

# FOR LEASE

## PACIFIC TOWER OFFICE SPACE

915 Broadway Street | Vancouver, WA 98660



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

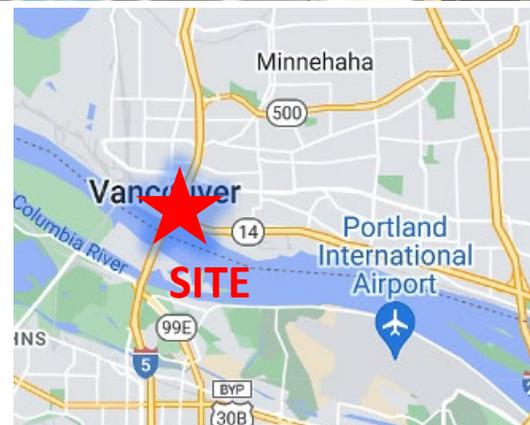


## PROPERTY HIGHLIGHTS

Excellent creative office space featuring outside courtyard seating, updated building amenities and scenic views

Available:

- Suite 300 - 4,072 RSF
- \$23.50/SF full service
- Four parking stalls included at no monthly charge
- Access to common conference facilities
- Easy access directly off I-5, minutes from PDX, and within walking distance of restaurants, retail, parks, and the newly underway master-planned development at Vancouver Waterfront



## FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR  
360.597.0568 | aroselli@fg-cre.com  
Byron Roselli  
360.597.0567 | brosell@fg-cre.com

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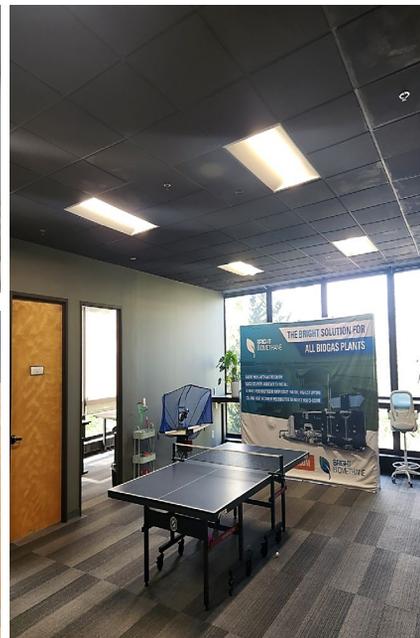
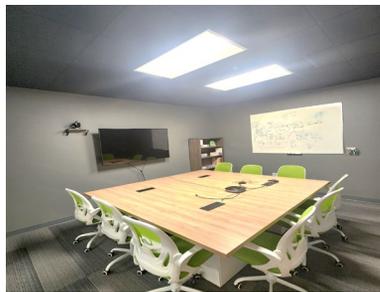
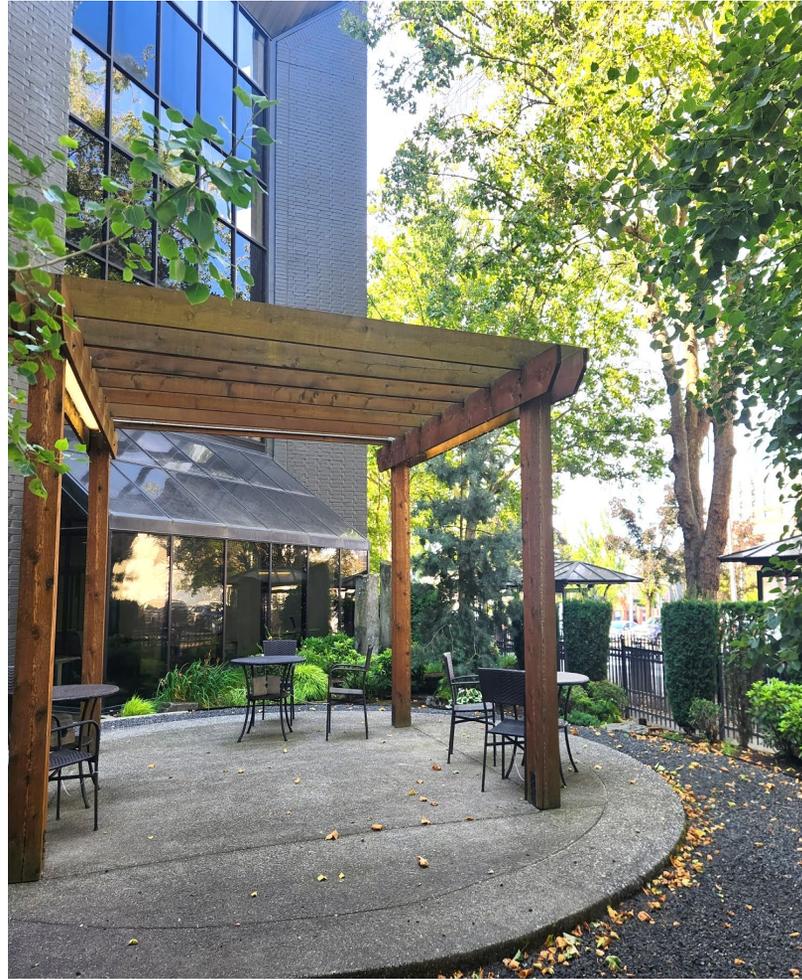
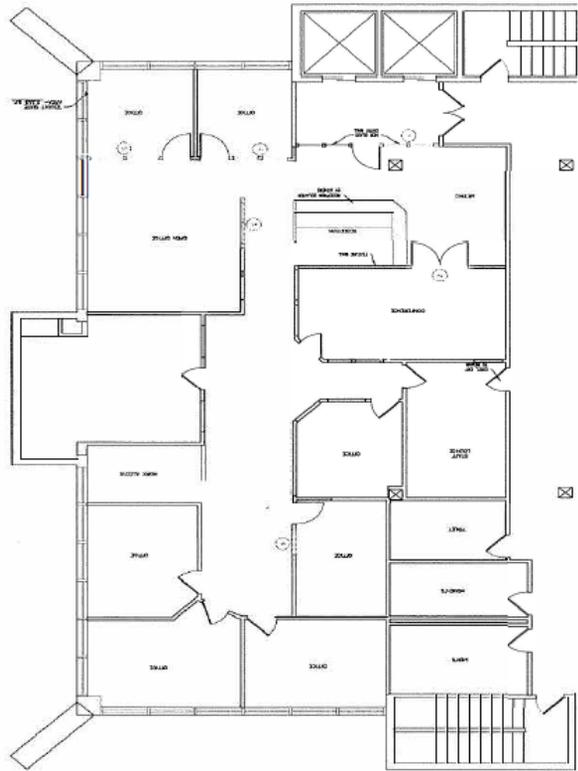
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### 3rd floor – Suite 300 - 4,075 RSF



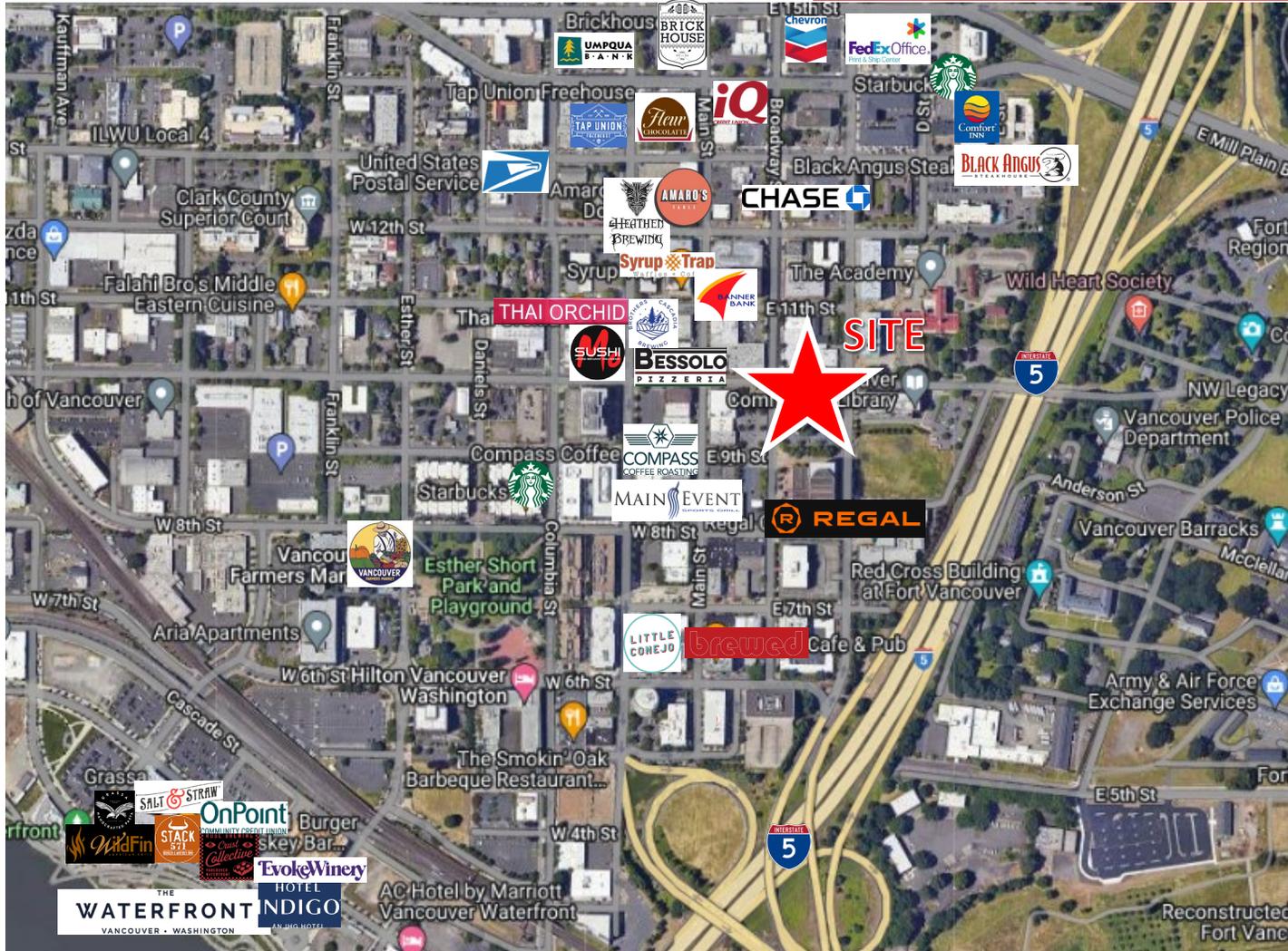
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### 2024 / 2025 DEMOGRAPHICS

|                               | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------------------|----------|----------|----------|
| Est. Population               | 11,013   | 69,669   | 237,286  |
| 2029 Projected Population     | 12,020   | 74,271   | 245,177  |
| Est. Average Household Income | \$82,354 | \$84,160 | \$94,872 |
| Est. Total Businesses         | 2,367    | 5,098    | 13,605   |
| Est. Total Employees          | 17,517   | 43,751   | 118,318  |

### Average Daily Traffic

- E Evergreen Blvd @ Broadway St W – 4,705
- Broadway St @ E 11<sup>th</sup> St N – 3,262
- E Evergreen Blvd @ Main St W – 6,301

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.