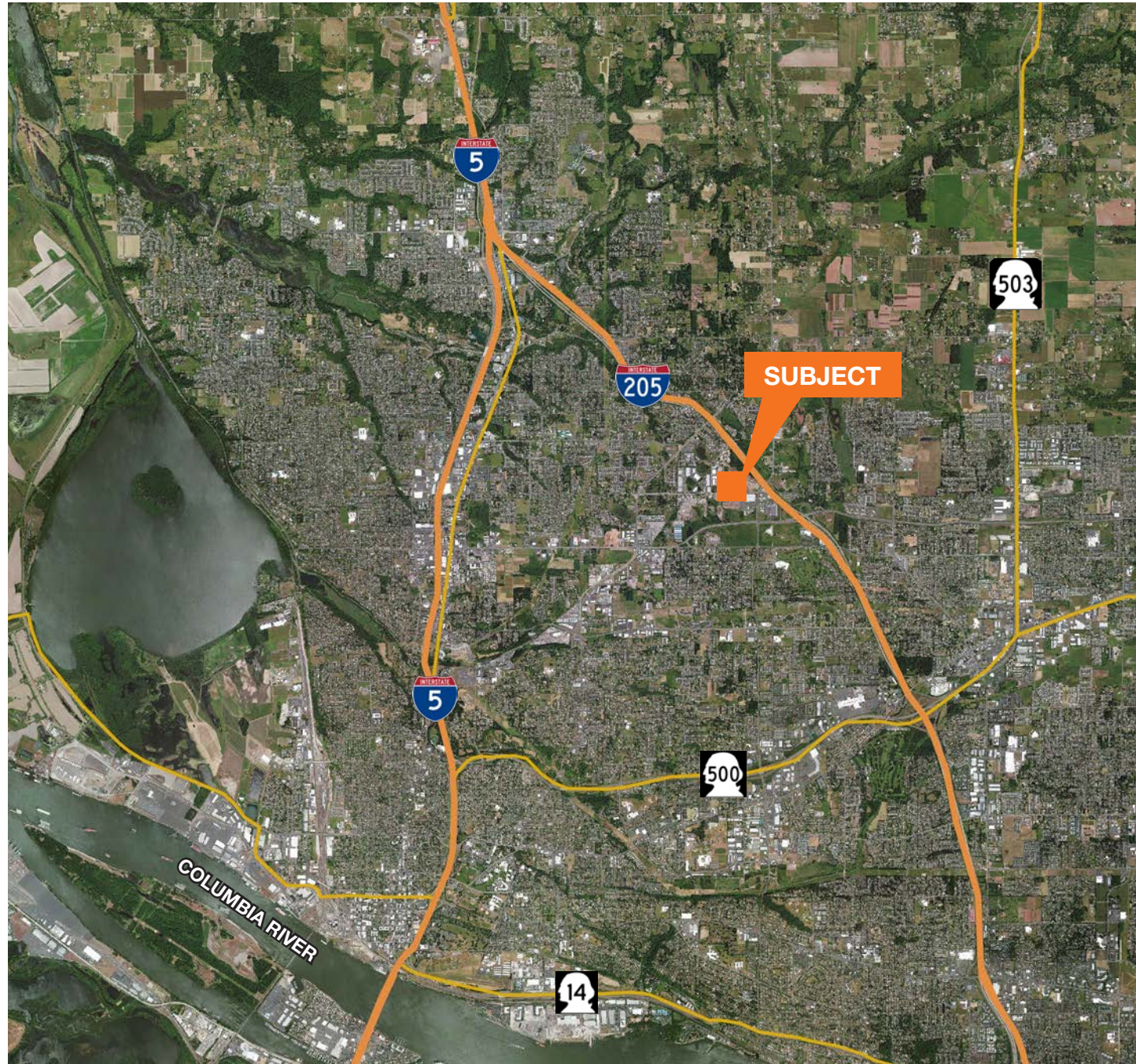


Regional Aerial



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

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

Contact

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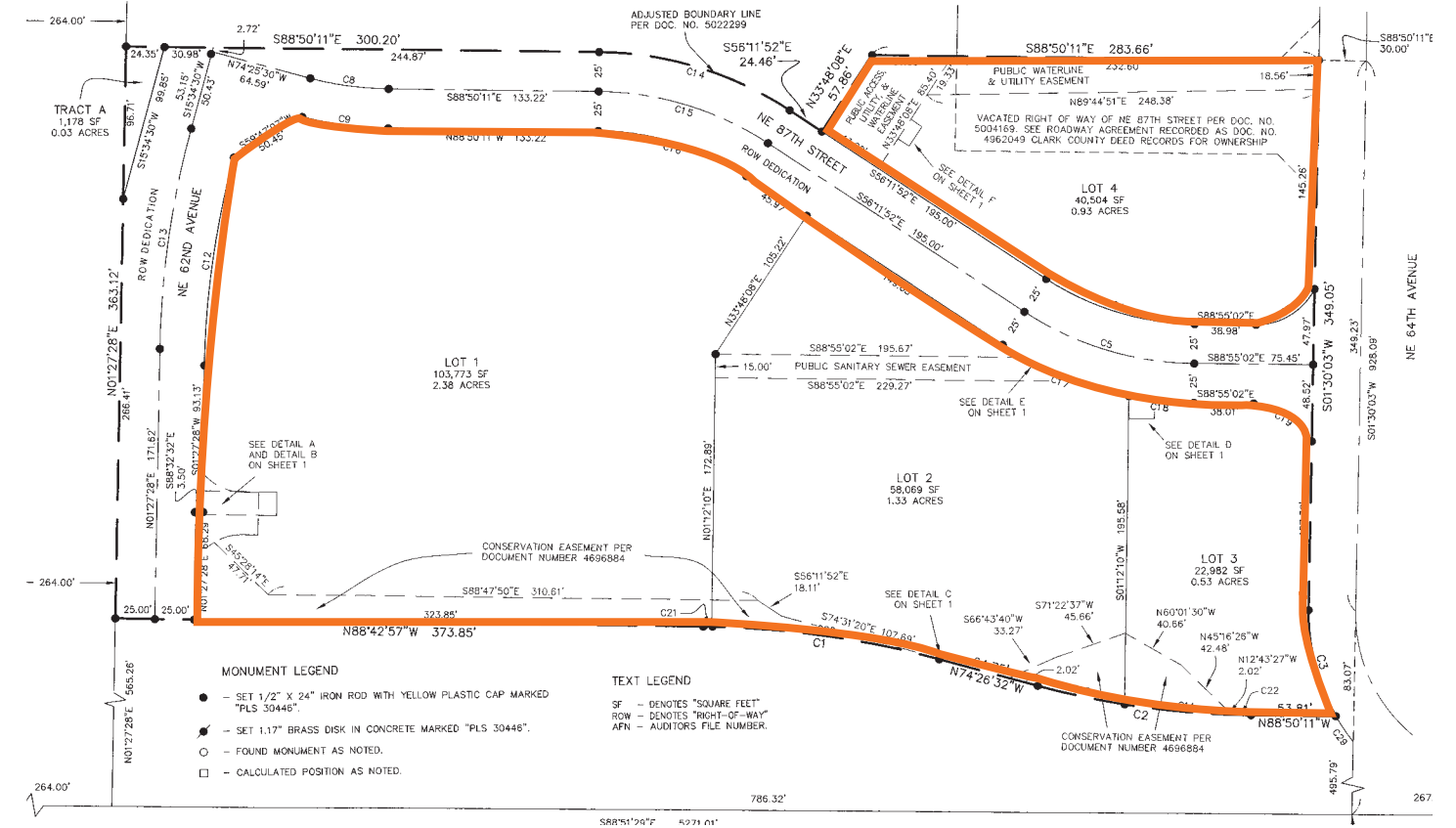
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Aerial



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

Project Features

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