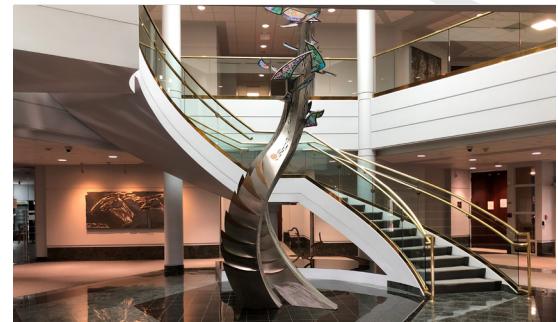


FOR LEASE

PARK TOWERS

201 NE PARK PLAZA DRIVE | VANCOUVER, WA 98684

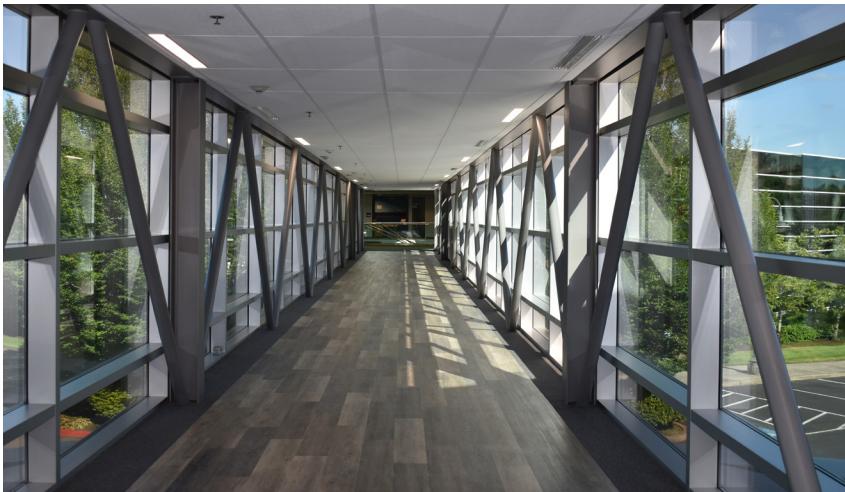


- Six Class A office buildings totaling approximately 340,000 SF
- Ideally located near I-205 and SE Mill Plain Boulevard with convenient access to PDX International Airport, SR-500, downtown Vancouver and Portland
- On-site amenities include free conference facilities, tenant lounge, bike storage, and showers

CBRE

AMENITIES

Building	Amenity	
1. Park Tower I	A. McGrath's	
2. Park Tower II	B. DoubleTree Hotel	
3. Park Tower III	C. Applebee's	
4. Park Tower IV	D. FedEx Print & Ship	
5. Park Tower V	E. Kenji's Ramen & Grill	
6. Park Tower Addition	F. Columbia Credit Union	

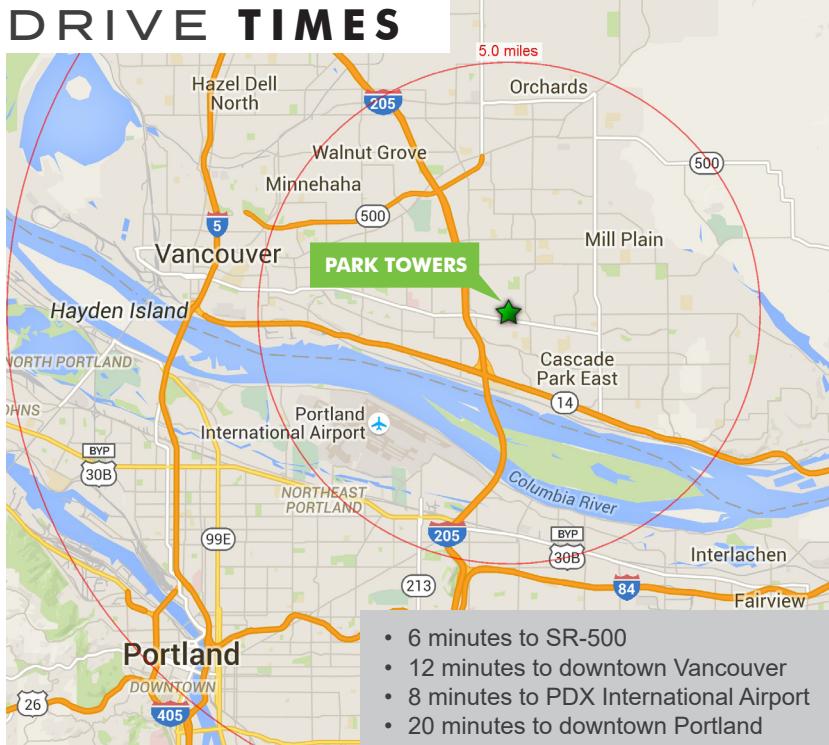
PARK TOWERS

Building	Suite	Square Feet	Notes
Building Addition	160	822	Open office area
Building Addition	167	7,101	8 offices, 2 conference rooms, breakroom, open office area, storage and reception area
Building Addition	195	7,040	9 offices, large conference room, kitchen, open office area, storage, reception area
Building Addition	265	6,751 - 12,333	24 offices, 3 conference rooms, breakroom, open office area, storage, reception area
Building Addition	295	959	Open office area, kitchenette and storage room
Building Addition	296	4,839	8 offices, breakroom, open office area
I	105	7,973	16 offices, 2 conference rooms, breakroom, open office area, work room, storage, reception area
I	135	1,227	3 offices, open office area
I	240	3,540	9 offices, large conference room, breakroom, open office area, work room
II	290	10,462	Available August 2023, divisible. Multiple private offices, conference rooms, break room, open office area, work room and reception
III	205	8,935	Sublease available through April 2024, asking rate \$21/ RSF
III	220	4,020	Warm shell
III	230	7,679	10 offices, 2 conference rooms, breakroom, open office area, storage
IV	207	1,627	7 offices
IV	208	1,676	4 offices, conference room, open office area
IV	230	1,607	2 offices, breakroom and open office area
IV	240	1,915	Warm shell

PARK TOWERS

- Rental rate \$26-\$27/RSF full service gross
- On-site management
- Parking ratio 4:1,000
- Jogging/walking trails throughout office park

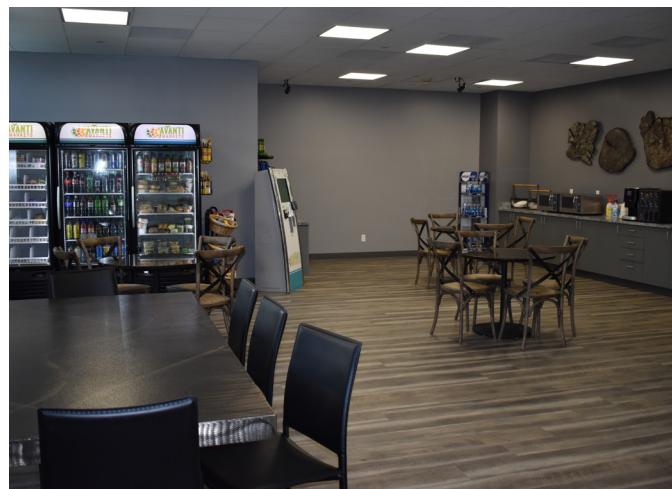
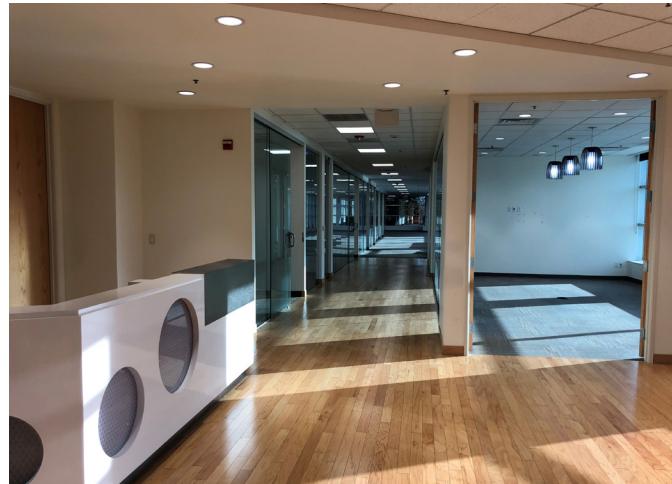
DRIVE TIMES



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