

# FOR LEASE

## MCGILLIVRAY PLACE

16703 SE McGillivray Blvd | Vancouver, WA 98683



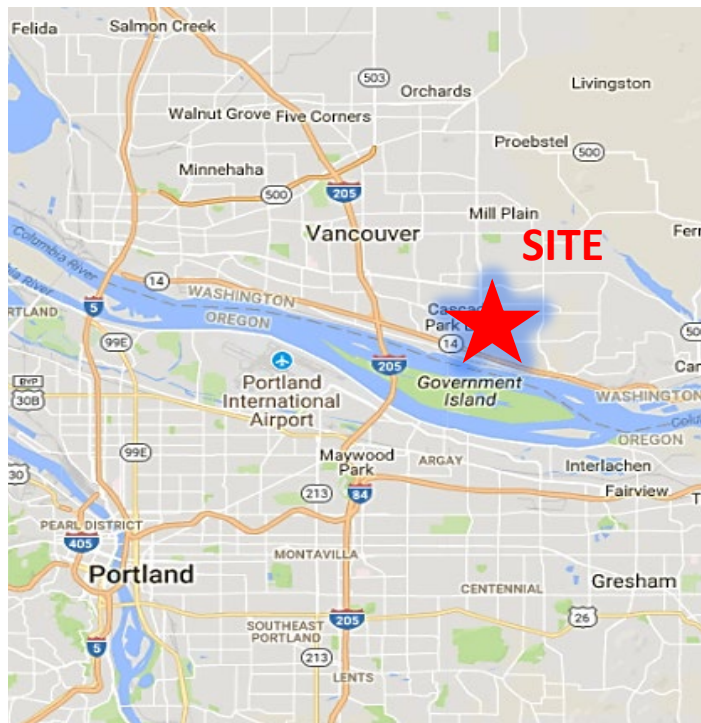
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

### Available:

- Suite 220 – 2,106 RSF
- Class A office located in Cascade Park
- Common area upgrades and showers/locker room amenities
- Close and easy access to SR-14, I-205 and the Portland International Airport
- Parking ratio 4:1,000
- Proximity to many restaurants and retailers
- Rate: \$24.50/SF Full Service



### FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR | 360.597.0568 | [aroselli@fg-cre.com](mailto:aroselli@fg-cre.com)  
Doug Bartocci, CCIM | 360.597.0575 | [dbartocci@fg-cre.com](mailto:dbartocci@fg-cre.com)

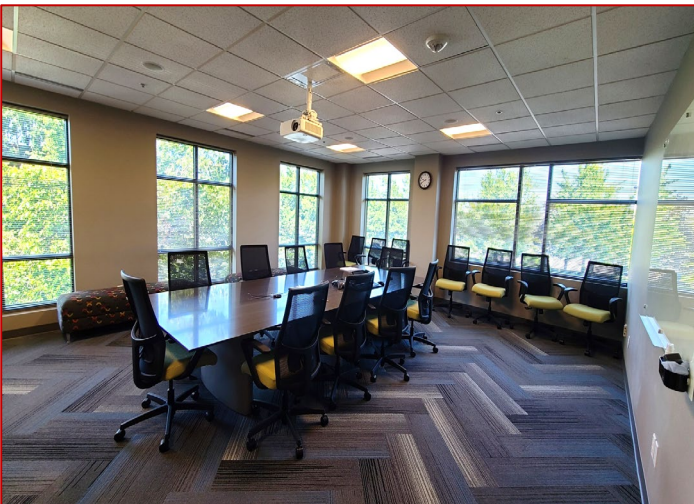
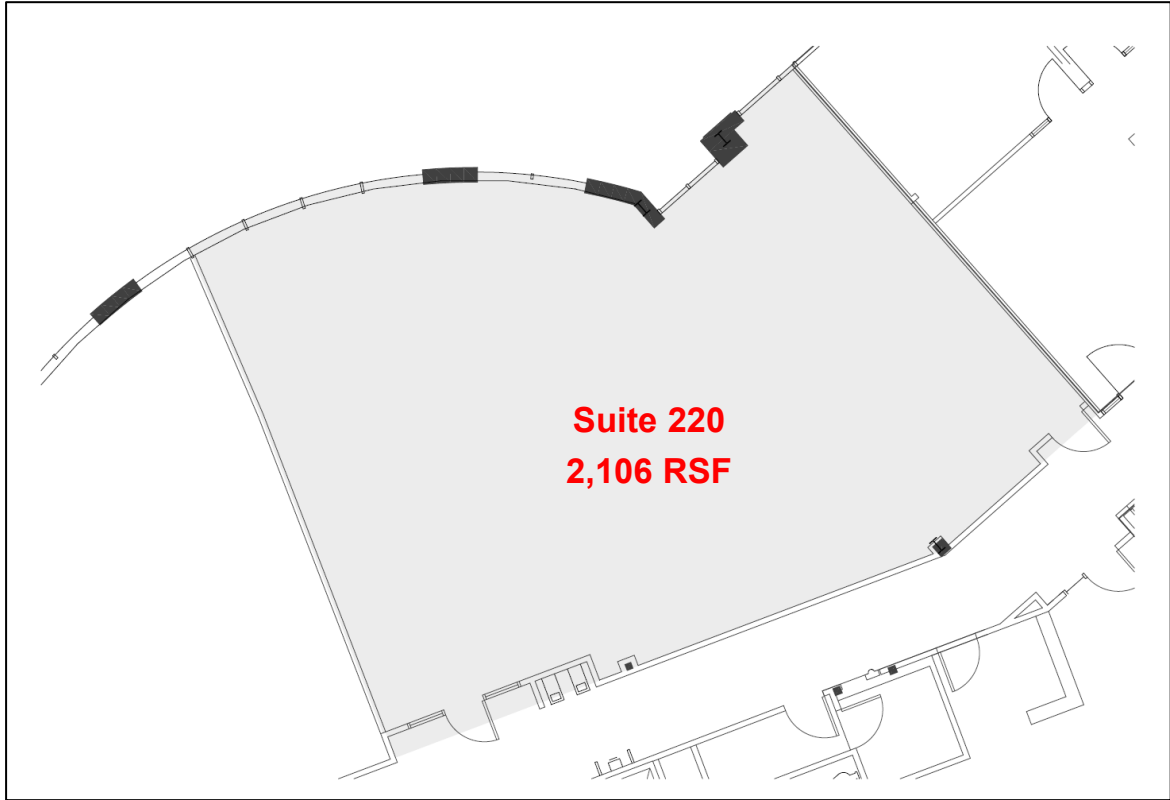
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,087	81,756	196,589
2029 Projected Population	18,362	88,366	208,913
Average Household Income	\$106,939	\$109,123	\$100,838
Total Businesses	955	3,631	9,194
Total Employees	7,739	20,590	83,998

### Average Daily Traffic

SE 164<sup>th</sup> Ave @ SE McGillivray Blvd S – 29,332

SE 164<sup>th</sup> Ave @ SE McGillivray Blvd N – 34,764

SE 164<sup>th</sup> Ave @ SE Village Loop N – 33,794

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.