

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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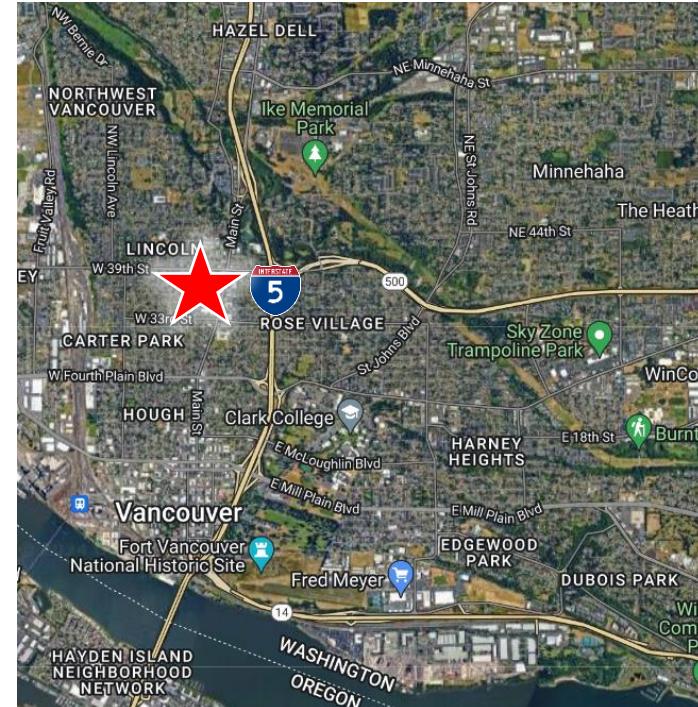
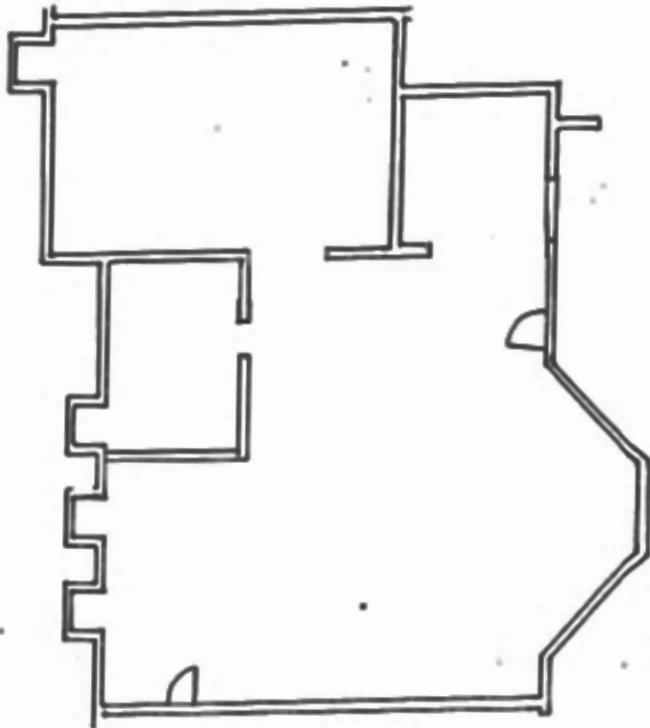
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2024 Demographics

	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