

Expansive Office Opportunity

7700 NE PARKWAY DRIVE, VANCOUVER, WA 98662



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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SUBLEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Large office space available - full floor plate on the 3rd floor. Expansive outdoor balconies, mix of executive offices, meeting/conference space, and open work space. The space is divisible to approx. 3,000 SF. Sublease term expires on July 31, 2026, but a direct deal with the ownership is possible.

PROPERTY HIGHLIGHTS

- Sublease term through July 31, 2026
- 3.8/1000 parking ratio
- Divisible down to 3,000 SF
- Abundant glass line
- Two large meeting rooms

OFFERING SUMMARY

Lease Rate:	\$23.50 SF/yr (Full Service)
Available SF:	18,124 SF
Lot Size:	2.218 Acres
Building Size:	54,270 SF

DEMOGRAPHICS

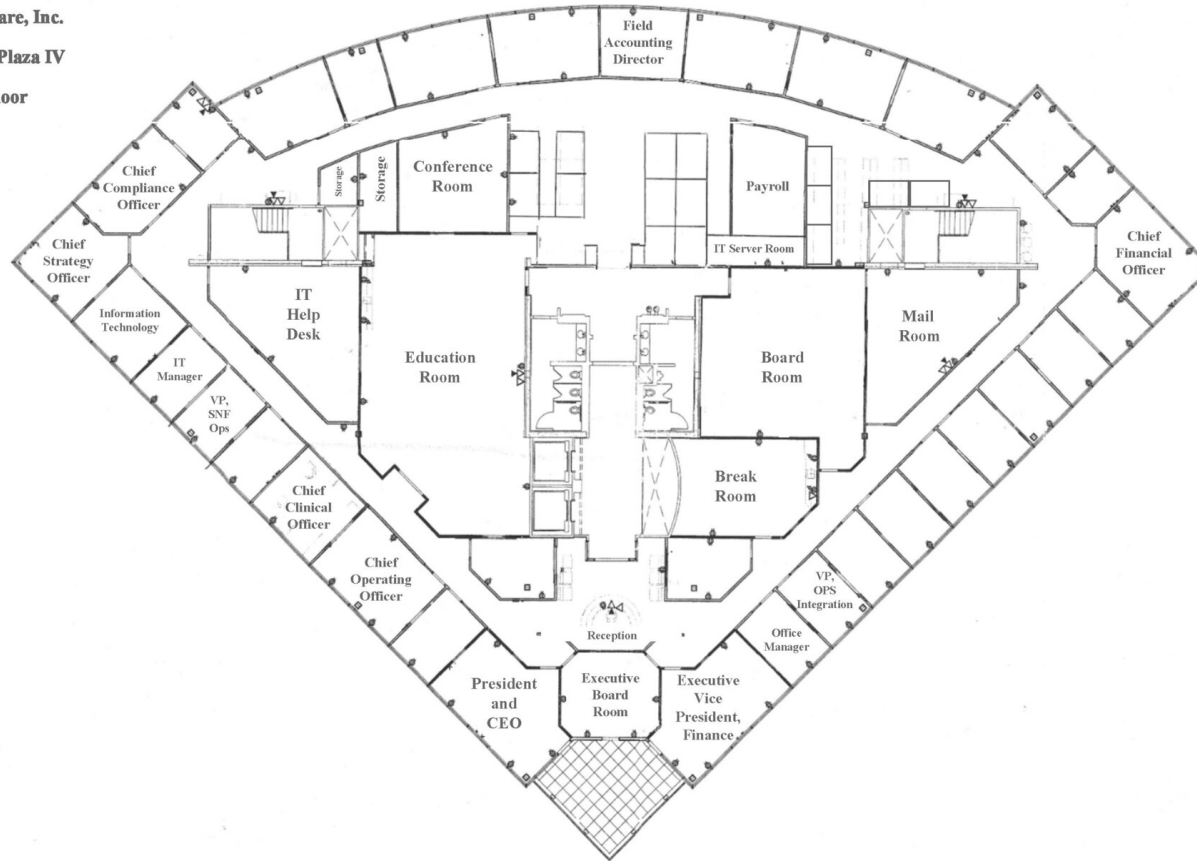
	0.3 MILES	0.5 MILES	1 MILE
Total Households	530	2,644	8,304
Total Population	1,166	5,525	19,698
Average HH Income	\$89,316	\$83,167	\$84,988



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Prestige Care, Inc.
Parkway Plaza IV
3rd Floor



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 300	18,124 SF	Full Service	\$23.50 SF/yr	Divisible to approx. 3,000 SF Existing lease term runs through 7/31/2026. Currently occupied, but could be vacated promptly for a new tenant.



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LOCATION OVERVIEW

Located off of SR 500, the property benefits from many nearby restaurants and coffee shops.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO



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