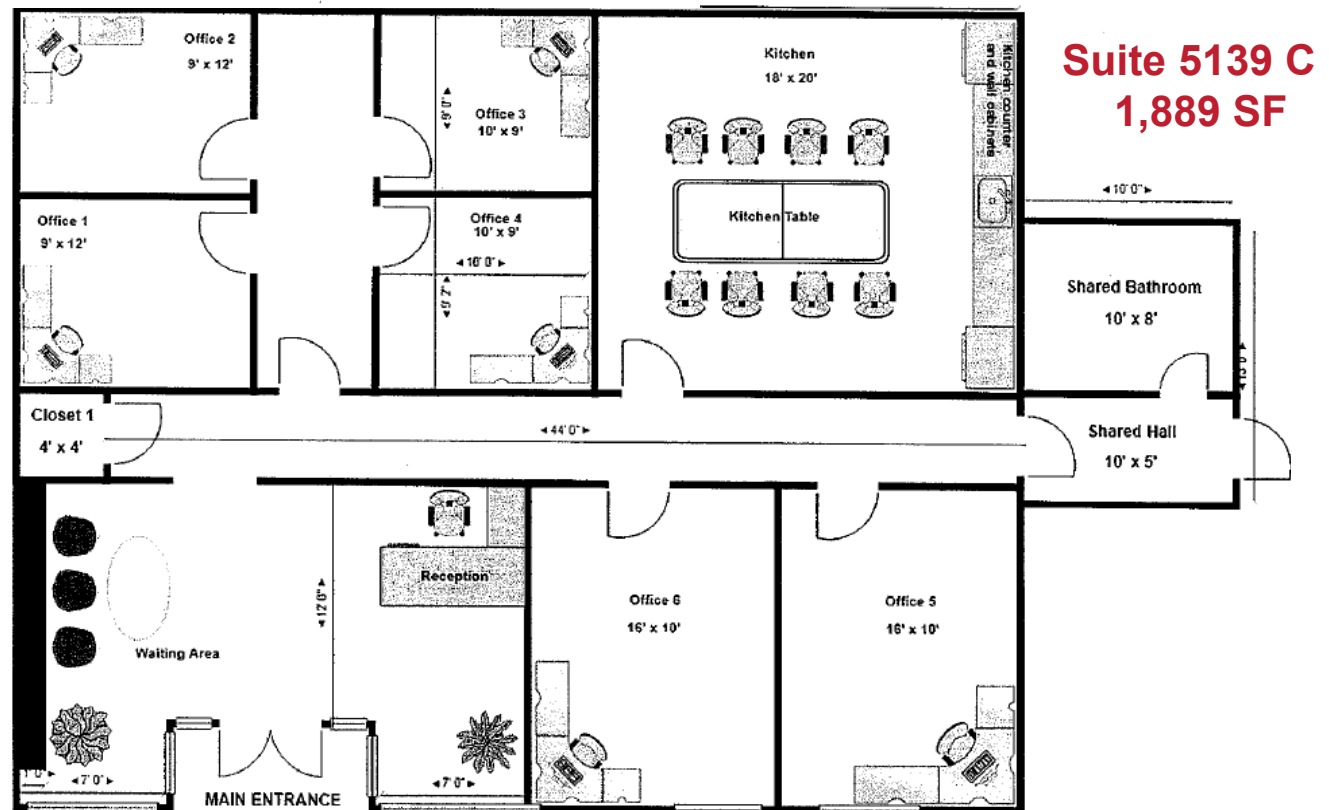
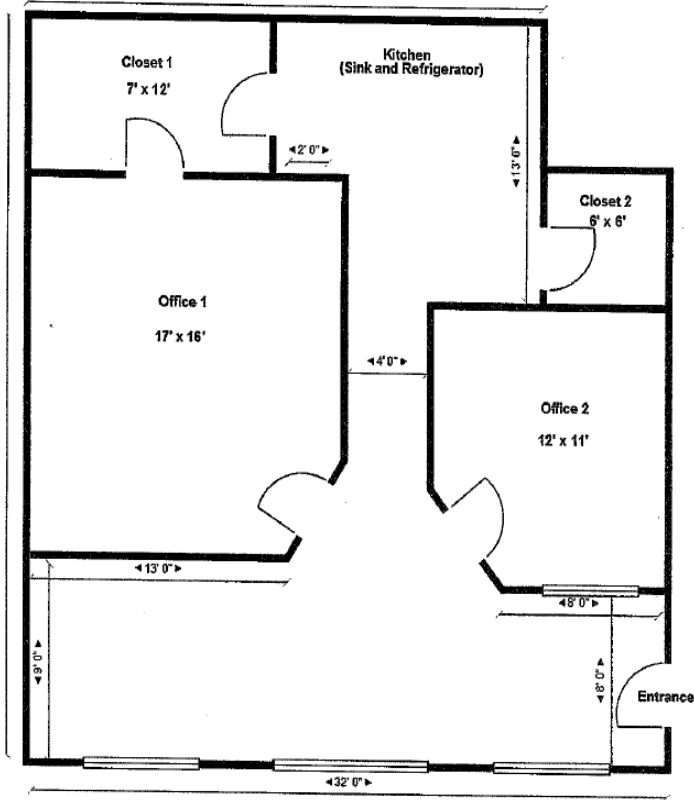
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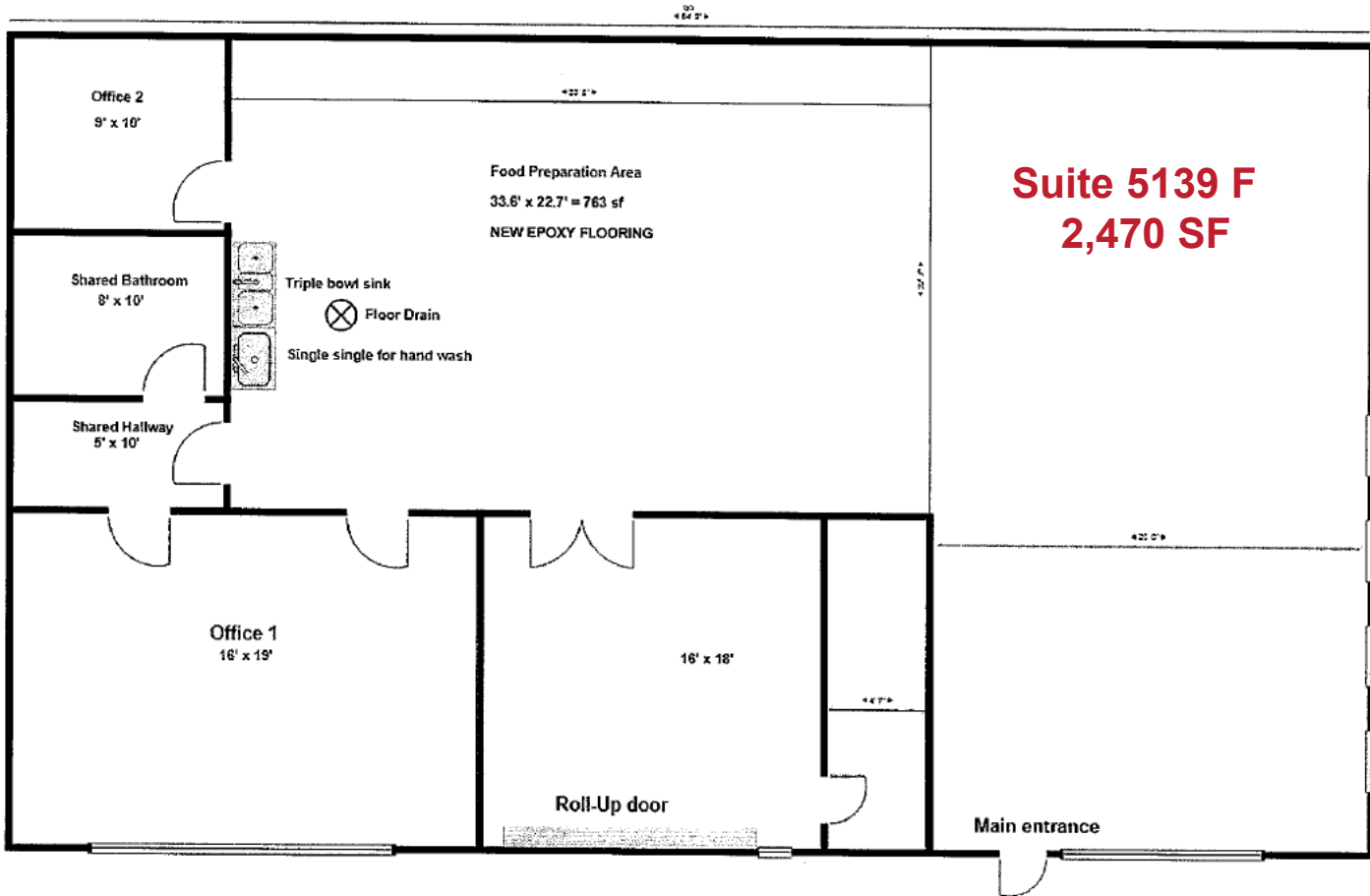
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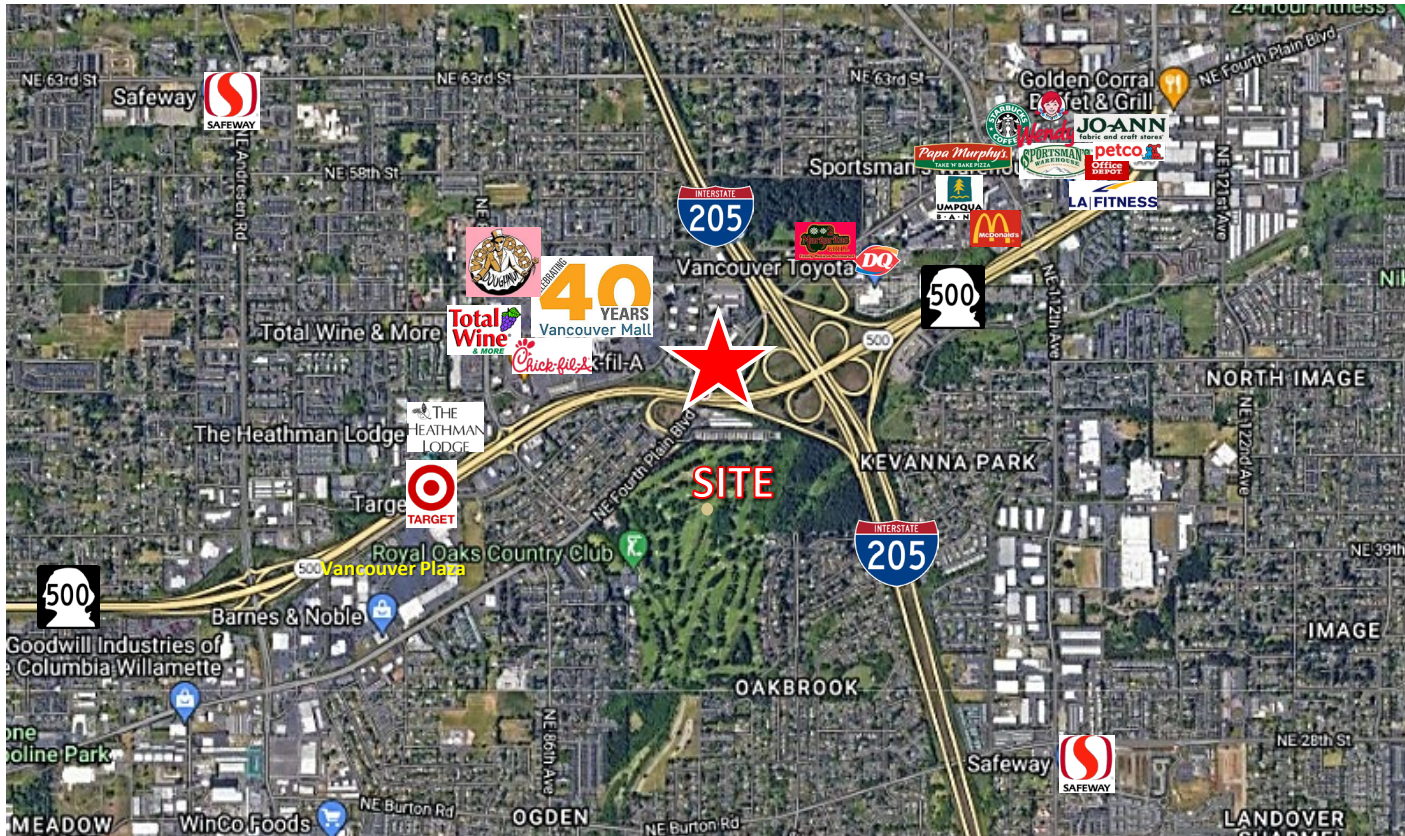
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Average Daily Traffic

NE Fourth Plain Rd @ I-205 SW – 17,834

NE Vancouver Mall Dr @ NE Fourth Plain Rd SE – 16,076

Fourth Plain Rd @ NE Vancouver Mall Dr SW – 13,052

2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	15,036	137,277	289,337
2029 Projected Population	16,267	148,198	312,222
Est. Average Household Income	\$70,582	\$85,218	\$92,581
Est. Total Businesses	1,051	6,608	13,164
Est. Total Employees	9,366	51,590	95,477

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.