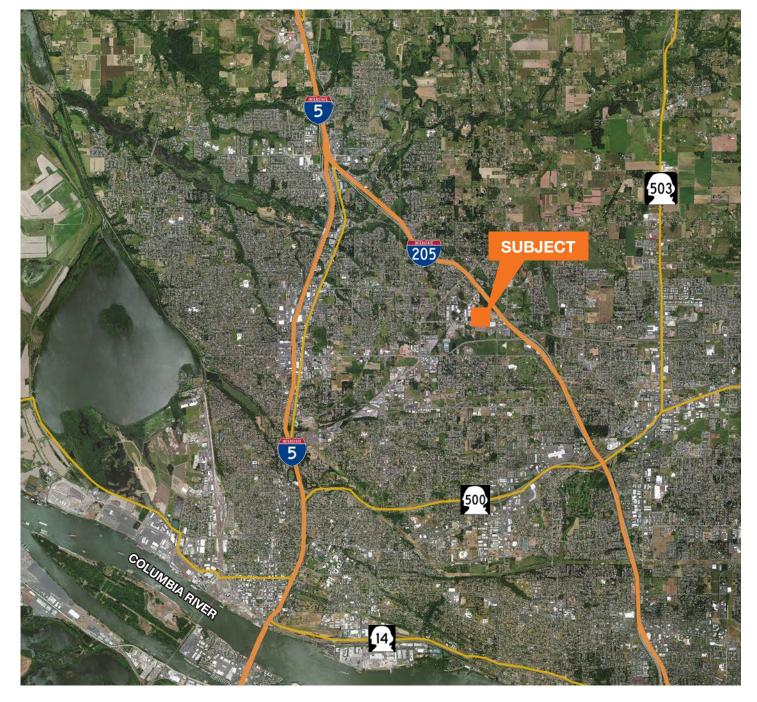


Available

Regional Aerial



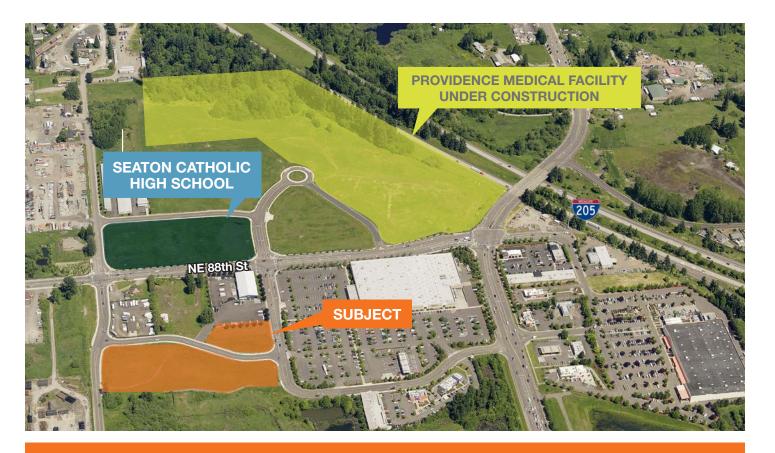
Contact

Zach Francis 503.221.2290 zachf@kiddermathews.com Keith Young 503.221.2275 kvoung@kiddermathews.com Karla Hansen 503.721.2727 khansen@kiddermathews.com

hout any representation, warranty or guarantee, expressed or implied as to its accuracy ein is from sources we deem reliable. It is p ospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements o come and expenses. Consult your attorney, accountant, or other professional advisor.

kiddermathews.com





Build to Suit Office/Retail/Medical Opportunity to lease or purchase in the heart of Vancouver, WA

Variety of building sizes available including small retail to larger office

Land sizes from up to 0.53 up to 5.17 acres

Ideal Vancouver location near major retail center with excellent image, presence, and exposure on NE 88th Street

Contact

Zach Francis 503.221.2290 zachf@kiddermathews.com **Keith Young** 503.221.2275 kvoung@kiddermathews.com

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PADDEN EMPLOYMENT CENTER SOUTH NE 88th Street & NE 62nd Avenue, Vancouver, WA

)	Located within 2 minutes of I-205 Freeway on ramp
	and close proximity to I-5 Freeway
	Flexible General Commercial zoning allows for wide range of office, commercial, or industrial uses
	Land Sale Price: Call for pricing Building Sale/Lease: Call for pricing

Karla Hansen

503.721.2727

khansen@kiddermathews.com

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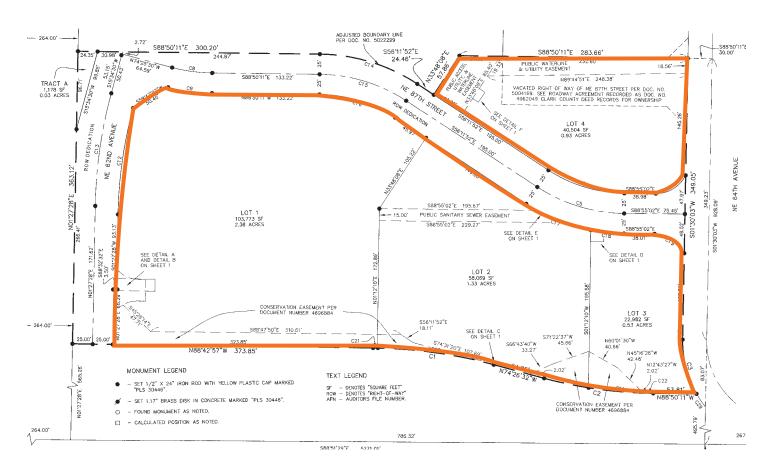
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Aerial



Site Plan



Location Features

Ideally located approximately one minute from I-205 freeways providing access to entire Vancouver/ Portland metropolitan area

Heavy exposure/signage on NE 88th Street

Excellent Vancouver location with numerous shops, restaurants, and support services nearby

Less than 15 minutes from Portland International Airport

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Available

Project Features

	High quality BTS construction with seasoned Vancouver developer
	Master planned business park environment
	Heavy parking
 t	Potential City of Vancouver economic incentives available