

FOR LEASE

CLARK CENTER

8000 NE Parkway Dr | Vancouver, WA 98662



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



PROPERTY HIGHLIGHTS

- Class A professional office space, professionally managed
- Common showers and lockers
- 4:1,000 parking ratio
- Monument and building signage available for full floor tenant
- \$22.50/RSF full service
- Availabilities:
 - Suite 230: 2,110 RSF
 - Suite 280: 2,130 RSF
 - Suite 300: 2,659 RSF*
 - Suite 320: 3,213 RSF*
 - Suite 340: 4,823 RSF*
 - Suite 360: 3,678 RSF*
 - Suite 380: 3,157 RSF*
- * Can be combined for 17,530 RSF



FOR MORE INFORMATION:

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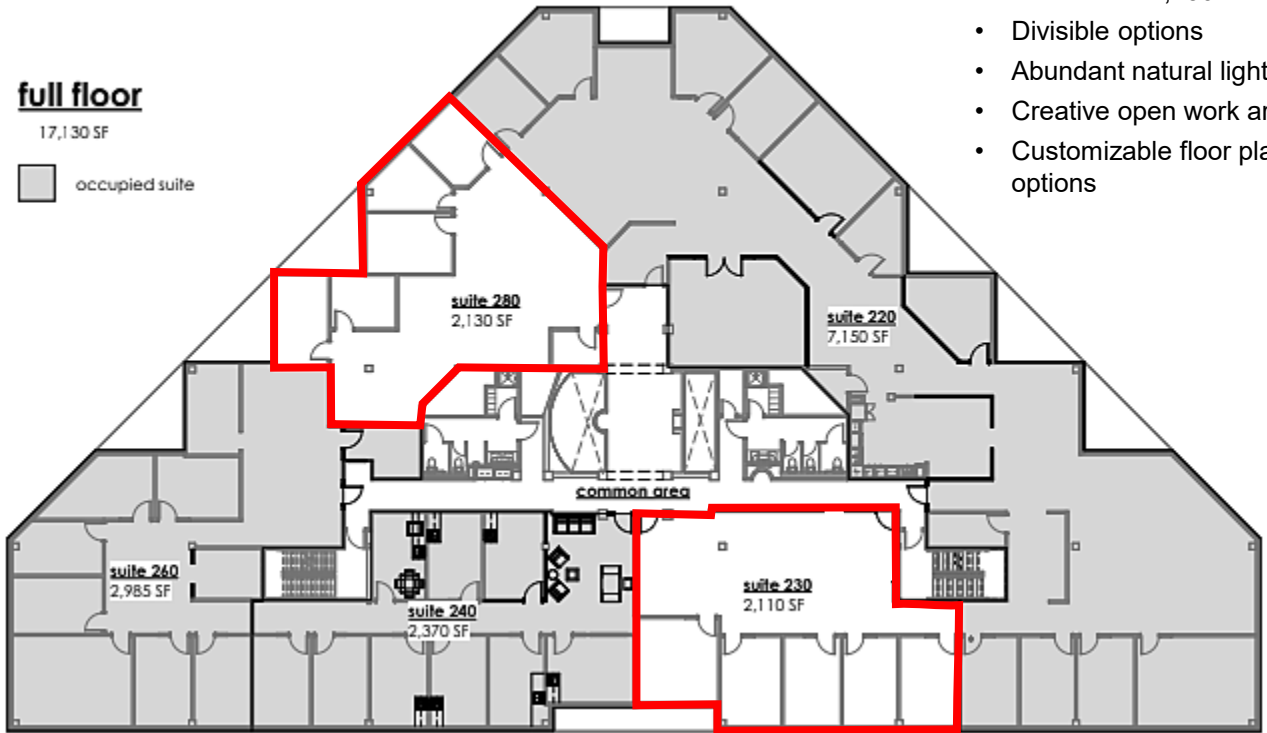
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Second Floor

full floor

17,130 SF

 occupied suite



- 2nd floor – 17,130 SF
- Divisible options
- Abundant natural light
- Creative open work area
- Customizable floor plan options



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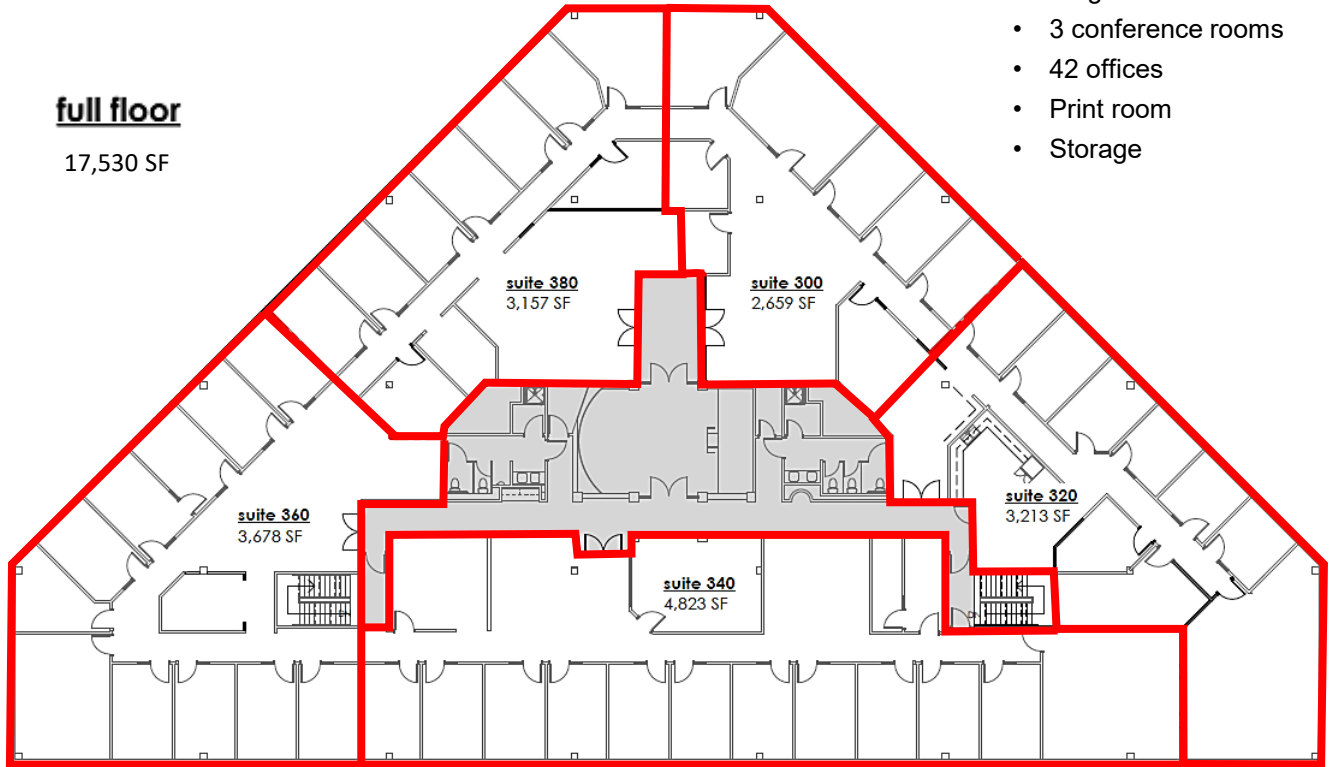


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Third Floor

full floor

17,530 SF



- Large break room
- 3 conference rooms
- 42 offices
- Print room
- Storage



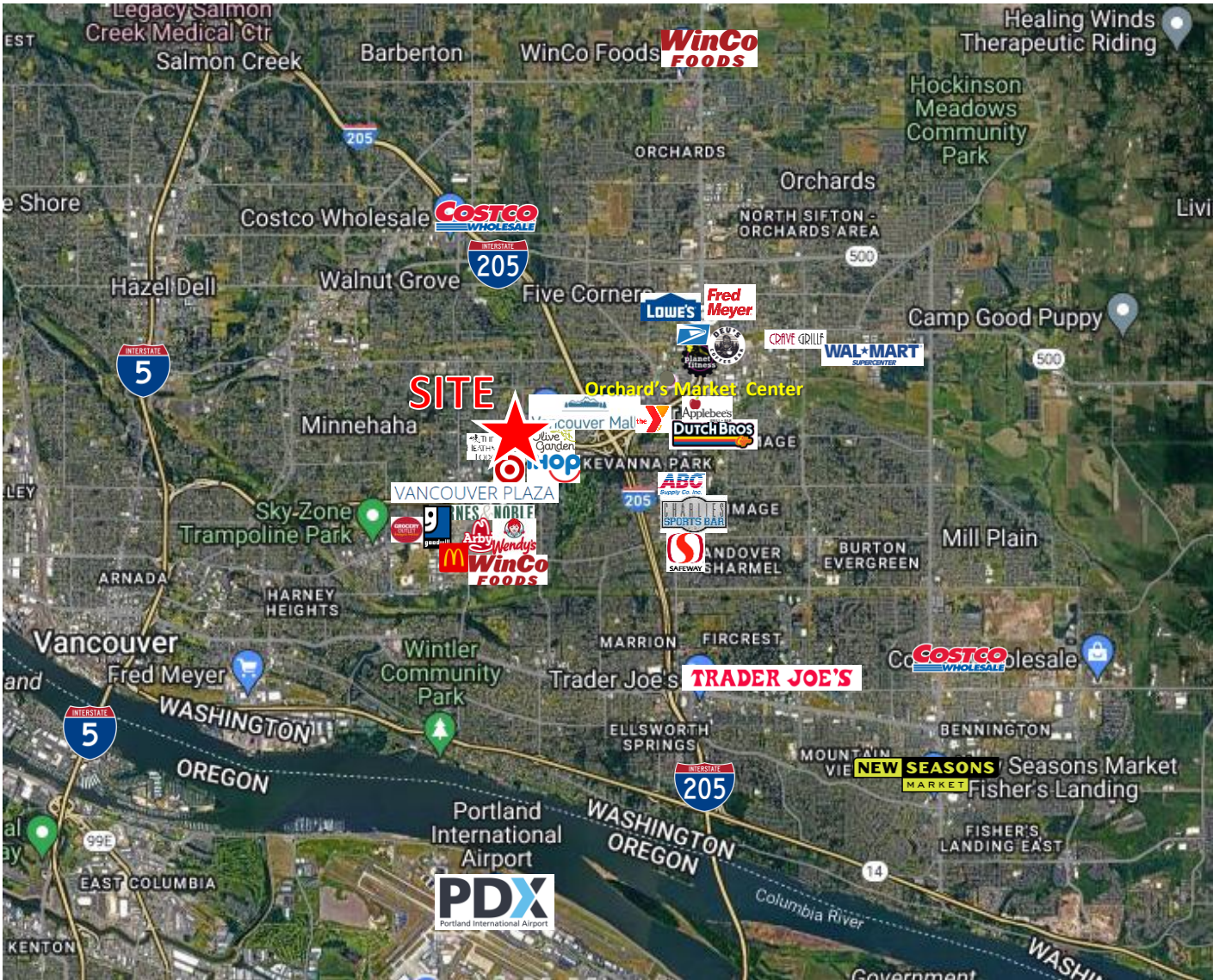
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	19,258	137,012	299,634
2029 Projected Population	20,855	147,715	323,421
Average Household Income	\$74,898	\$83,857	\$91,042
Total Employees	11,368	48,242	110,941

Average Daily Traffic

- NE Thurston Way @ NE Pkwy Dr N – 31,011
- NE Thurston Way @ NE Pkwy Dr S – 10,066
- State Rte 500 @ NE Thurston Way NE – 50,271

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.