

FOR LEASE/CONDO SALE

FOURTH STREET BUSINESS PARK

13118 NE 4th Street | Vancouver, WA 98684

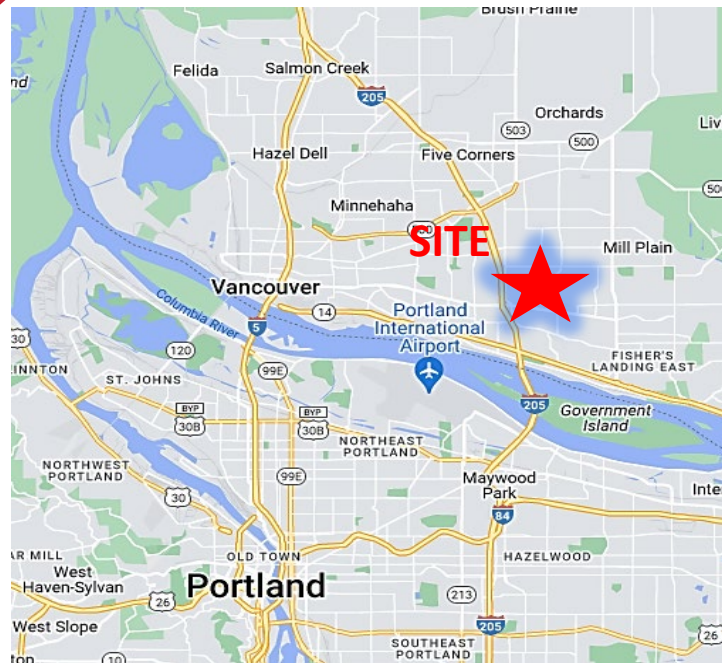


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Class A Medical or Office
- Suite 200 – 8,000 SF office space, can be demised to 4,000 SF
- \$24.00/SF NNN
- NNN estimated \$8.00/SF
- Condo price \$340/SF as-is
- 173 parking spaces
- Easy access to I-205 Freeway
- Close to all amenities – retail, restaurants, banking, hotels, housing and mass transit
- 12 minutes to Portland Int'l Airport
- 21 Minutes to downtown Portland



FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | kfuller@fg-cre.com
Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com

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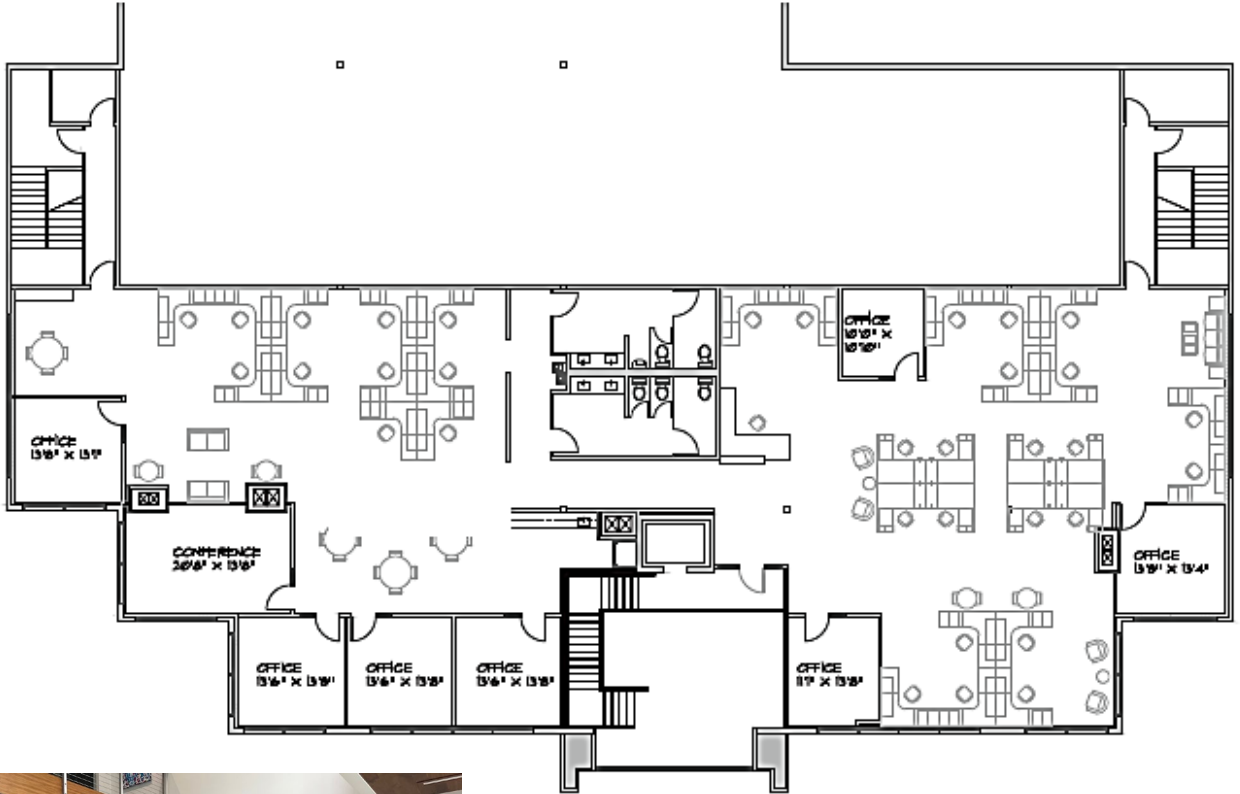
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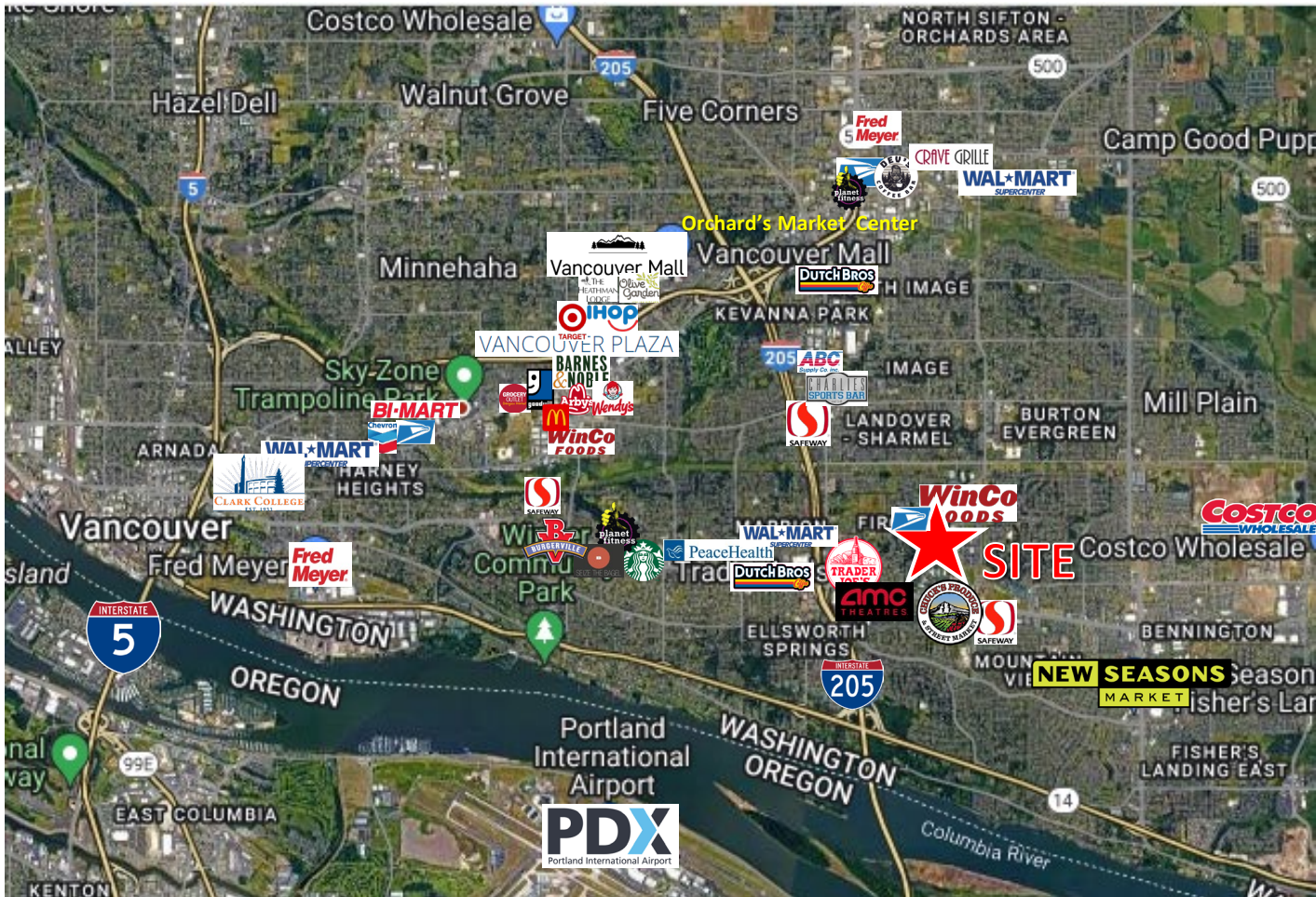
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,323	125,274	242,226
2028 Projected Population	18,463	131,563	254,095
Est. Average Household Income	\$79,413	\$93,086	\$94,170
Est. Total Businesses	1,263	4,860	10,820
Est. Total Employees	9,324	33,249	100,690

Average Daily Traffic

- NE 136th Ave @ NE 9th St N – 20,986
- SE 136th Ave @ SE Mill Plain Blvd S – 21,097
- SE Mill Plain Blvd @ SE 136th Ave E – 40,769



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.