

FOR SALE/LEASE

OWNER/USER AND INCOME PROPERTY

2300 E 3rd Loop | Vancouver, WA 98661

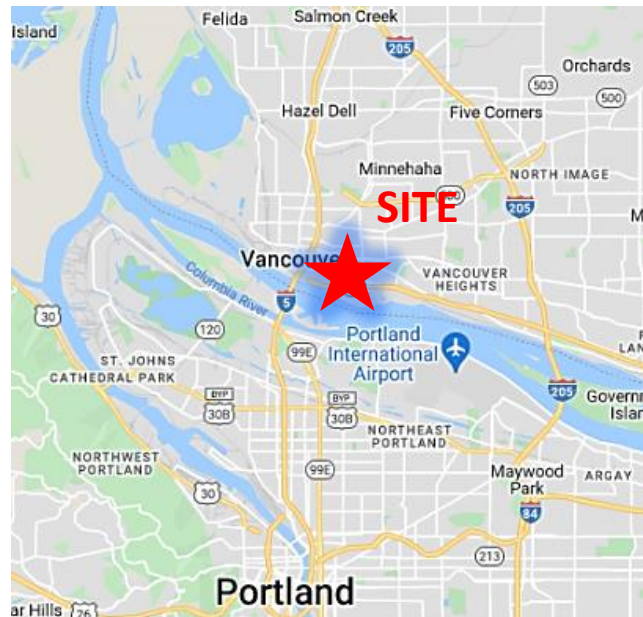


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Just north of Highway 14 between I-5 and I-205, providing ideal convenience and access for both Portland and Vancouver residents
- 18,000 SF total building SF – great opportunity to own/occupy one half of the building while earning income on the other
- Available for lease:
 - Suite 200: 4,000 - 9,007 RSF - creative open office layout with open ceilings, conducive to a collaborative work environment
 - Turnkey option with furnishings in place may be available
- Lease rate: \$16.50/SF NNN
- Sale price: \$4,950,000 (\$275/SF)



FOR MORE INFORMATION:

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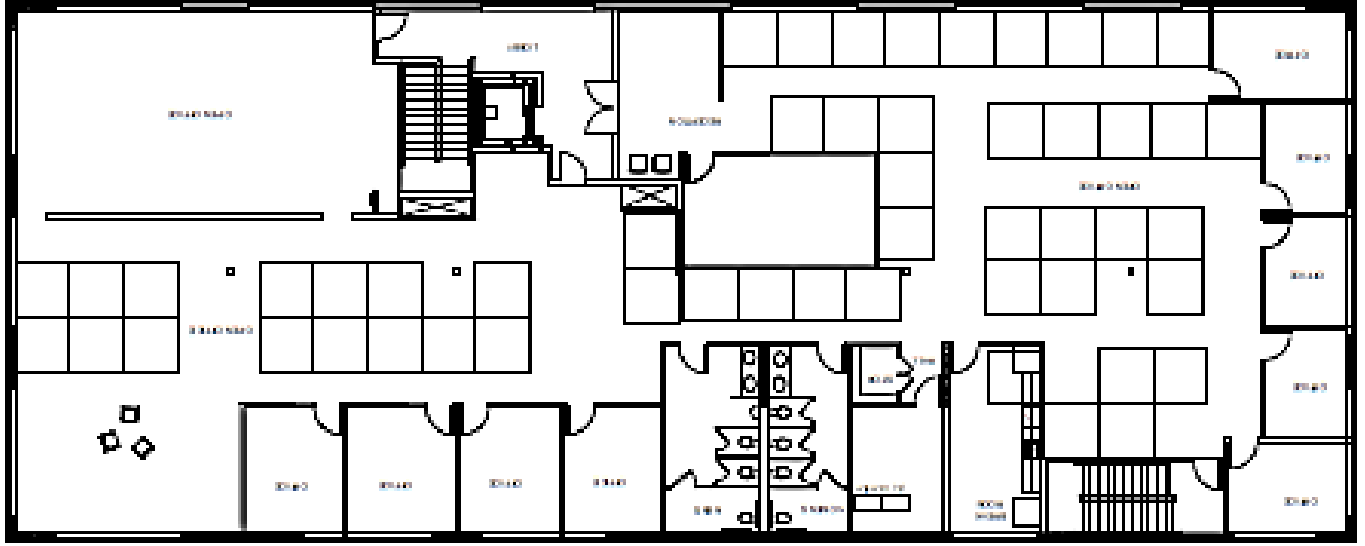
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OFFICE SPACE AVAILABLE

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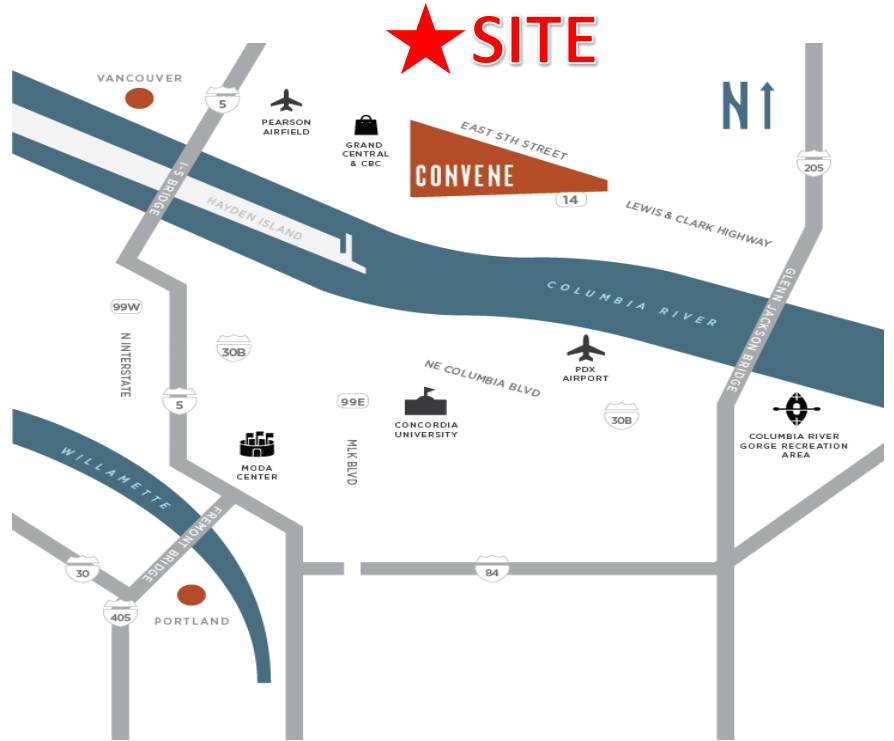
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NEARBY AMENITIES

- Close to restaurants and services for both grab-and-go and sit-down options.
- Pedestrian and dog-friendly walking paths, open green spaces, and on-site trails at Grand Central.
- Easy access to waterfront trail/park system and Fort Vancouver.
- Mixed services that make employees' lives easier.



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.