

FOR LEASE

TIMBER RIDGE PROFESSIONAL SUITES

3600-3606 Main St | Vancouver, WA 98660



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 2-story building with open lobby, elevator-served and professionally managed
- Available:
 - Suite 204 – 800 RSF
 - \$13.00/SF NNN
- Excellent location just north of uptown Vancouver with quick access to I-5, restaurants, shopping, coffee, mass transit and medical services
- Abundant free parking in surface lot
- Nearby retailers:



La Bottega

HUNGRY SASQUATCH



FOR MORE INFORMATION:

Doug Bartocci, CCIM
360.597.0575 | dbartocci@fg-cre.com

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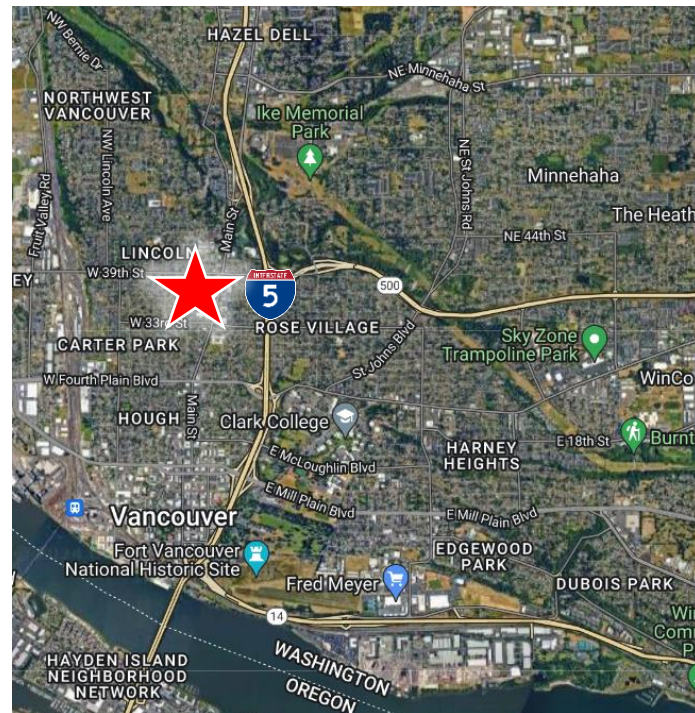
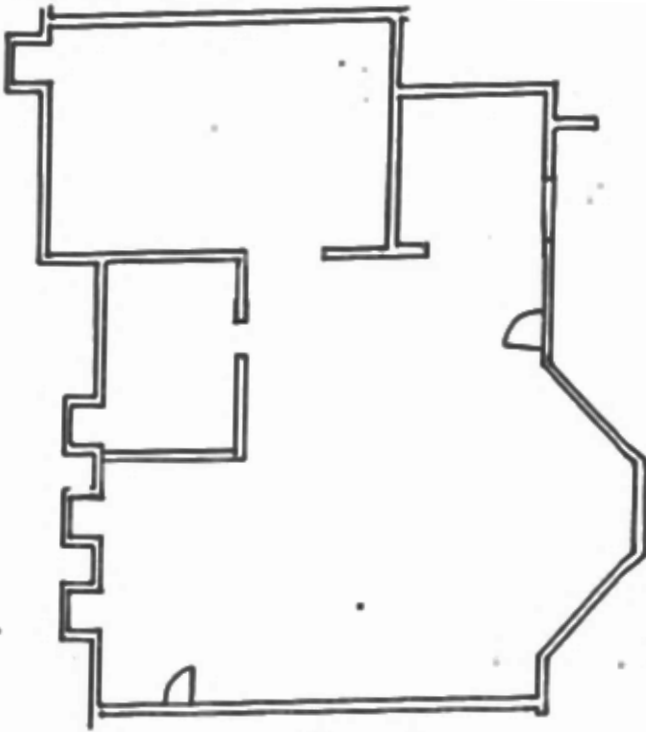
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2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	16,676	89,740	202,069
2029 Projected Population	17,953	96,591	215,182
Est. Average Household Income	\$93,776	\$81,825	\$91,900
Est. Total Businesses	1,182	5,794	11,959
Est. Total Employees	5,915	46,693	98,442

Daily Average Traffic Counts

Main Street @ E 38th St S – 12,314

E 39th St @ Creston Ave W – 11,497

Main Street @ F St E – 14,262

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.