

# FOR LEASE

GENERAL OFFICE / PROFESSIONAL

404 E 15<sup>th</sup> Street | Vancouver, WA 98660



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

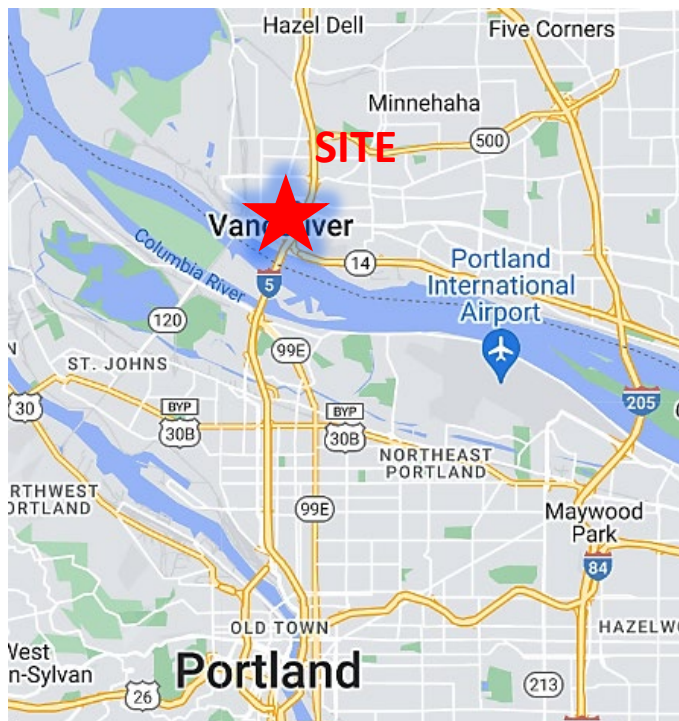


## PROPERTY HIGHLIGHTS

Located in downtown Vancouver with easy access to I-5, Highway 14, and Portland

Availabilities:

- Suite 9 – 325 SF
- Suite 10 – 557 SF
- Use: General office, professional services
- Parking: 4/1,000 SF
- Rental Rate: \$20.00/SF, \$7.00 NNN (excludes janitorial)



## FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)  
Eric Fuller, CCIM | 360.597.0564 | [efuller@fg-cre.com](mailto:efuller@fg-cre.com)





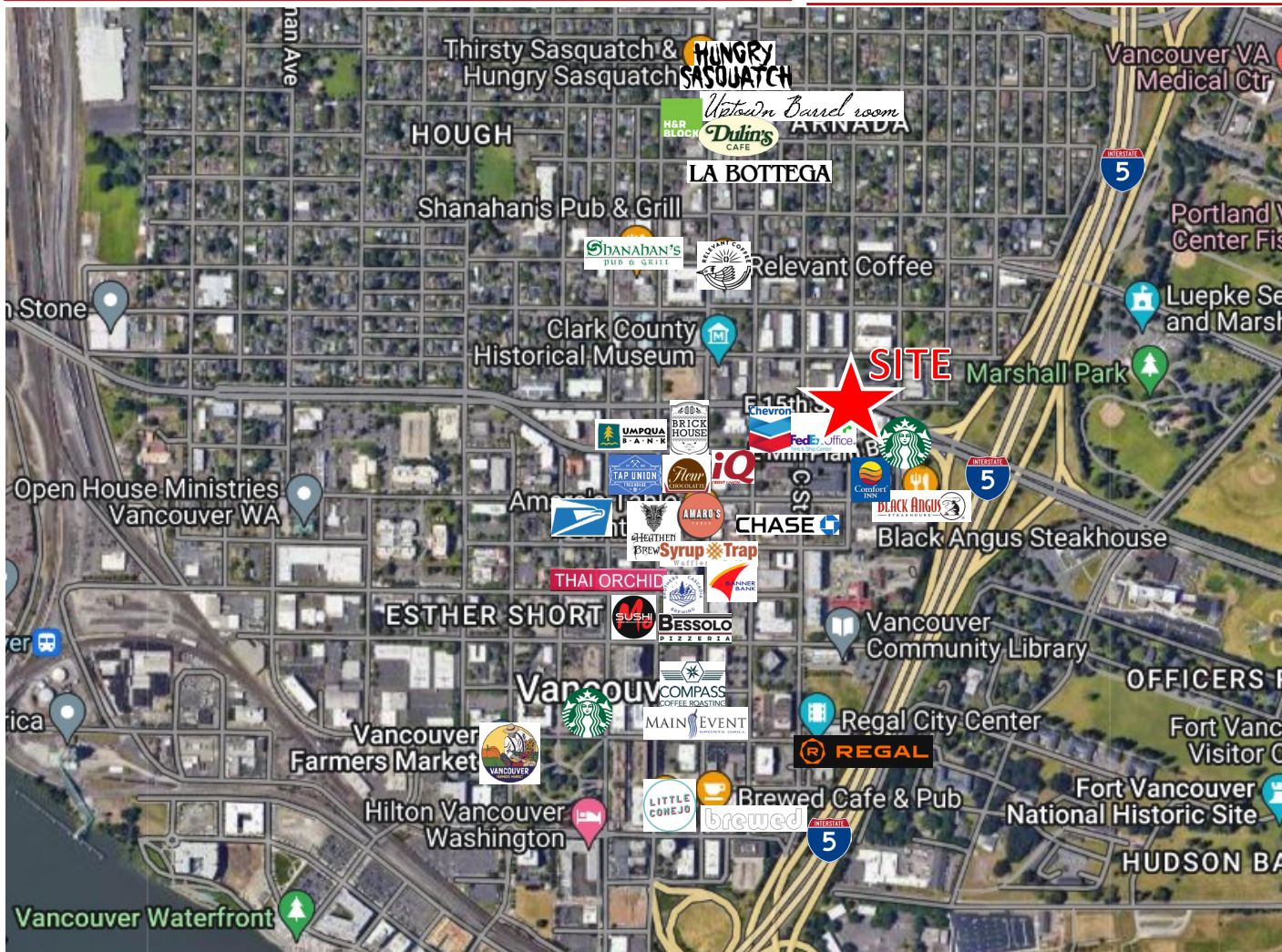
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,576	76,114	231,646
2029 Projected Population	16,726	81,698	241,120
Est. Average Household Income	\$82,795	\$83,508	\$94,115
Est. Total Businesses	2,618	5,358	12,871
Est. Total Employees	17,305	44,874	111,664

## Average Daily Traffic

E 15<sup>th</sup> St @ D St E – 13,045

E 15<sup>th</sup> St @ Broadway St E – 13,961

E Mill Plain Blvd @ D St E – 15,462

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.