



FOR LEASE



703 BROADWAY

Office Space Available

703 Broadway Street, Vancouver, WA 98660

The building is a premier 7-story, Class A office building in close proximity to restaurants, hotels, shopping and theaters. Amenities include a 192,290 square foot parking garage; mountain, river and territorial views; close proximity to freeways and public transportation. This prestigious office is highly visible from I-5 with quick and easy access to I-5 & I-205.

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PROPERTY DETAILS



FOR LEASE



PROPERTY DETAILS & AMENITIES

Total Building SF	51,743 SF
Available SF	Suite 600 / 3,486 RSF Available January 2025 Suite 640 / 1,584 RSF Available Now
Lease Rate	\$20.00/RSF, NNN
Parking	7:1,000 parking ratio
Parking Type	Covered
Building Class	A
Interior	Lobby recently updated
Virtual Tour	Click to see virtual tour

Location Features

Located in downtown Vancouver, Washington at Seventh & Broadway, the Executive Plaza building is highly visible from I-5 and has quick and easy access to I-5 & I-205.

Portland International Airport & Downtown Portland are located within 15 minutes of the property. This prestigious office address is convenient to the Clark County Courthouse, the offices of the City of Vancouver, area hotels, restaurants and shopping.

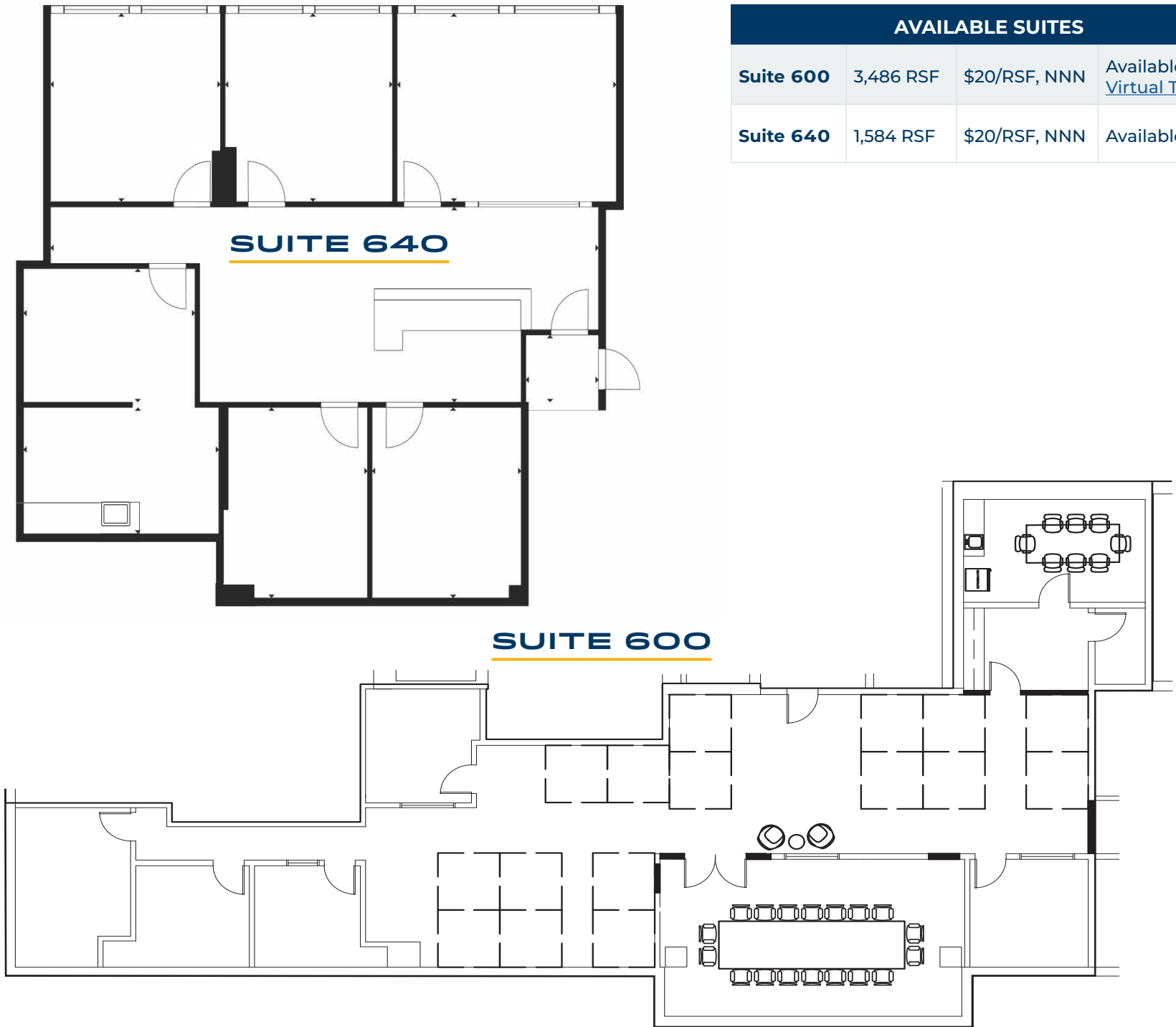
The attached parking garage offers convenient affordable parking and public transportation is located at the Downtown Transit Center across the street.

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
- Grays Restaurant & Bar
- Hilton
- Main Event Sports Grill
- Joe Brown's Cafe
- Mighty Bowl
- SOFTEA
- Little Italy's Trattoria



AVAILABLE SUITES



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Suite 600	3,486 RSF	\$20/RSF, NNN	Available 1/1/25 Virtual Tour
Suite 640	1,584 RSF	\$20/RSF, NNN	Available Now

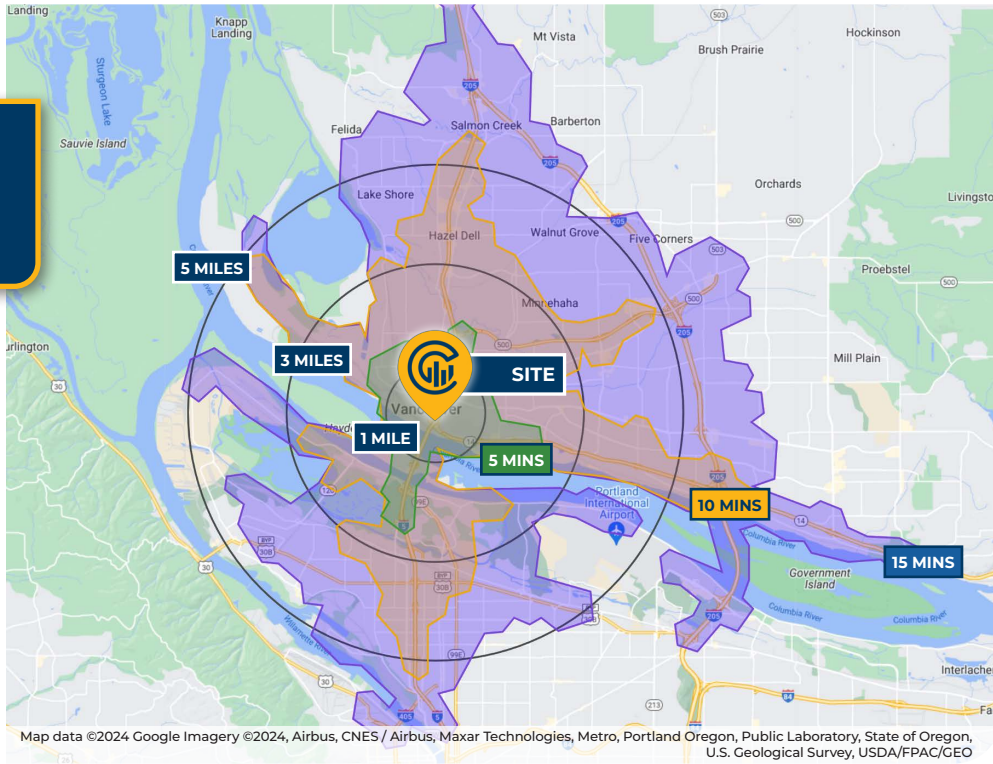


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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 ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



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