

FOR LEASE

FIRST STREET COMMERCIAL CENTER

16904 SE First Street | Vancouver, WA 98684

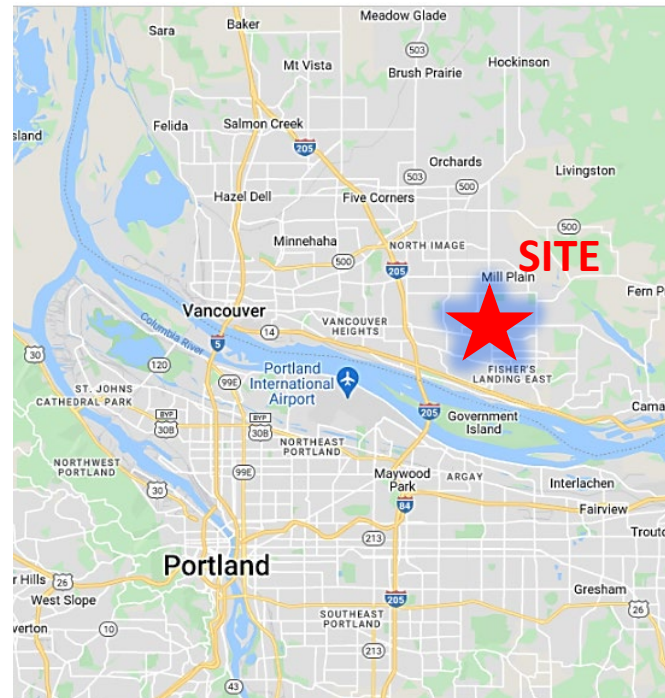


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Ideally located in fast growing East Clark County, close to Walmart, Costco, Home Depot and Columbia Tech Center. Great access to SR-14 and I-205. 15 minutes to Portland International Airport.
- AVAILABLE:
 - Suite 101: 1,300 SF
 - Suite 102: 1,300 SF
- \$21.50/SF, NNN (estimated to be \$7.00/RSF annually)
- USE: General office / professional services / medical/dental
- PARKING: 45 on-site parking spaces
- City street improvements complete!



FOR MORE INFORMATION:

Scott Higgins
360.597.0577 | shiggins@fg-cre.com

FOR LEASE

FIRST STREET COMMERCIAL CENTER

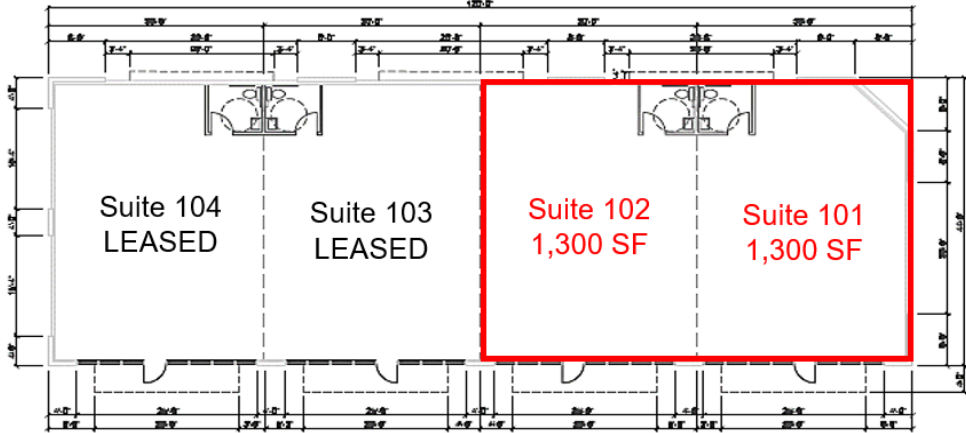
16904 SE First Street | Vancouver, WA 98684



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



2024 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Est. Population	15,545	99,863	198,807
Est. Average Household Income	\$100,702	\$104,406	\$103,071
Daytime Employment	6,182	30,605	78,511



Traffic Counts
 SE 1st St @ SE 170th Ct W – 8,145
 SE 1st St @ SE 164th Ave W – 9,845
 SE 1st St @ NE 175th Ave E – 12,578

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.