

AVAILABLE

FOURTH STREET BUSINESS PARK

13118 NE 4th Street | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

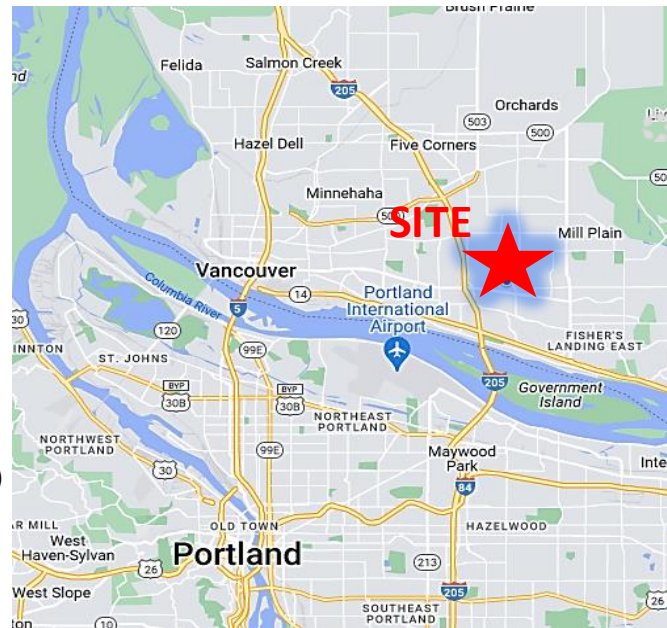
**FULL FEE TO
TENANT BROKER!**

PROPERTY HIGHLIGHTS

Class A Medical or Professional Office

Available:

- Suite 100 – 16,291 SF office space, turnkey with all furniture and fixtures included
- Suite 200 – 8,000 SF office space, can be demised to 4,000 SF
- Rate: \$24.00/SF NNN (estimated NNN \$9.00 SF)
- Parking for 4.5 stalls per 1,000 SF
- Easy access to I-205 Freeway (12 minutes to PDX Airport)
- Very desirable East Vancouver area, with all amenities available (retail, hotel, restaurants)
- Ownership will consider all offers to lease
- Purchase Option: Ownership will consider full building sale. Call broker for details



FOR MORE INFORMATION:

KC Fuller

360.597.0569 | kfuller@fg-cre.com

Eric Fuller, CCIM

360.597.0564 | efuller@fg-cre.com

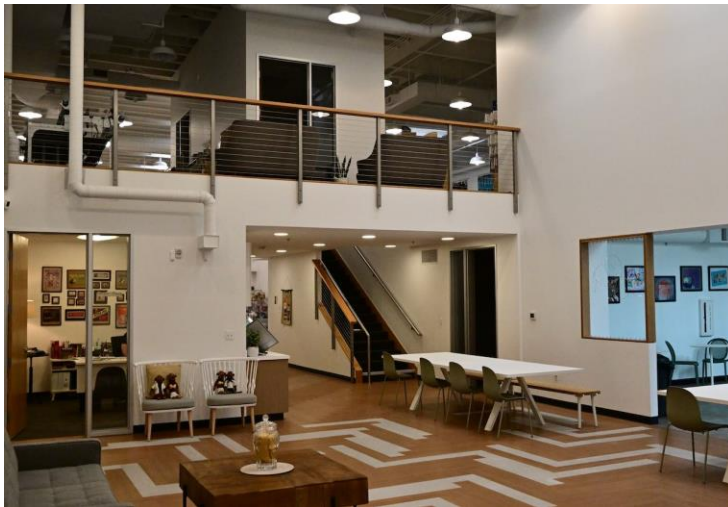
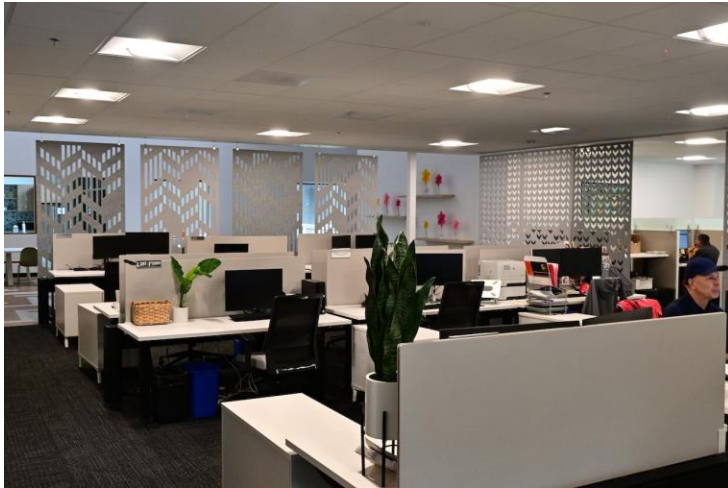
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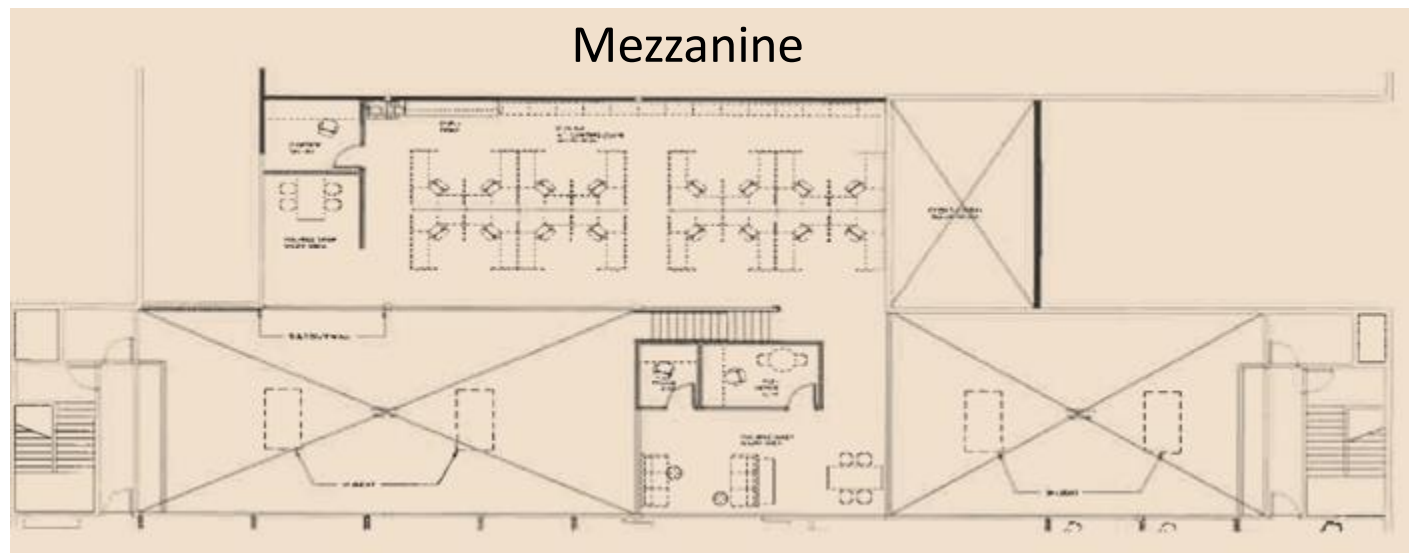
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Mezzanine



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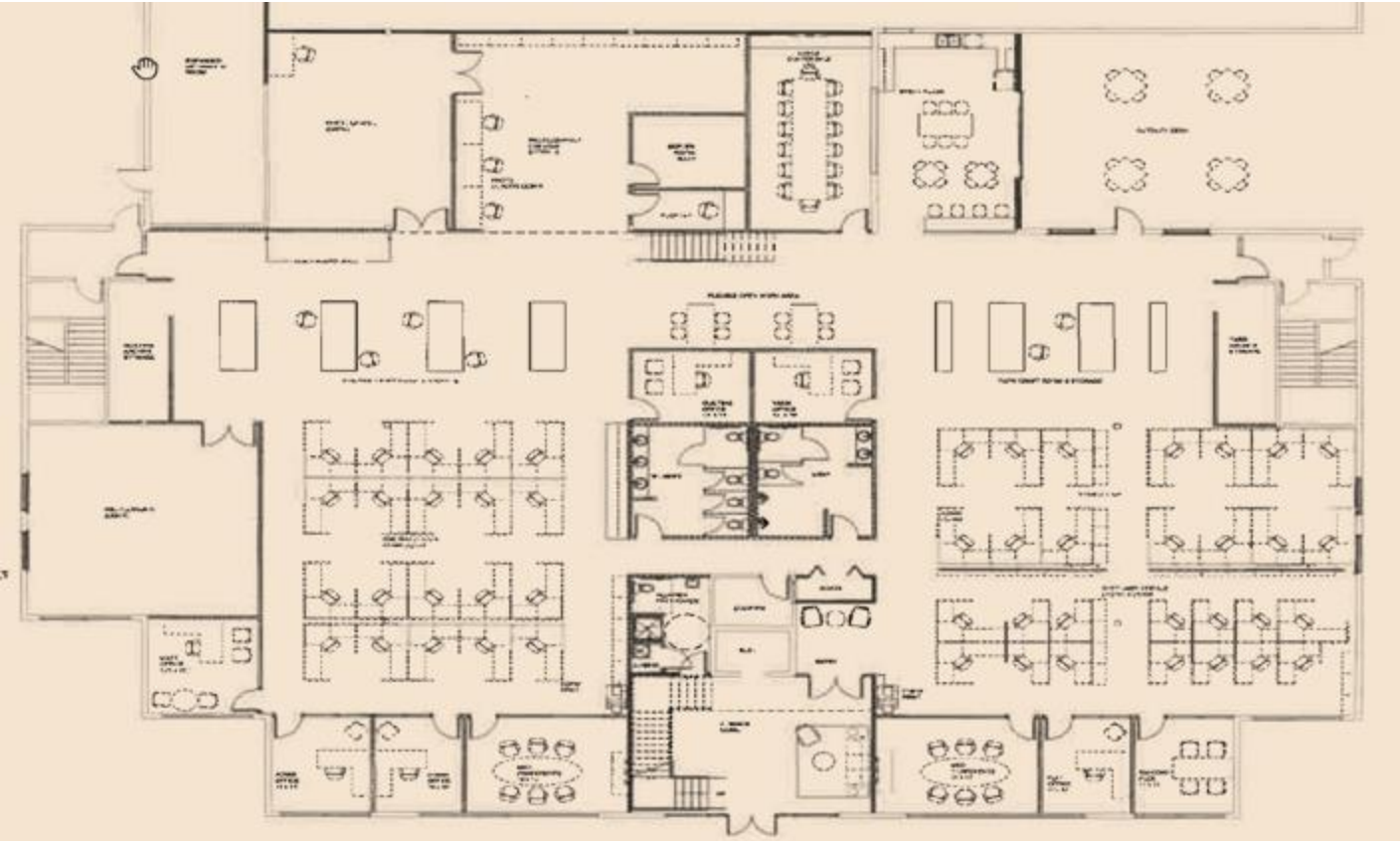
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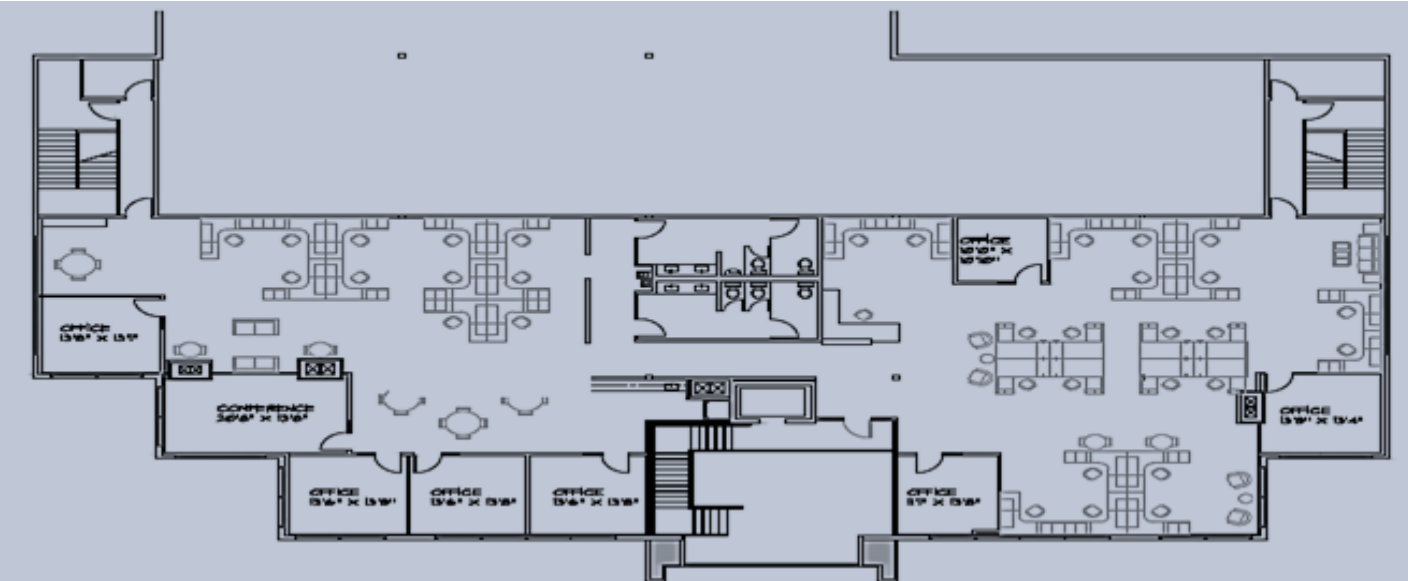
First Floor

Suite 100 – 16,291 SF Office Space



Second Floor

Suite 200 – 8,000 SF Office Space / can be demised to 4,000 SF



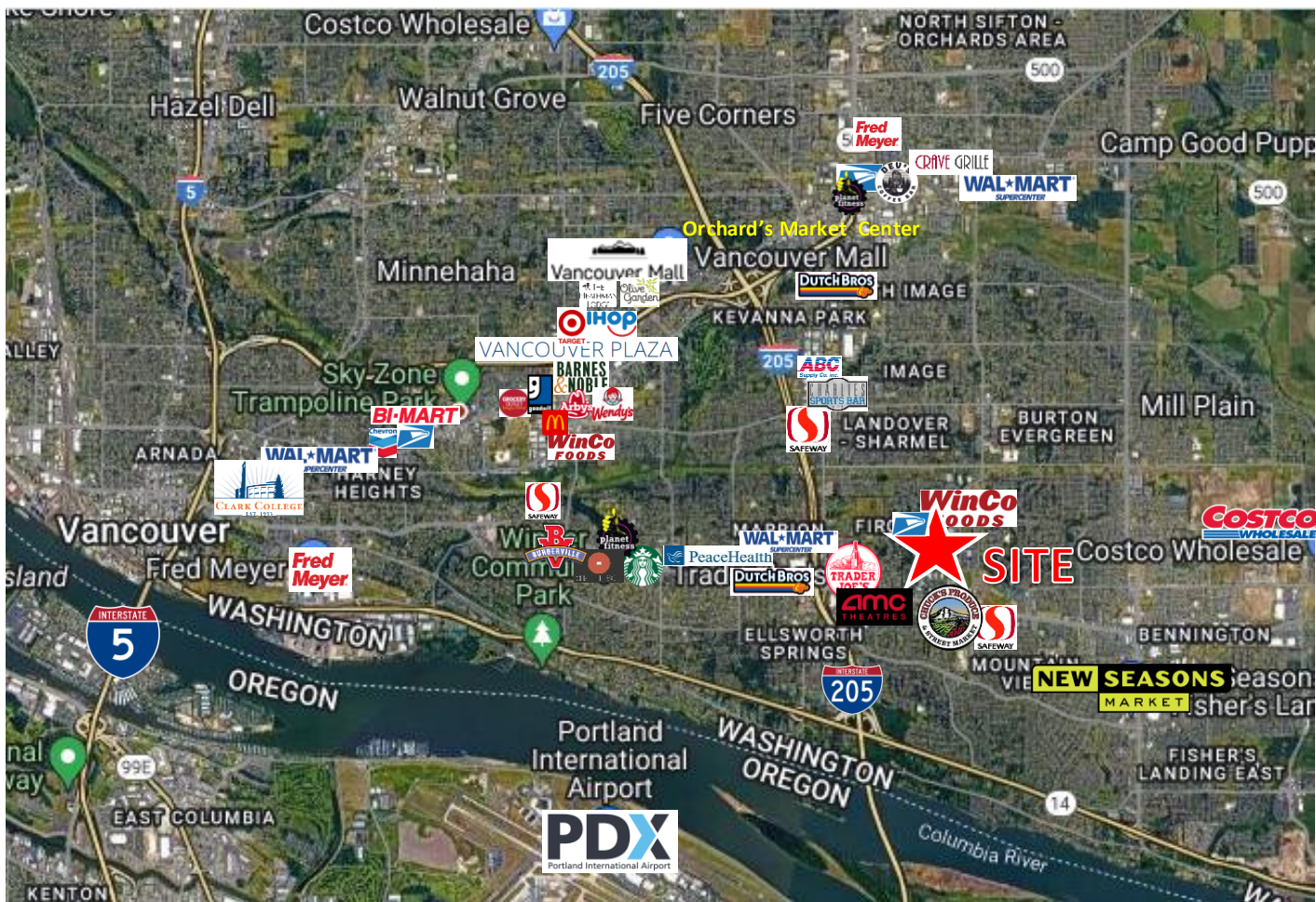
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2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	17,193	125,102	244,144
2029 Projected Population	18,798	135,019	262,821
Est. Average Household Income	\$82,570	\$94,344	\$95,538
Est. Total Businesses	1,384	5,455	12,023
Est. Total Employees	9,739	35,549	104,288

Average Daily Traffic

NE 136th Ave @ NE 9th St N – 20,986
SE 136th Ave @ SE Mill Plain Blvd S – 21,097
SE Mill Plain Blvd @ SE 136th Ave E – 41,266



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.