



FOR LEASE

SPACE AVAILABLE
4800
SQFT

LEASE RATE
\$24 - \$28
/SF/YR

LEASE TYPE
Full Lease
Gross Lease

OCCUPANCY
IMMEDIATE

SUITE 101 - 5115 NORTH EAST 82ND AVENUE VANCOUVER, WA 98662



INTERIOR HIGHLIGHTS

- High Ceilings enhancing openness and natural light.
- Abundant natural light with energy-efficient LED lighting.
- Professional Lobby/Reception area with welcoming client entry.
- Upgraded with modern cabinetry throughout.
- Open office seating area for 20–35 individual workspaces.
- 12–14 Private window offices.
- Expansive Conference Room accommodating 10–30 people.
- Dedicated storage and copy / support areas.
- Data / Server room with IT-ready infrastructure.
- Pre-installed CAT cabling & fiber optic connectivity.
- High-Speed Optic Fiber Internet infrastructure in place.
- Integrated with security alarm, fire alarm, and sprinkler systems.
- After-hours secure entry capability.
- Two Private Restrooms within the suite.
- Kitchen and Breakroom with dishwasher and full cabinetry.



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PROPERTY HIGHLIGHTS

- **Professional Office Environment** - well-maintained multi-tenant building with modern infrastructure.
- **Digital HVAC Infrastructure** – modern, energy-efficient climate control system.
- **24/7 Secure Facility** : Video surveillance, Monitored security alarm system, Electronic building access control system.
- **Abundant On-Site Parking** – generous parking ratio for employees and visitors.
- **Prime Vancouver Mall Submarket Location** – highly visible position directly across from Vancouver Mall with excellent daily traffic counts.
- **Exceptional Regional Access** – immediate connectivity to SR-500, I-205, I-5 and minutes to Portland International Airport.



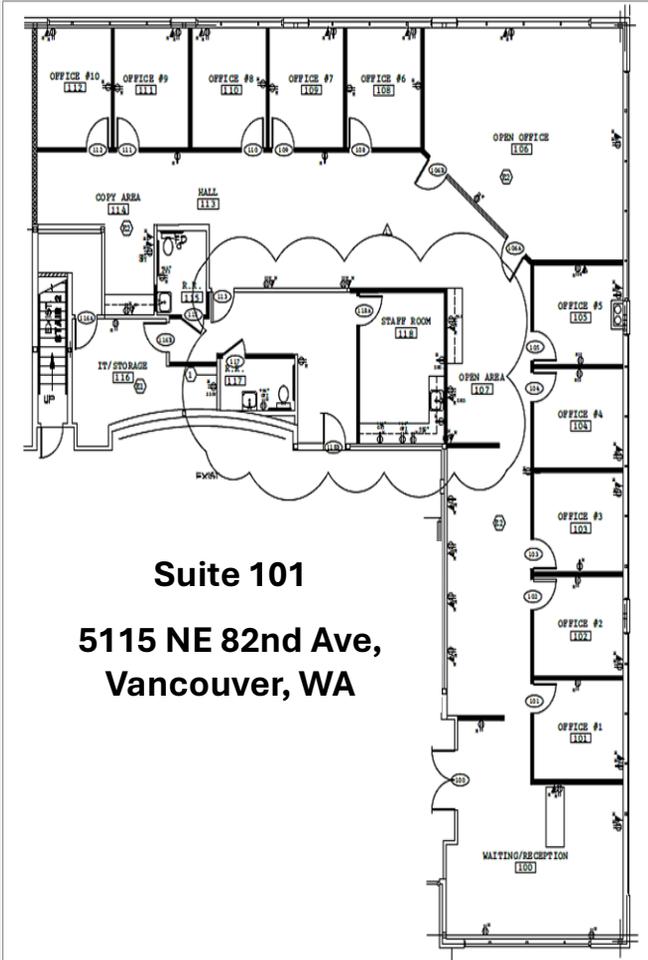


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FLOOR PLAN



TOUR VIDEO

LOOPNET

LOCATION

CONTACT



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LOCATION FACTS & DEMOGRAPHICS

CITY, STATE
Vancouver, WA

POPULATION
158,004

AVG. HH SIZE
2.51

MEDIAN HH INCOME
\$53,819

HOME OWNERSHIP

Renters:	30,152
Owners:	32,830

EMPLOYMENT

45.28 % 21.17 %
33.55 %

● Blue Collar
● White Collar
● Services

47.00 % **2.41 %**
Employed Unemployed

EDUCATION

High School Grad: **28.37 %**
Some College: **29.74 %**
Associates: **7.82 %**
Bachelors: **20.98 %**

GENDER & AGE

49.16 % 50.84 %

Age: <19, 20-34, 35-44, 45-54, 55-64, 65+

RACE & ETHNICITY

White: **73.11 %**
Asian: **3.25 %**
Native American: **0.38 %**
Pacific Islanders: **0.84 %**
African-American: **2.74 %**
Hispanic: **10.91 %**
Two or More Races: **8.77 %**

INCOME BY HOUSEHOLD

0K-30K, 30K-50K, 50K-100K, 100K-200K, >200K

HH SPENDING

Housing	\$16,875
Grocery	\$6,048
Travel	\$6,371
Entertainment	\$2,745
Electricity	\$1,622
Apparel	\$1,206
Furniture	\$202
Gas	\$372

Population by Distance and Age (2020)

Age 0-4, Age 5-9, Age 10-14, Age 15-19, Age 20-24, Age 25-29, Age 30-34, Age 35-39, Age 40-44, Age 45-49, Age 50-54, Age 55-59, Age 60-64, Age 65-69, Age 70-74, Age 75-79, Age 80-84, Age 85+

■ 10 Mile ■ 5-Mile

Ethnicity within 5 Minute

White, Native American, Asian, Black, Pacific Islanders, Hispanic

Home Ownership 3 Minute

Renters, Owners

Home Ownership 5 Minute

Renters, Owners

Home Ownership 10 Minute

Renters, Owners

Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,089	145	2.74 %
5-Minute	9,760	558	2.71 %
10-Minute	74,269	3,813	3.44 %