

INDUSTRIAL/DISTRIBUTION FOR SUBLEASE

7000 SOUTH 10TH STREET, SUITE 300, RIDGEFIELD, WA 98642



\$7.60 SF/YR + NNN - 31,113 SF WH SHELL WITH 1,016 SF OFFICE

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY: TREVOR SOSKY

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Executive Summary	3
Property Photos	4
Floor Plan	6
Aerial Map	7
Regional Map	8
Demographics	9

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OFFERING SUMMARY

LEASE RATE: \$7.60 + NNN

LEASE TERM: 12 months, expires 4/30/2025

AVAILABLE SF: 31,113

CLEAR HEIGHT: 30

DOCK DOORS: 4

GRADE DOORS: 1

POWER: 2500a/480v 3ph

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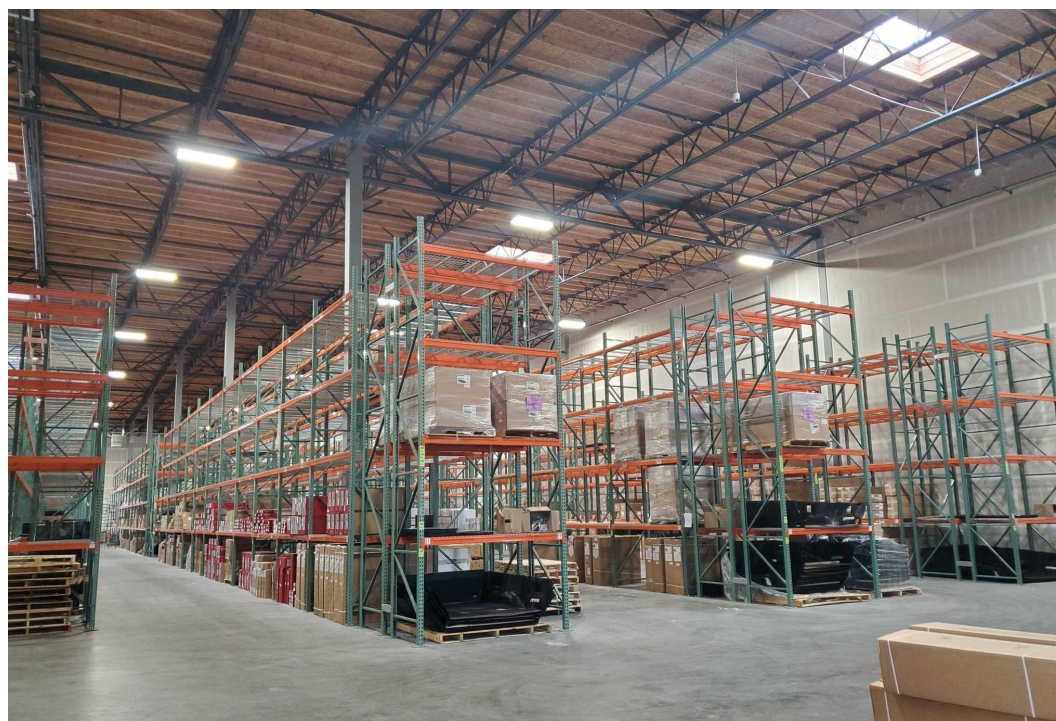
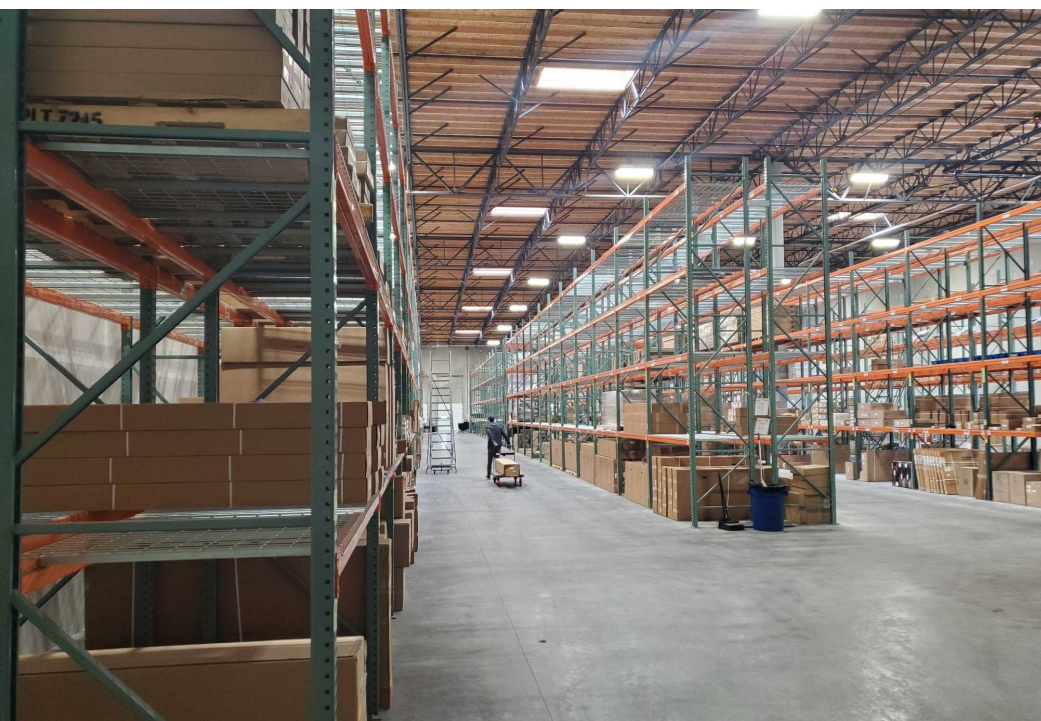
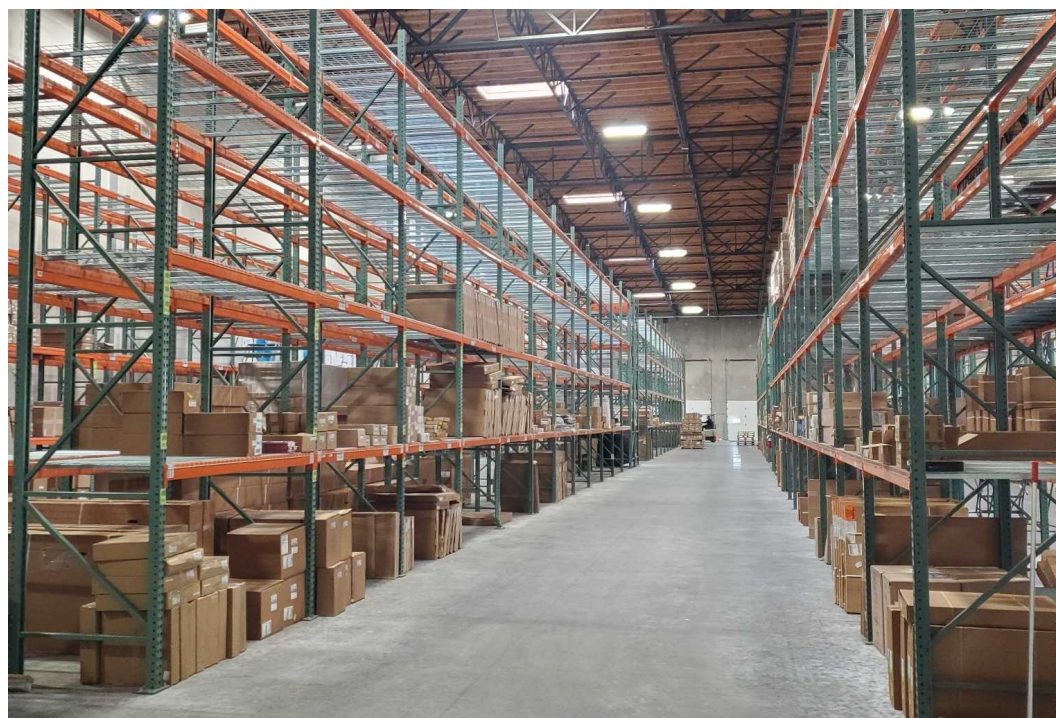
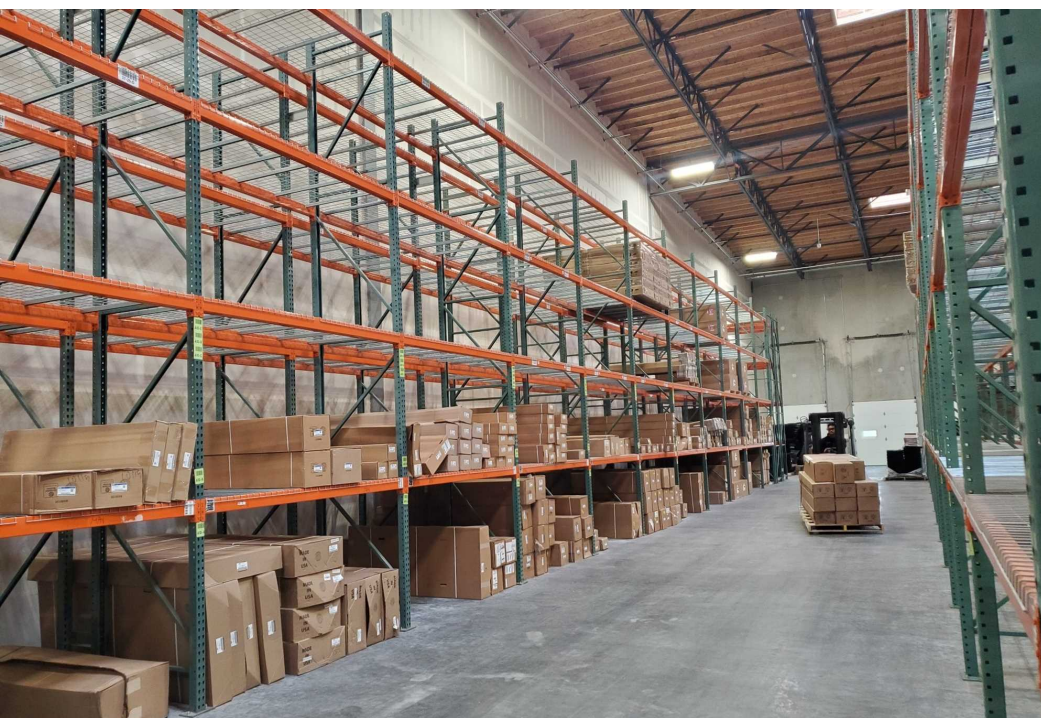
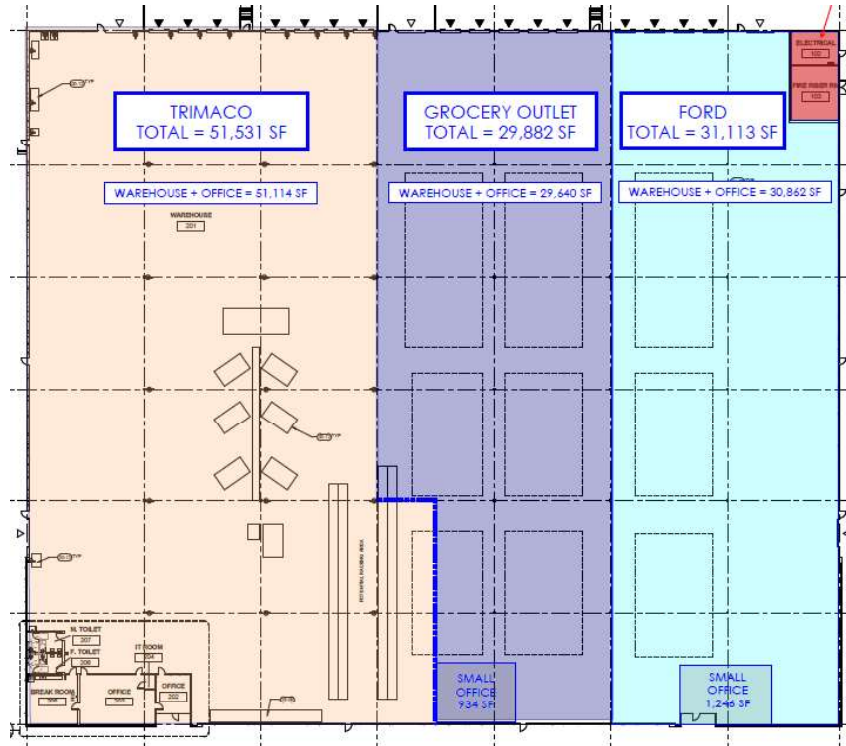
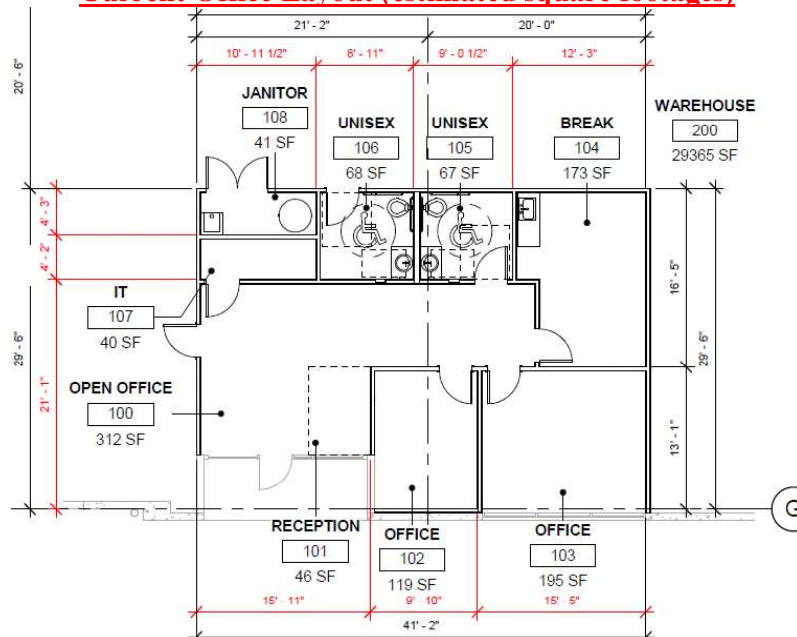


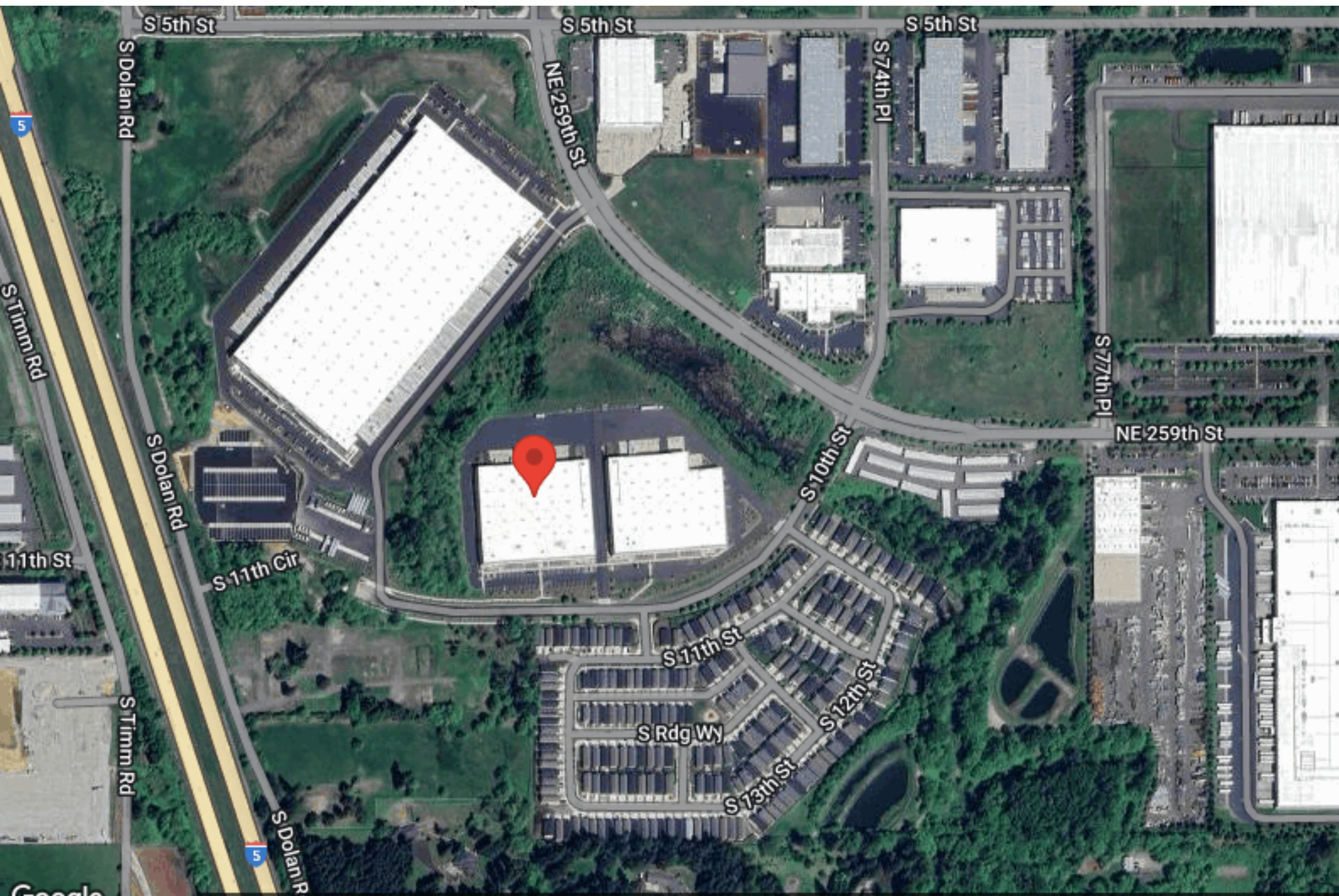
EXHIBIT A



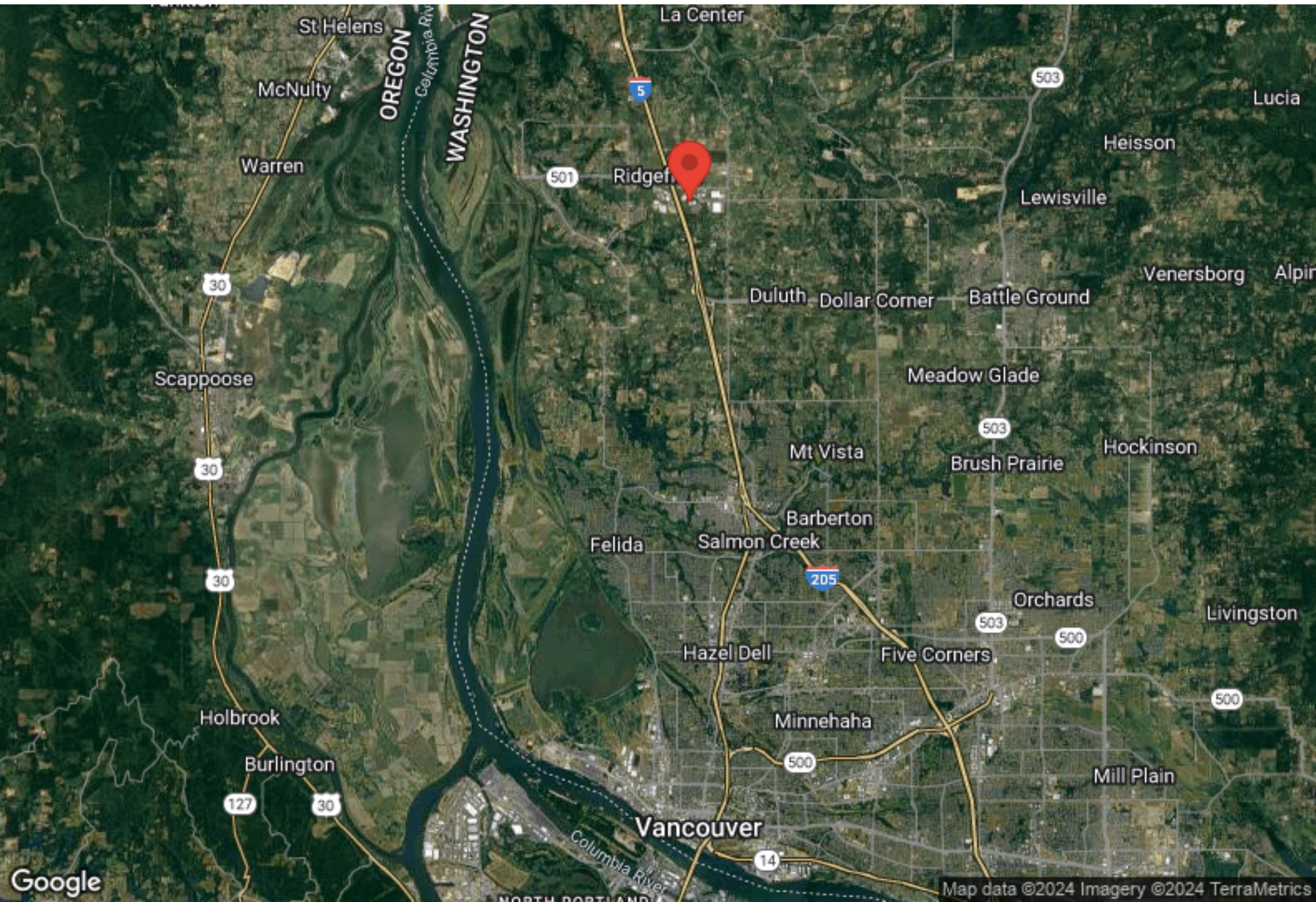
Current Office Layout (estimated square footages)



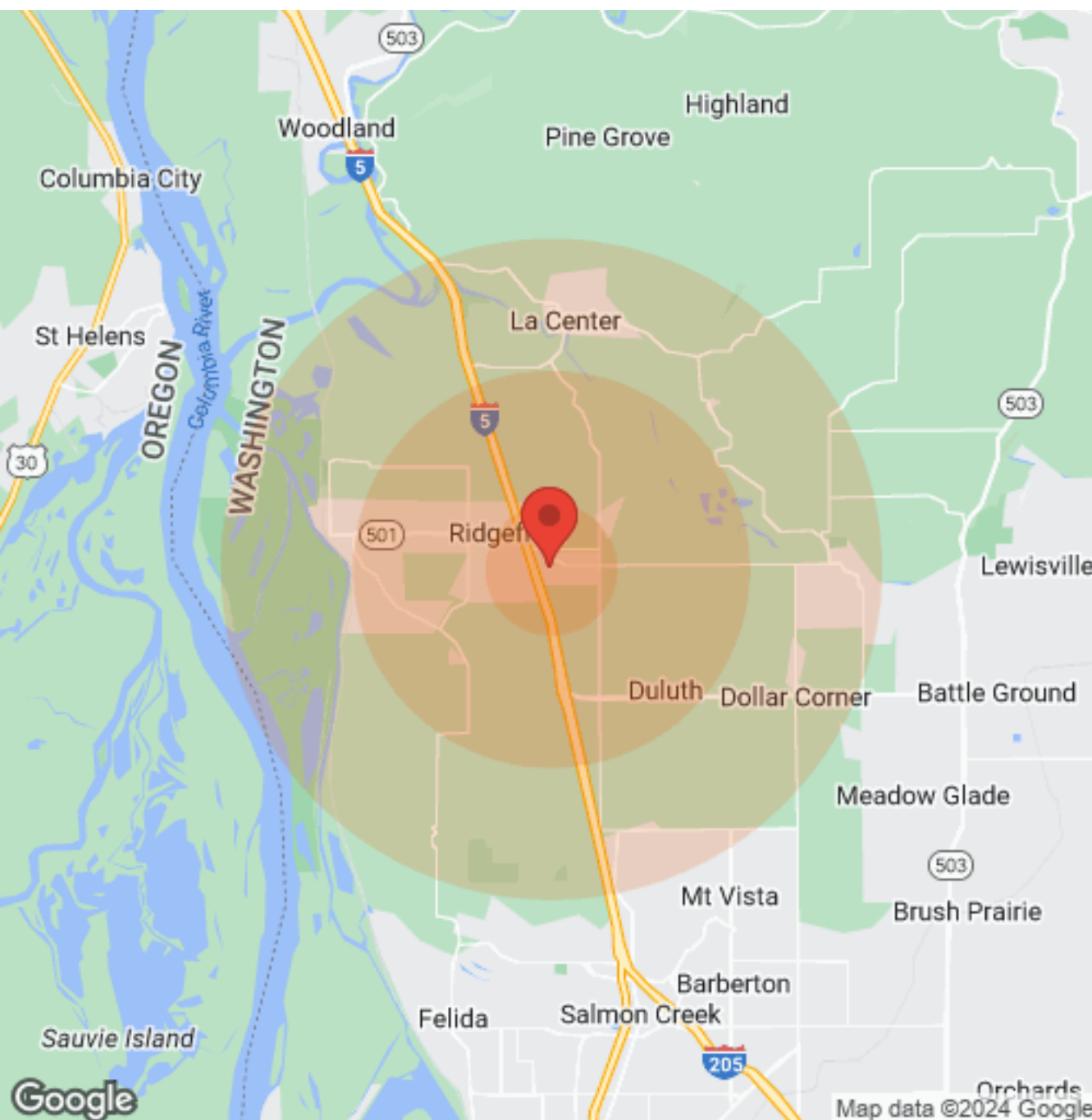
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Male	452	3,437	10,001
Female	463	3,266	10,223
Total Population	915	6,703	20,224

Ages 0-14	193	1,304	3,914
Ages 15-24	136	1,017	2,889
Ages 25-54	315	2,247	6,902
Ages 55-64	126	937	2,819
Ages 65+	145	1,198	3,700

White	890	6,486	19,337
Black	N/A	7	28
Am In/AK Nat	N/A	N/A	13
Hawaiian	2	2	7
Hispanic	22	210	689
Multi-Racial	34	324	1,114

Median	\$96,075	\$88,165	\$69,561
< \$15,000	N/A	88	428
\$15,000-\$24,999	N/A	108	484
\$25,000-\$34,999	14	191	456
\$35,000-\$49,999	24	213	783
\$50,000-\$74,999	68	361	1,541
\$75,000-\$99,999	50	323	1,110
\$100,000-\$149,999	104	679	1,554
\$150,000-\$199,999	16	214	455
> \$200,000	32	167	429

Total Units	353	2,501	7,687
Occupied	330	2,355	7,288
Owner Occupied	276	1,987	5,964
Renter Occupied	54	368	1,324
Vacant	23	146	399