



FOR LEASE



THE HUDSON

Downtown Vancouver Creative Class A Office
± 757 SF - ± 15,493 SF (6 Suites) | \$32/RSF + NNN

101 E 6th St, Vancouver, WA 98660

- Building core & shell are LEED Gold Certified
- Secure bike storage, repair station, fitness center, and showers with ADA stalls
- Prominent building entry with bright shared lobby
- Large operable windows and bright open floor plans

A KILLIAN PACIFIC PROPERTY

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	101 E 6th St, Vancouver, WA 98660
Available Space	± 757 SF - ± 15,493 SF
N° of Suites Available	6 Suites
Lease Rate	\$32 psf + NNN
Use Type	Office
Availability	With 30 Days' Notice

SPACE	SIZE	VIRTUAL TOUR	RATE	AVAILABLE
Suite 150	4,742 SF	Click Here	\$32 psf + NNN	Now
Suite 230	1,788 SF	Click Here	\$32 psf + NNN	Now
Suite 300	6,586 SF	Click Here	\$32 psf + NNN	Now
Suite 320	757 SF	Click Here	\$32 psf + NNN	Now
Suite 330	757 SF	Click Here	\$32 psf + NNN	Now
Suite 350	7,393 SF	Click Here	\$32 psf + NNN	Now
Full 3rd Floor Available - 15,493 SF				

Location Features

- Easy access to I-5 and HWY 14 – one block to onramp and exits
- Located at the gateway to Washington State and the City of Vancouver
- Restaurants, hotels, and pedestrian amenities nearby
- Within the Vancouver Innovation Partnership Zone (IPZ) for the Applied Digital Tech. Accelerator declared in 2013.
- Ample parking is available with private on-street spaces and adjacent public parking structure
- Public transportation and bike lanes within one block

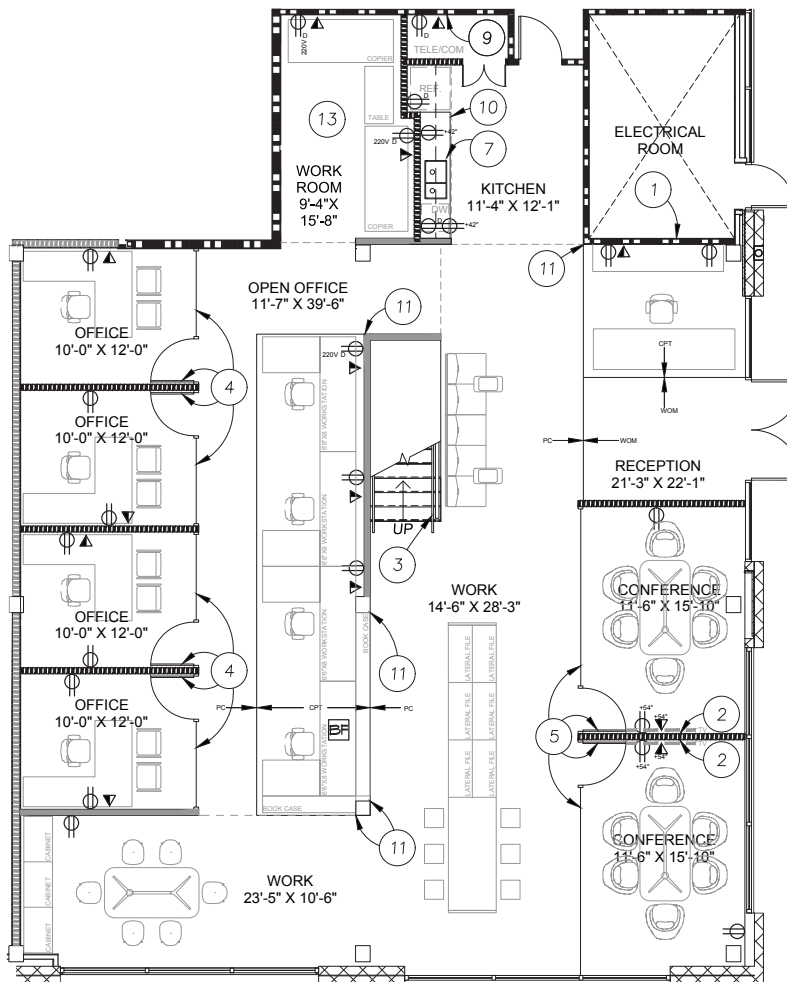
Nearby Highlights

- Compass Coffee
- Brewed Cafe & Pub
- Regal City Center
- Donnell's Bar
- Little Conejo
- Vancouver Community Library
- Thai Orchid
- Subway
- The Smokin' Oak BBQ
- Vata Salon & Spa Aveda
- Hilton
- Main Event Sports Grill
- Joe Brown's Cafe
- Mighty Bowl
- Little Italy's Trattoria



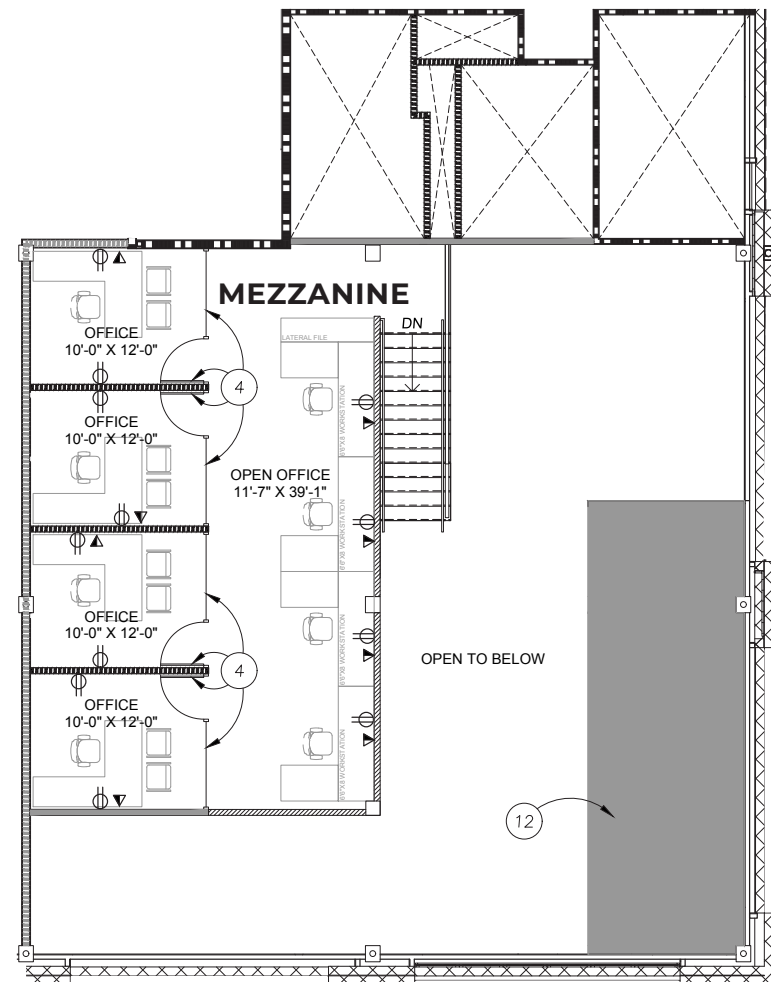
FIRST FLOOR

SUITE 150 4,742 SF



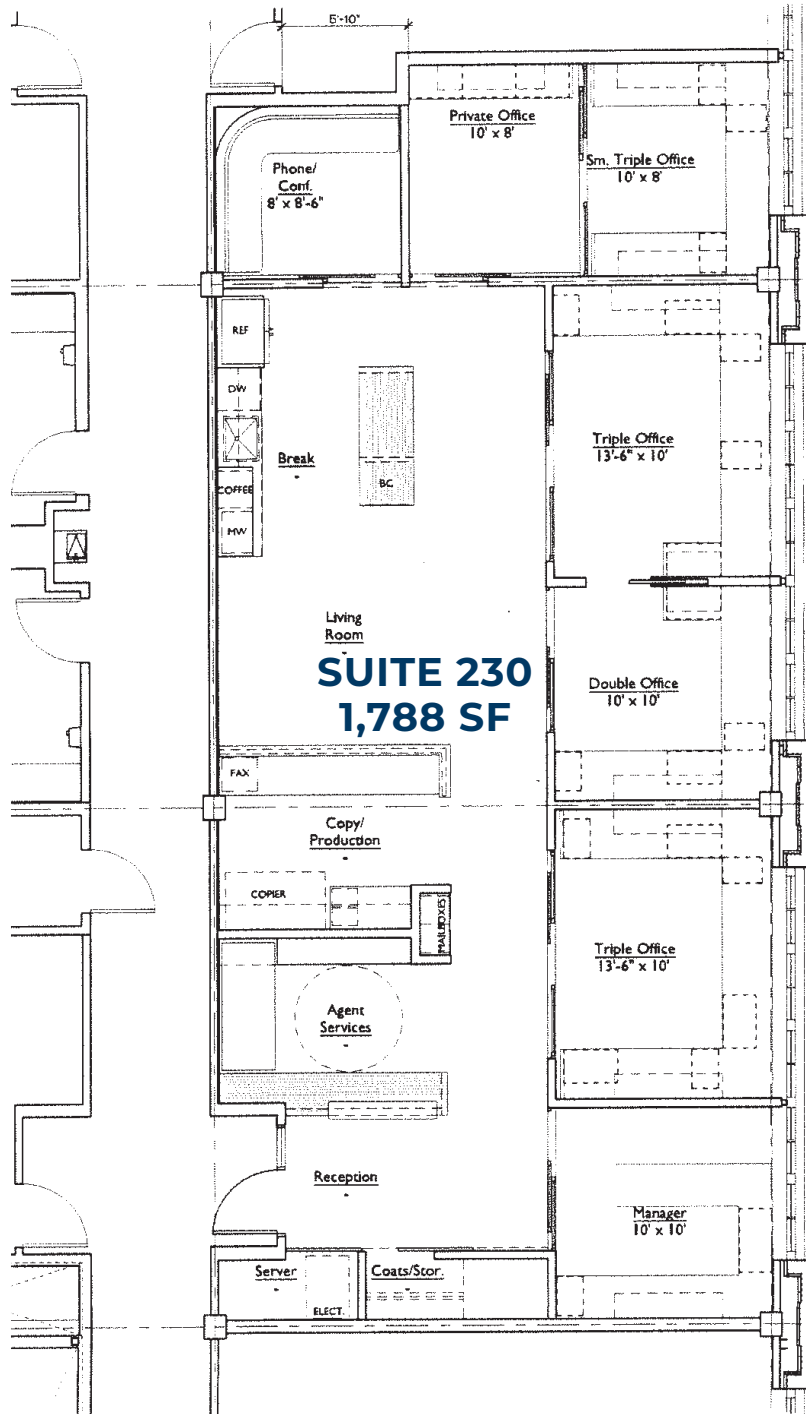
SPACE FEATURES

- 15' high ceilings
- Abundant natural light
- Exposed wood columns and beams
- A mezzanine space
- 10 private offices
- Creative open work concept area





SECOND FLOOR



SPACE FEATURES

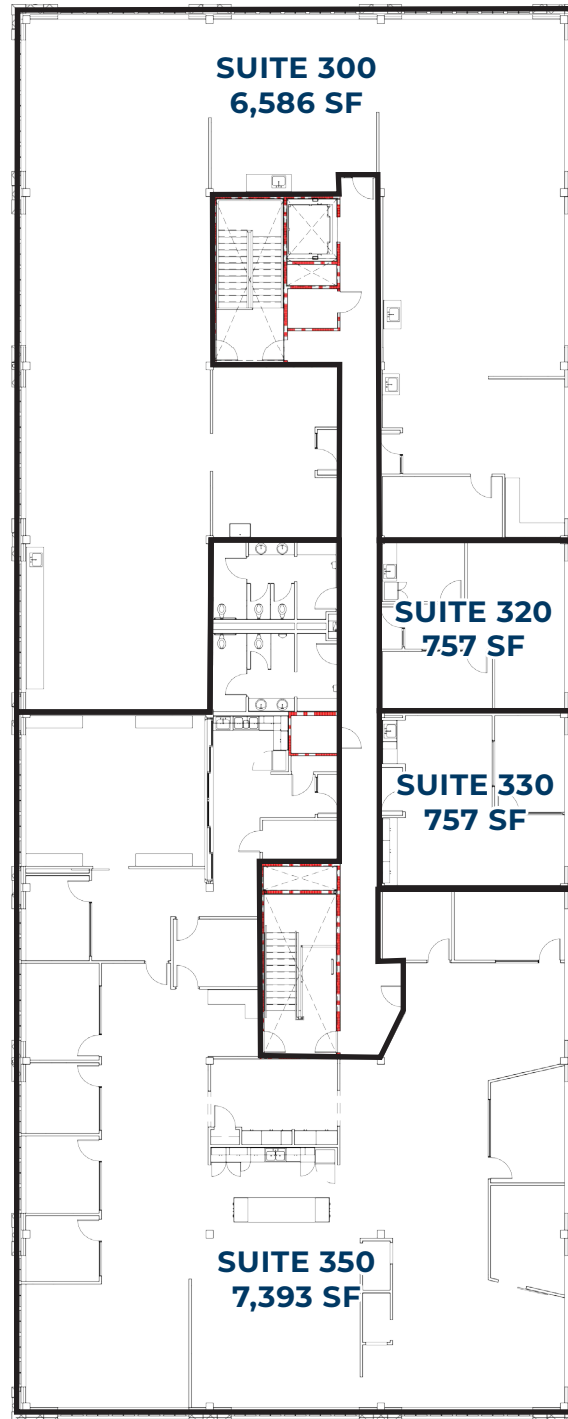
- Upscale plug-and-play with windowed offices, sliding doors, reception, conference room and kitchenette
- 6 private offices
- 14' high ceilings
- Exposed wood columns and beams
- Abundant natural light with operable windows





THIRD FLOOR

FULL FLOOR
15,493 SF



SPACE FEATURES

- Full 3rd Floor Available - 15,493 SF
- Divisible options
- 14' high ceilings
- Abundant natural light
- Exposed wood columns and beams
- Customizable floor plan options
- Creative open work concept area





PHOTO LIBRARY



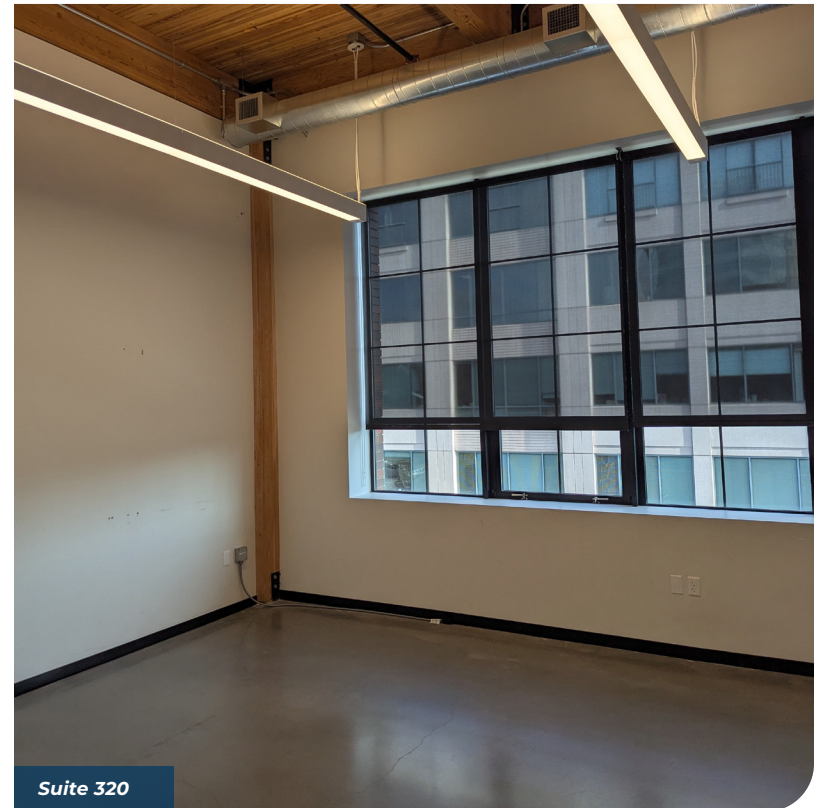
Lobby



Suite 150



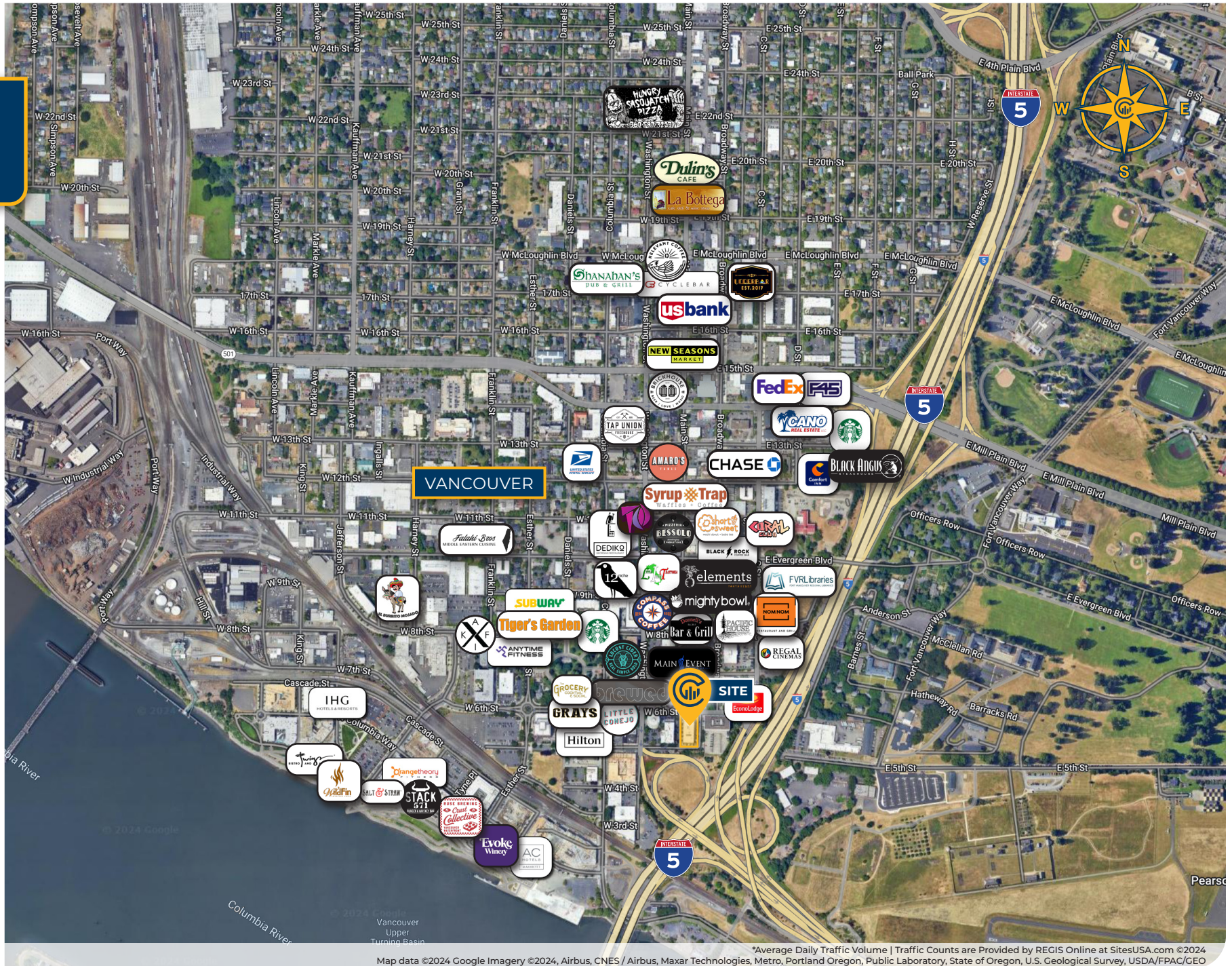
Suite 330



Suite 320



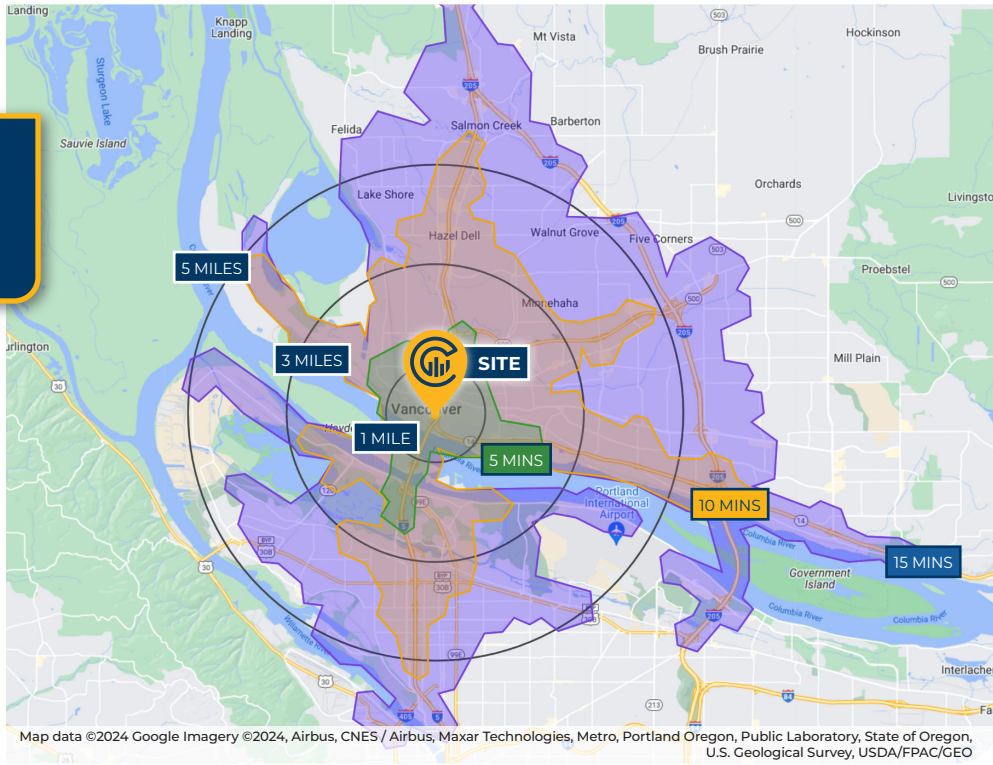
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



76

Walk Score®
"Walker's Paradise"

79

Bike Score®
"Biker's Paradise"

56

Transit Score®
"Good Transit"
Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,028	67,747	242,764
2029 Projected Population	12,733	71,841	252,246
2020 Census Population	8,265	63,802	236,796
2010 Census Population	6,909	56,510	208,162
Projected Annual Growth 2024 to 2029	5.4%	1.2%	0.8%
Historical Annual Growth 2010 to 2024	2.0%	1.3%	1.4%
Households & Income			
2024 Estimated Households	6,129	31,310	103,386
2024 Est. Average HH Income	\$84,024	\$103,026	\$113,218
2024 Est. Median HH Income	\$66,634	\$79,096	\$89,082
2024 Est. Per Capita Income	\$51,954	\$47,853	\$48,447
Businesses			
2024 Est. Total Businesses	1,946	4,675	13,625
2024 Est. Total Employees	16,947	47,448	121,628

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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TIGER Geography - R51

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