

FOR LEASE

HURLEY OFFICE TOWER

275 W 3rd Street | Vancouver, WA 98660

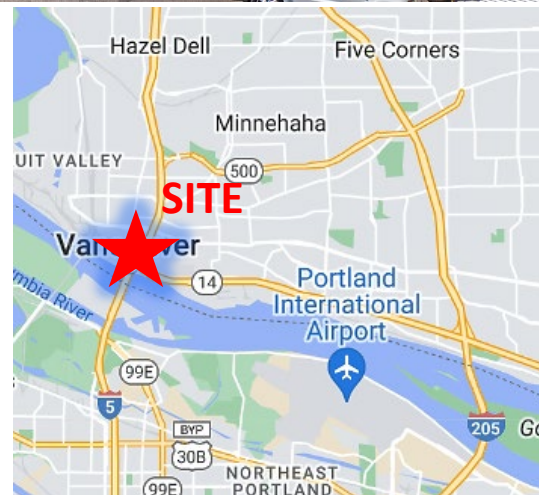


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Gorgeous location on the Vancouver Waterfront
- 2nd floor, Suite 200 – 3,154 RSF
 - 9 private offices
 - 6 cubicles
 - Balcony overlooking the waterfront
 - Break room
 - \$36.00/SF NNN
 - Shared conference room and restrooms
- Surrounded by amenities – restaurants, hotels, banking, coffee
- Easy access to I-5, Lewis & Clark Hwy, and the Vancouver Waterfront



FOR MORE INFORMATION:

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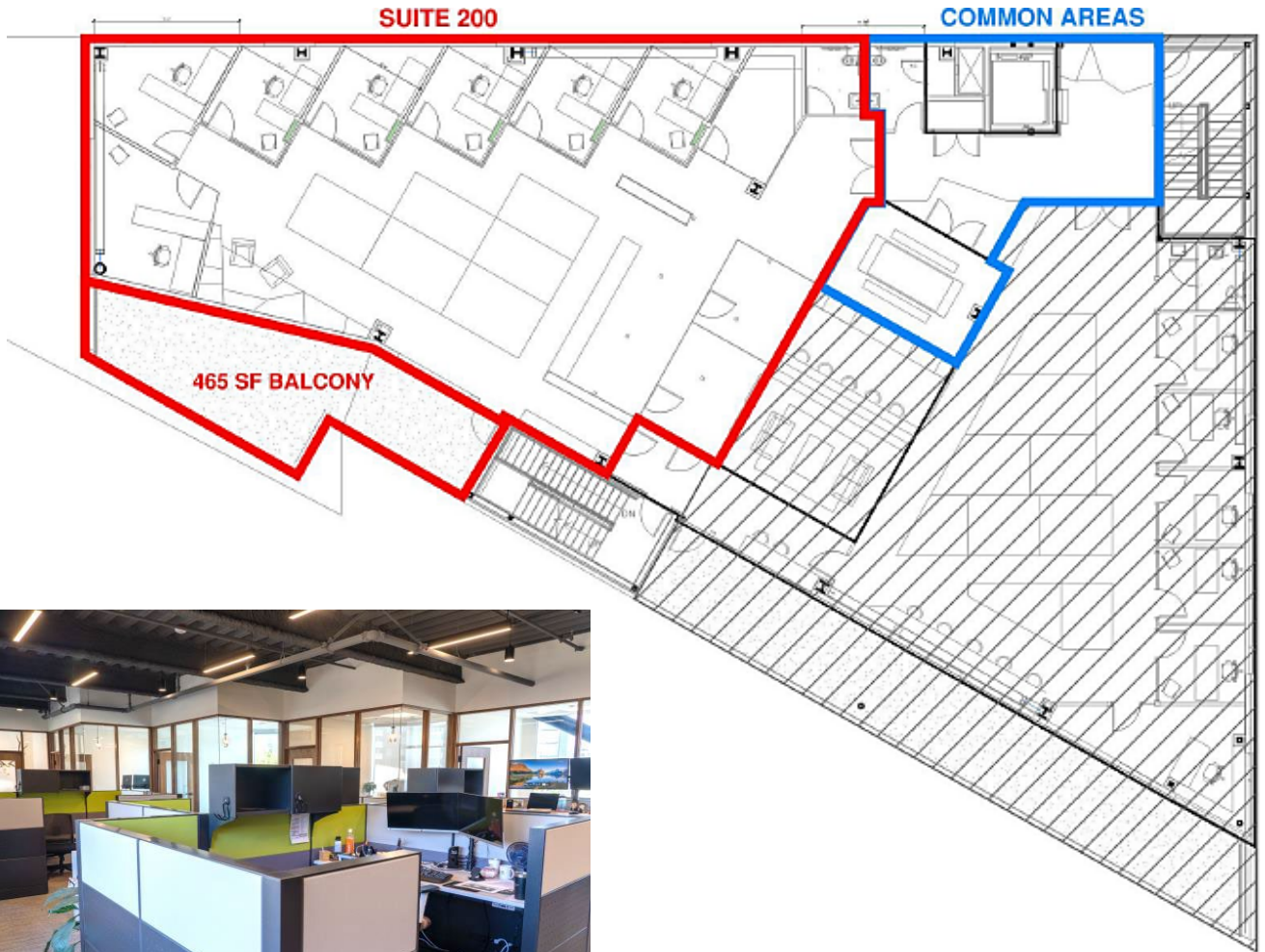
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,084	64,809	235,956
2029 Projected Population	9,946	69,058	244,450
Est. Average Household Income	\$80,488	\$86,083	\$96,419
Est. Total Businesses	2,024	5,094	13,894
Est. Total Employees	16,116	44,836	123,708

Average Daily Traffic

Washington St @ W 4th St NW – 11,896

I-5 @ Lewis & Clark Hwy N – 13,875

Interstate Bridge @ Columbia St S – 139,564

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.