



FOR LEASE



THE VANTAGE AT COLUMBIA PALISADES

Office Space Available: 25,000 RSF

SE 192nd Ave & SE Brady Rd | Camas, WA 98607

Located along the hillside of Vancouver's Eastern Gateway, the Columbia Palisades development is an exclusive lifestyle community featuring 84.2 acres of luxury residences, offices, parks, a hotel, modern luxury retail and restaurants, all with stunning views of the Columbia River and Mt Hood. The Vantage, Part of the Columbia Palisades phase one development will feature 25,000 SF of Class-A office space as well as 17,600 SF of retail space. Pre-Leasing Now!

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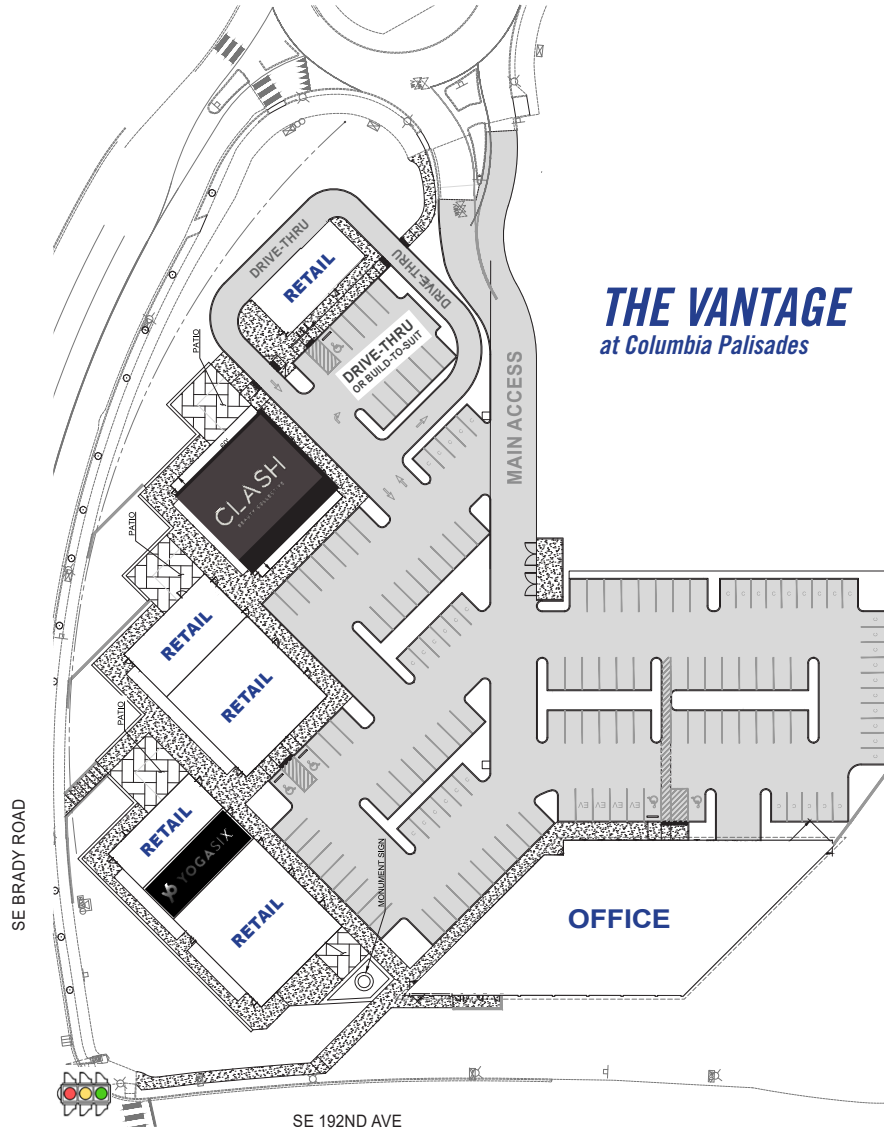
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BUILDING SUMMARY



THE VANTAGE at Columbia Palisades

PROPERTY DETAILS & AMENITIES

Total SF	25,000 SF
Built	Projected Delivery 2nd Quarter 2024
Parking	4/1,000 SF parking ratio
Building Class	A
Floor Plates	12,800 RSF, 37.00/RSF, NNN
Amenities	Rooftop Patio, Views, Secured Garage

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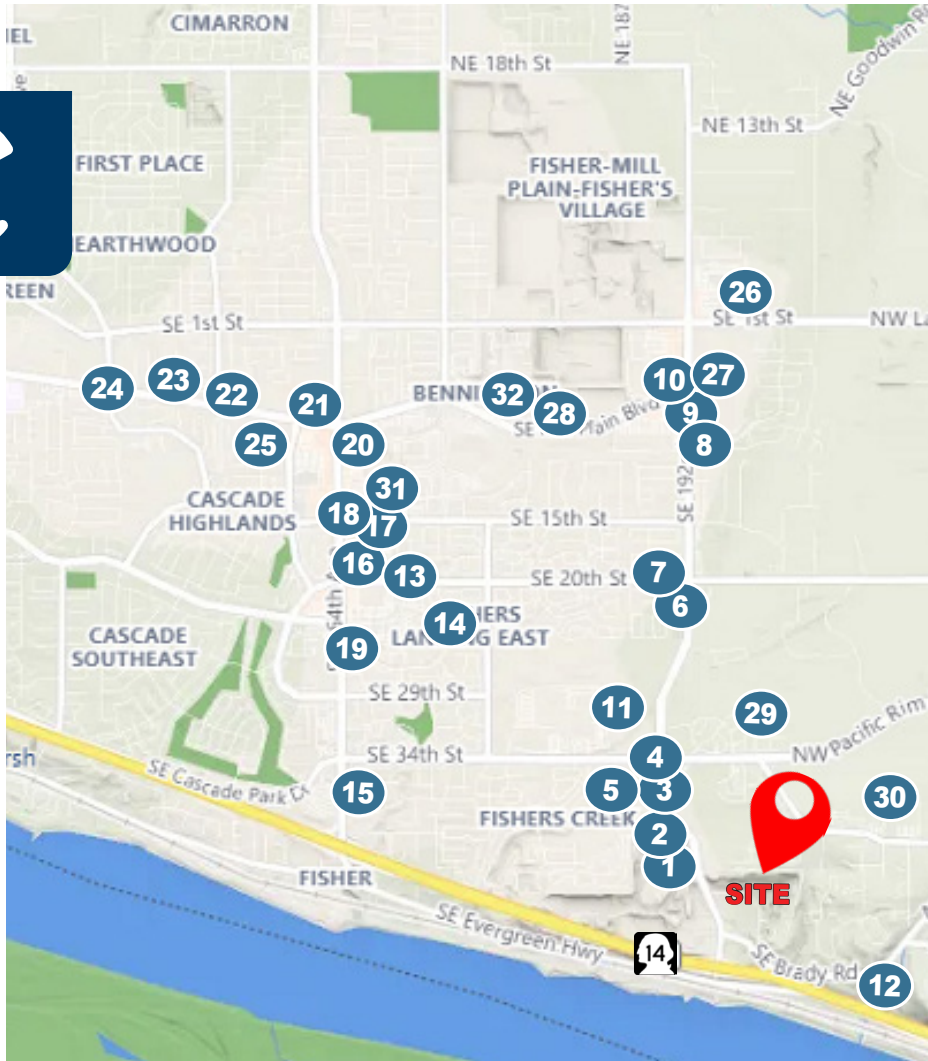
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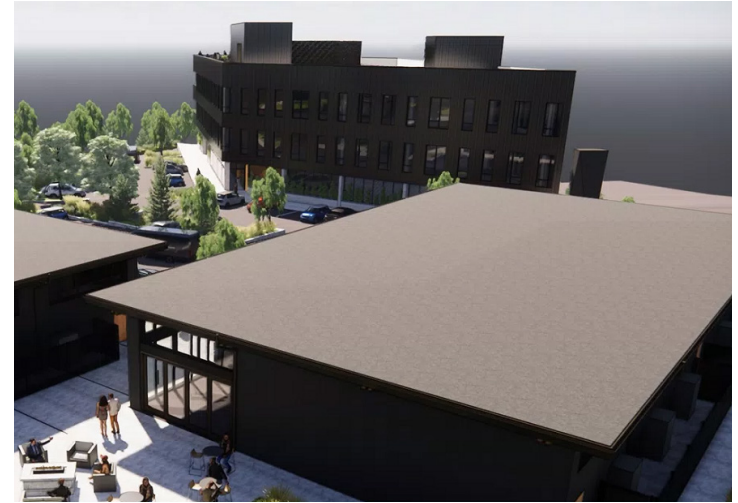


AREA AMENITIES



AREA HIGHLIGHTS

- | | | |
|----------------------|----------------------------|------------------------|
| 1. QFC | 12. DUTCH BROS COFFEE | 23. STARBUCKS |
| 2. NATURAL GROCERS | 13. SAFEWAY | 24. MARGARITA FACTORY |
| 3. GRAPES N' HOPS | 14. NEW SEASONS MARKET | 25. MOBIL GAS |
| 4. ROOTS RESTAURANT | 15. COFFEE SHAK | 26. COSTCO GAS STATION |
| 5. STARBUCKS | 16. BLACK ROCK COFFEE BAR | 27. WALMART |
| 6. MESTRO | 17. KILLER BURGER | 28. LA PROVENCE |
| 7. DITAZZA COFFEE | 18. GUSTAV'S PUB & GRILL | 29. FISHER INVESTMENTS |
| 8. DUTCH BROS COFFEE | 19. FRED MEYER FUEL CENTER | 30. NLIGHT GLOBAL HQ |
| 9. WALMART GROCERY | 20. 7-ELEVEN | 31. BIG AL'S |
| 10. MOD PIZZA | 21. ARAWAN THAI CUISINE | 32. HOPWORKS |
| 11. CHEVRON | 22. DUTCH BROS COFFEE | |



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