



FOR LEASE



PARKWAY PLAZA III

Office Space Available

± 2,166 RSF - ± 7,114 RSF (3 Suites) | \$25 psf Full Service

4601 NE 77th Avenue, Vancouver, WA 98662

- Centrally located in the Westfield Shopping Town (Vancouver Mall) area, offering easy access across Clark County and abundant amenities for tenants
- Easy access to I-5 and I-205 via SR-500
- Beautifully designed three-story office building featuring common area conference room
- 15 minutes to Portland International Airport

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA & OR
360-946-4832 | tamara.fuller@capacitycommercial.com

ERIC ANDERSON

Senior Vice President | Licensed in WA
360-946-4831 | eric@capacitycommercial.com



PROPERTY SUMMARY



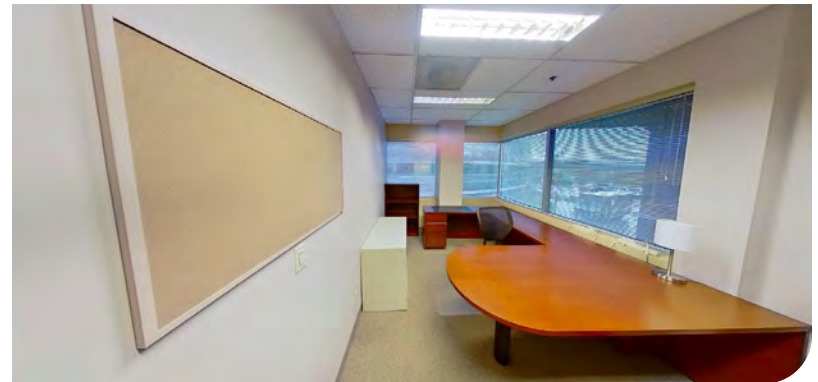
**FOR
LEASE**



PROPERTY DETAILS

Address	4601 NE 77th Avenue, Vancouver, WA 98662
Total Building Size	53,934 SF
Available Space	± 2,166 RSF - ± 7,114 RSF
N° of Suites Available	3 Suites
Building Class	A
Parking	3.3/1,000 SF Ratio (176 Total Spaces)

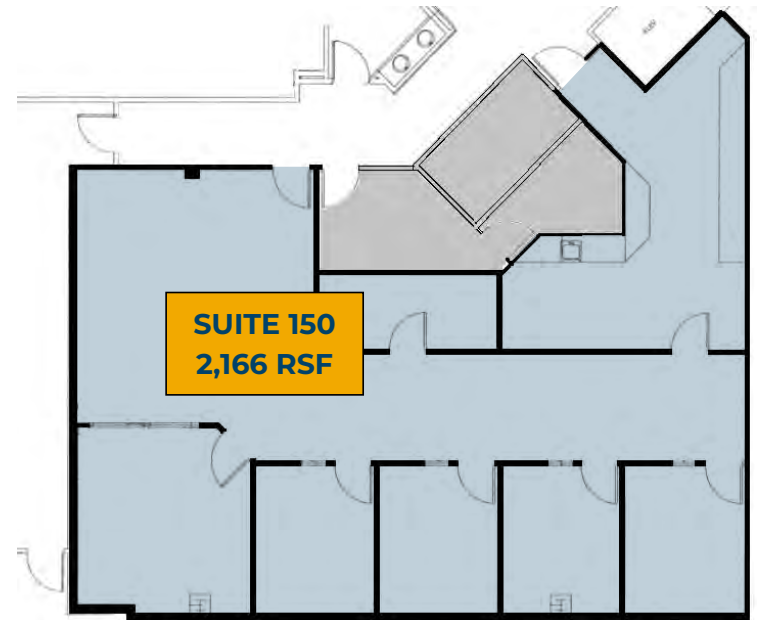
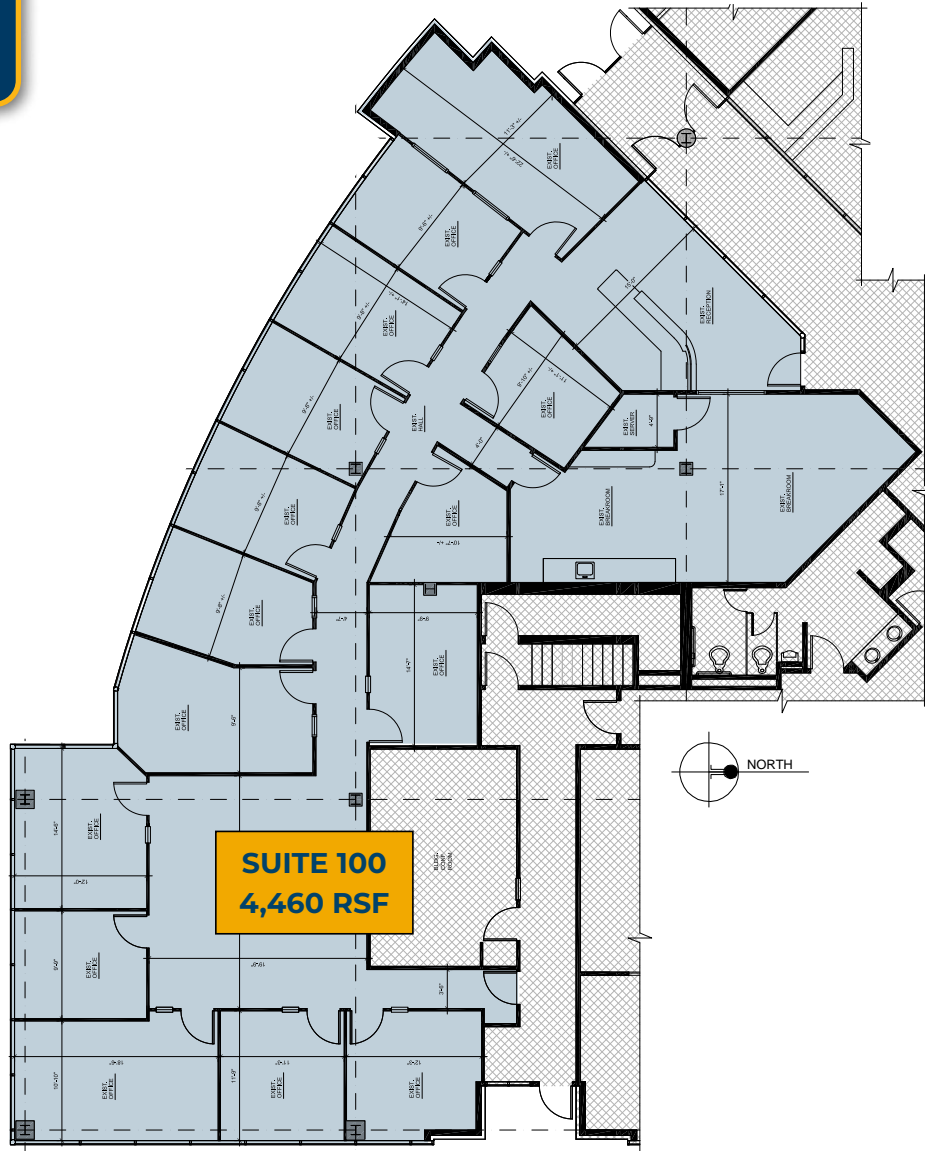
SUITE	SIZE	VIRTUAL TOUR	RATE	AVAILABLE
100	4,460 RSF	Click Here	\$25/RSF, FS	Now
150	2,166 RSF	-	\$25/RSF, FS	March 2026
240	7,114 RSF Divisible to ± 3,500 RSF	Click Here	\$25/RSF, FS	Now





FLOOR PLAN

FIRST FLOOR



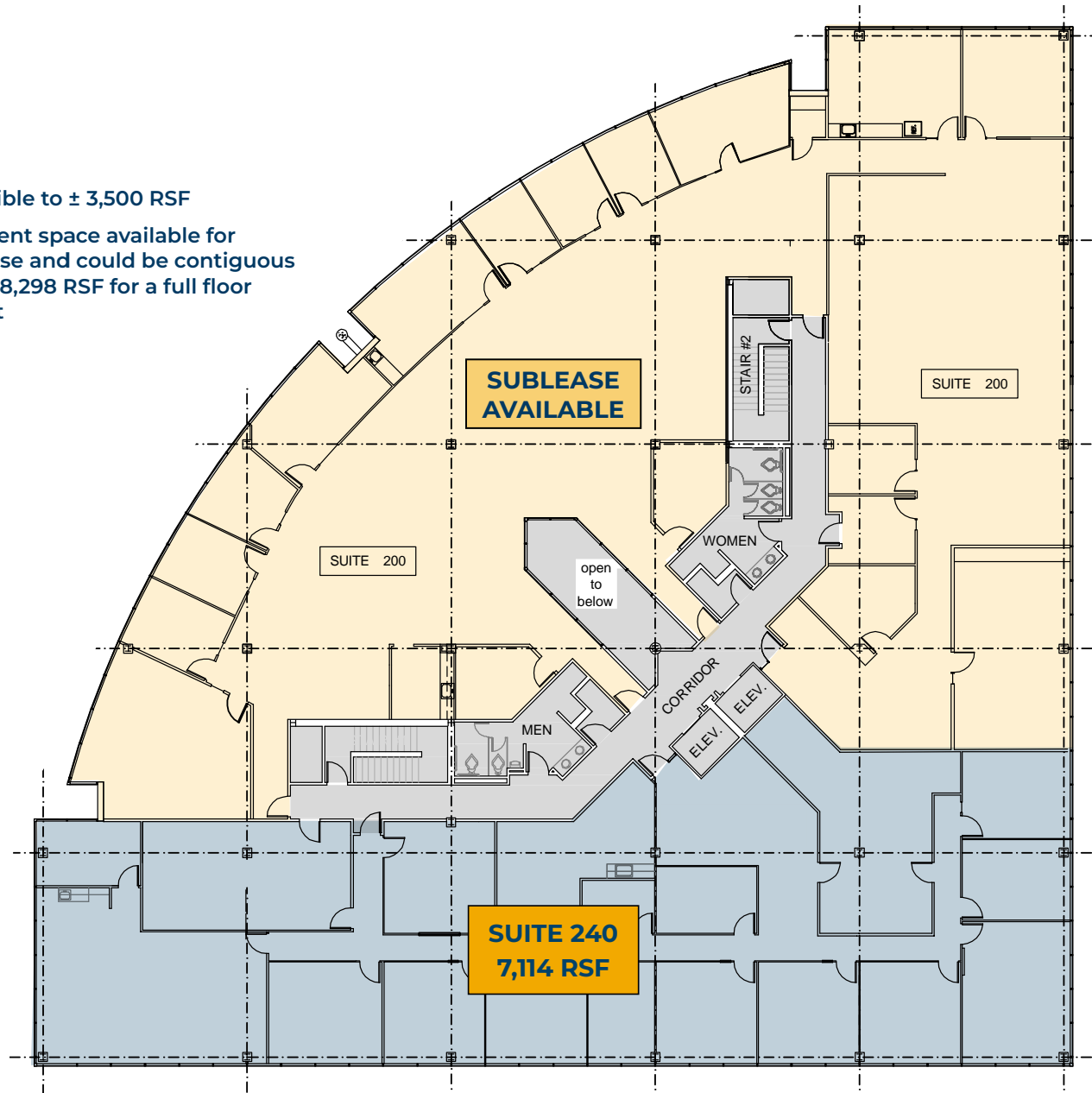


FLOOR PLAN

SECOND FLOOR

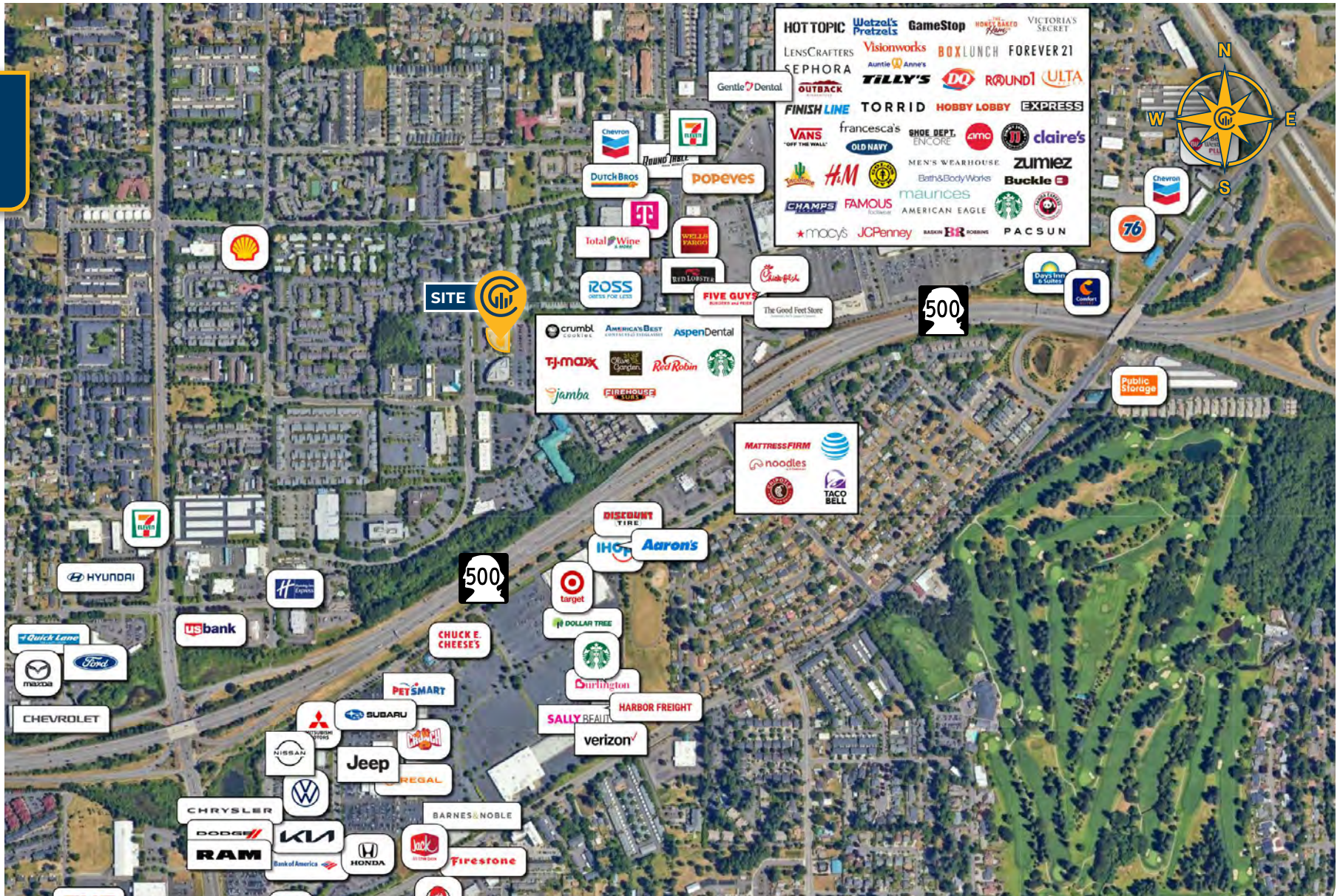
* Divisible to $\pm 3,500$ RSF

*Adjacent space available for sublease and could be contiguous up to 18,298 RSF for a full floor Tenant





LOCAL AMENITIES MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



TAMARA J. FULLER, CCIM
Senior Vice President | Licensed in OR & WA
360-946-4832
tamara.fuller@capacitycommercial.com

ERIC ANDERSON
Senior Vice President | Licensed in WA
360-946-4831
eric@capacitycommercial.com