



FOR LEASE



1701 SE COLUMBIA RIVER DR

Office Space Available

2,584 SF (1 Suite) | \$40.00 psf + Est \$7.65 NNN

1701 SE Columbia River Dr, Vancouver, WA

- Beautiful Class A Office Building right on the edge of the Columbia River
- Located next to McMenamins and Beaches Restaurants
- Easy access to the Columbia Waterfront Renaissance Trail and 1.5 miles to the Vancouver Waterfront.

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA

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	1701 SE Columbia River Dr, Vancouver, WA
Available Space	Suite 110: 2,584 SF
N° of Suites Available	1 Suite
Lease Rate	\$40.00 psf + NNN
Use Type	Office
Availability	Q1 2025
Space Condition	Finished Office Space Ready for Occupancy

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Suite 110	2,584 SF	Office	\$40 psf + NNN	Q1 2025

[CLICK HERE FOR VIRTUAL TOUR](#)

Location Features

- Easy access from Hwy 14 just 1 mile from I-5
- Ample surface parking at no additional cost
- Owner built and managed property by CE John

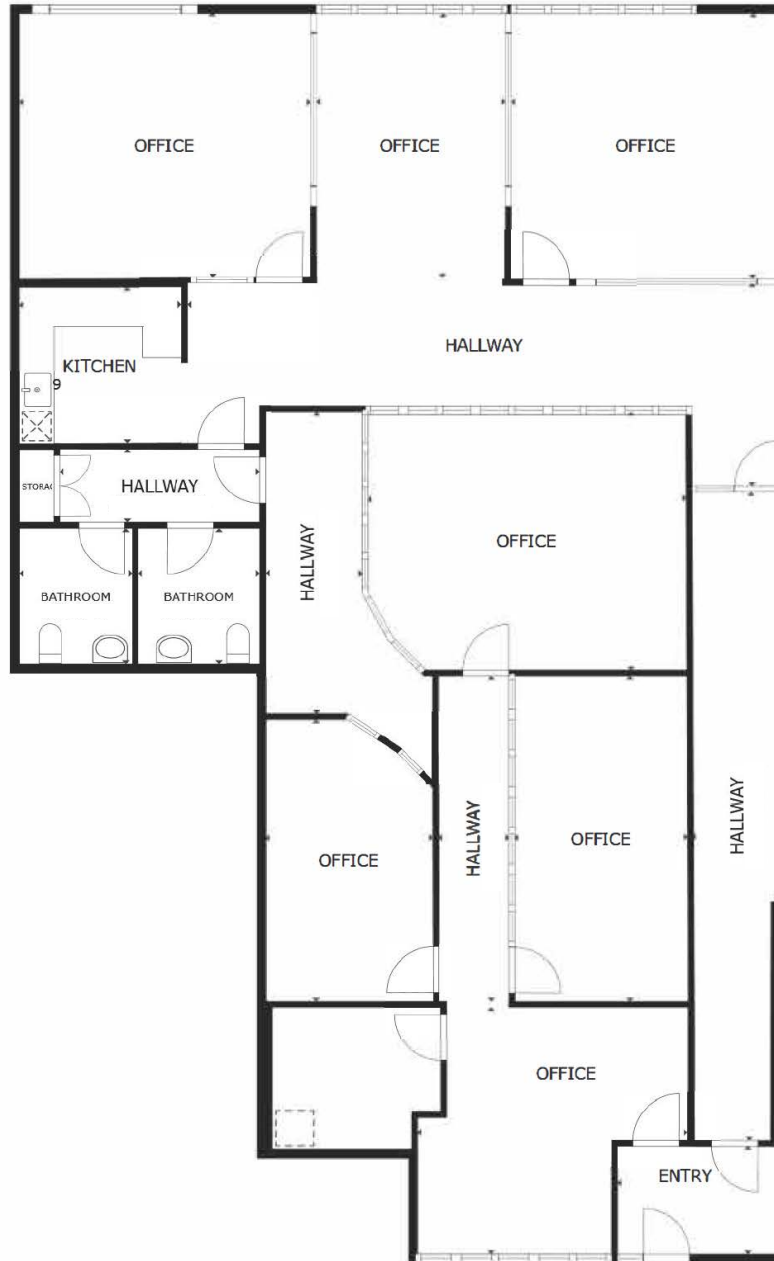
Nearby Highlights

- McMenamins on the Columbia
- Savona Coffee House
- Beaches Restaurant & Bar
- Red Robin Gourmet Burgers and Brews
- The Rock Wood Fired Pizza
- Cecilia
- Thatcher's Coffee
- Homewood Suites
- Pacific Premiere Bank
- Zoomcare
- Fred Meyer
- Who Song & Larry's
- Country Cafe
- The Cove Restaurant
- Say Ciao! Columbia River Tap Room and Eatery



FLOOR PLAN

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INTERIOR PHOTOS



Private Office



Kitchen



Open Office



Private Office



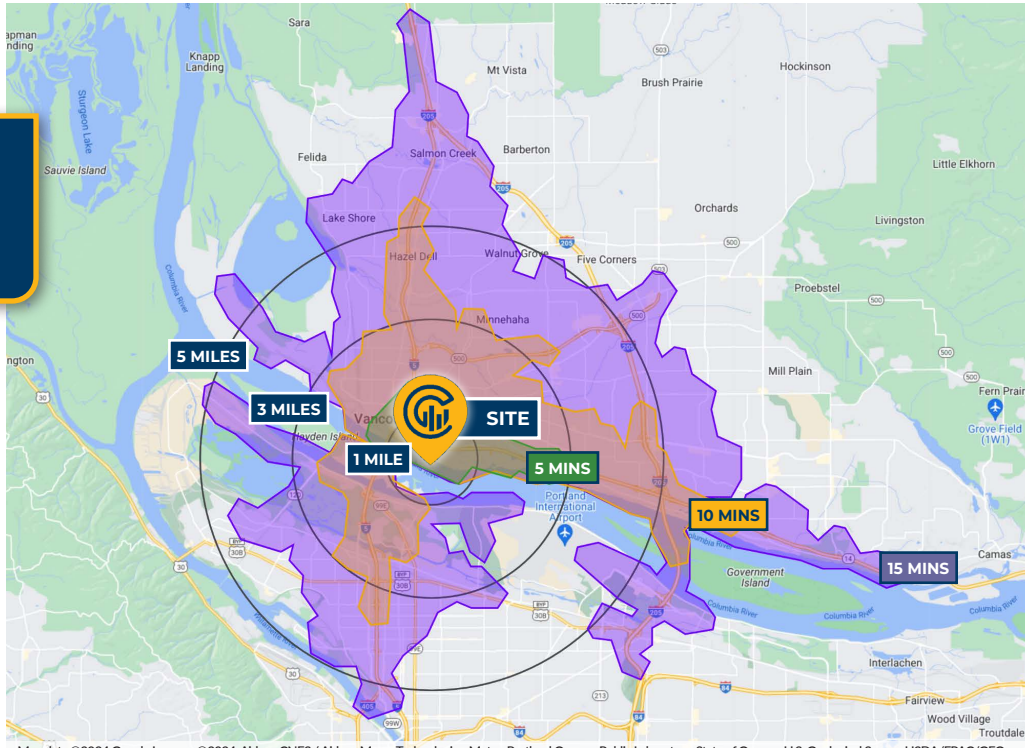
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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Walk Score®
"Walker's Paradise"



56

Bike Score®
"Biker's Paradise"



29

Transit Score®
"Good Transit"

Ratings provided by
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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	3,766	75,248	270,212
2029 Projected Population	4,044	79,090	279,513
2020 Census Population	3,449	71,937	264,916
2010 Census Population	2,922	64,143	230,886
Projected Annual Growth 2024 to 2029	1.5%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.8%	1.2%	1.5%
Households & Income			
2024 Estimated Households	2,134	34,399	115,634
2024 Est. Average HH Income	\$104,854	\$105,526	\$119,976
2024 Est. Median HH Income	\$81,539	\$80,334	\$92,902
2024 Est. Per Capita Income	\$59,505	\$48,522	\$51,571
Businesses			
2024 Est. Total Businesses	447	5,376	15,501
2024 Est. Total Employees	4,961	54,024	132,943

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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