



FOR LEASE



## COFFEE BAR IN CLASS A BUILDING

**Open Lobby Space in Mixed-Use Building**

± 243 RSF | Call Broker For Rate

**1210 Main Street, Vancouver, WA 98660**

- Available Q4 2026
- Turnkey Minus FFE - Tenant Responsible for Health Department Approvals

**WILLIAM AMORIN**

Associate Broker | Licensed in WA

**360-931-0584** | [william@capacitycommercial.com](mailto:william@capacitycommercial.com)

**TAMARA J. FULLER, CCIM**

Senior Vice President | Licensed in WA & OR

**360-946-4832** | [tamara.fuller@capacitycommercial.com](mailto:tamara.fuller@capacitycommercial.com)

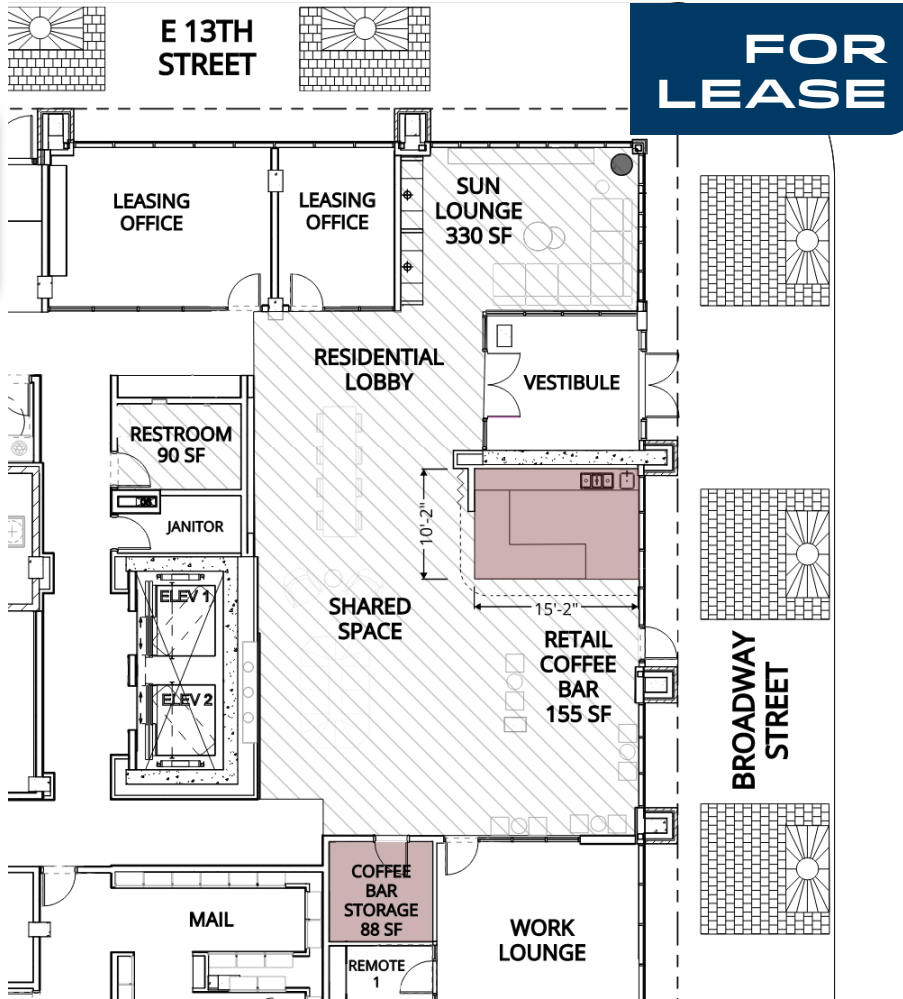
**ERIC ANDERSON**

Senior Vice President | Licensed in WA

**360-946-4831** | [eric@capacitycommercial.com](mailto:eric@capacitycommercial.com)



# PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1210 Main Street, Vancouver, WA 98660
Class	A
Use Type	Coffee Bar
Availability	Q4 2026
Dedicated SF	243
Lease Rate	Call Broker For Rate
Lease Term	Negotiable
Parking	Garage

## Finishes

- 12'-0" ceiling height with acoustic ceiling treatment above
- Work area flooring non-slip epoxy, polished concrete in common areas
- Locking coil wire security screen around coffee bar counter
- Quartz counter tops, laminate cabinetry with fluted wood face
- Tile feature wall w/ metal shelving, lighting, and electrical for digital menus

## Mechanical

- Heating & cooling integrated with lobby system
- No exhaust hood available
- Electrical
- Dedicated power outlets for coffee bar equipment
- POS power & data
- Power outlets for digital menus/televisions
- Pendant lighting over service counter, LED down lights over workspace
- Dedicated electrical meter

## Plumbing

- Cold & hot water service at 140°, dedicated 50-gallon water heater
- Single hand washing sink, 3-compartment sink
- Water & waste lines for espresso machine, water dispenser, ice maker & dishwasher
- 10-gallon grease interceptor

## Amenities

- Entry door separate from lobby door near coffee bar
- Shared customer restroom, 90 square feet
- Shared common seating areas with residential lobby
- Storage Room, 88 square feet, with power outlet for refrigeration
- Employee Parking in the dedicated parking garage is available for rent

### WILLIAM AMORIN

Associate Broker | Licensed in WA  
 360-931-0584 | william@capacitycommercial.com

### 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

### 12TH & MAIN COFFEE BAR