

**AVAILABLE  
NOW!**

# Andresen Corporate Center

4201 NE 66<sup>th</sup> Ave, Vancouver, WA

**TMG**  
COMMERCIAL  
A Division of the The Management Group, Inc.



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# FEATURES

## Andresen Corporate Center

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Conveniently located in central Vancouver, Andresen Corporate Center provides the ideal office setting for professional services, medical offices, and retail service providers. All suites feature a dedicated entrance, private bathrooms, outdoor courtyard, and signage opportunities.



## FEATURES

- 18,000 SF suburban office property
- New exterior finishes
- Vancouver Mall restaurants and retail just over one mile away
- Secure outdoor patio and break area

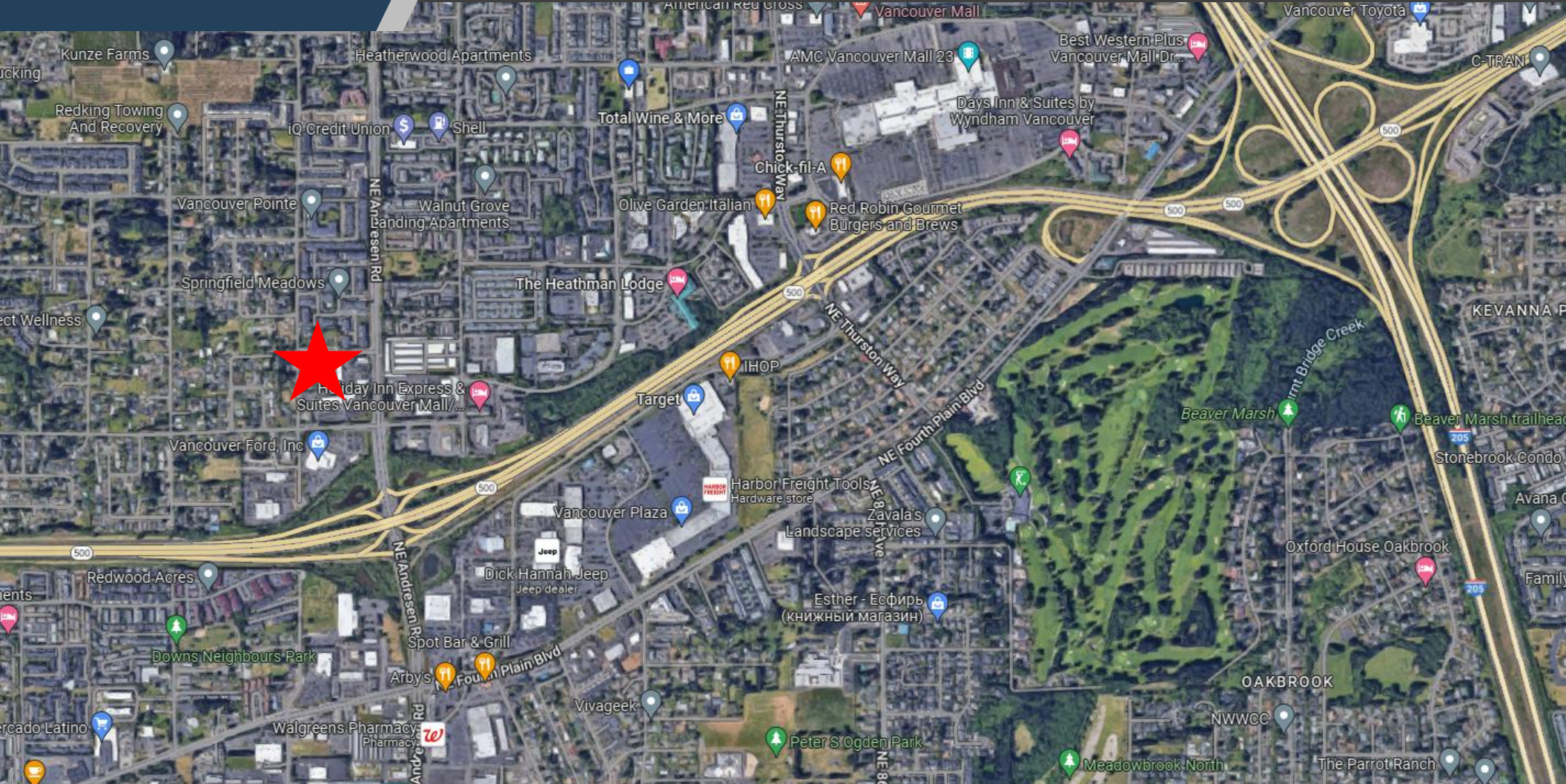
## INFORMATION

Flexible Leasing Terms  
TI Allowance Available  
3.7 / 1000 Parking Ratio



# LOCATION

## Andresen Corporate Center 4201 NE 66<sup>th</sup> Ave, Vancouver, WA



### Centrally Located in Vancouver, Washington

Situated near SR-500 and I-205, Andresen Corporate Center is close to a large selection of shopping, restaurants, services, and public transportation.



# FOR LEASE

## Andresen Corporate Center

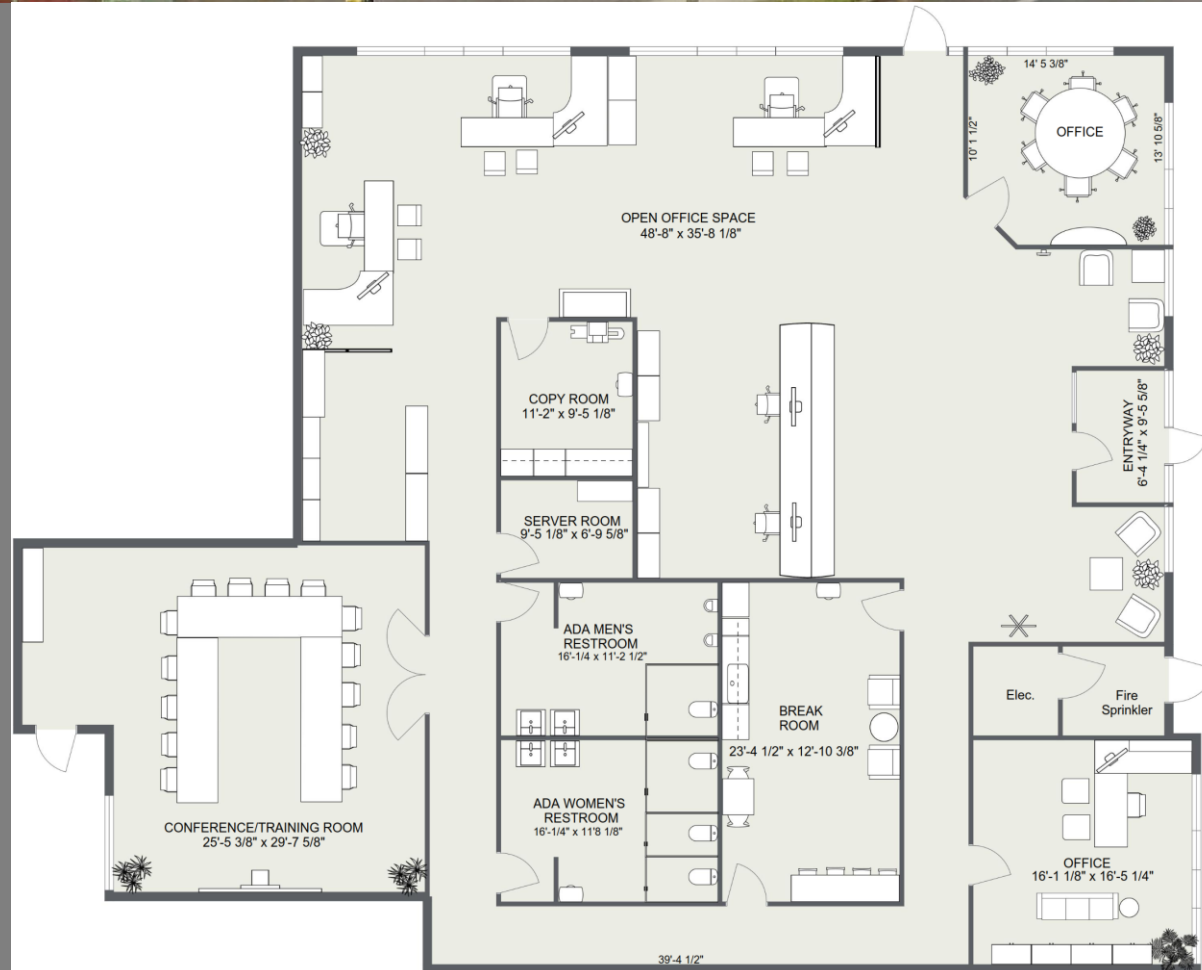
Suite 103 – 4,556 SF  
Floor Plan Option 1

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Suite 103 / 4,556 SF\*

- Corner suite with abundant natural light
- Open office with two breakout rooms and one large all-hands room
- Private restrooms
- **\*Floor Plan is Divisible. See Floor Plan Option 2**



# FOR LEASE

## Andresen Corporate Center

Suite 103 – Option 2  
Tenant A: 1,865 SF / Tenant B: 2,115 SF

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### Suite 103 Floor Plan Option 2

Tenant A: 1,865 SF

Tenant B: 2,115 SF

- Corner suite with abundant natural light
- 3 office suite with one conference room and reception area
- Shared restrooms

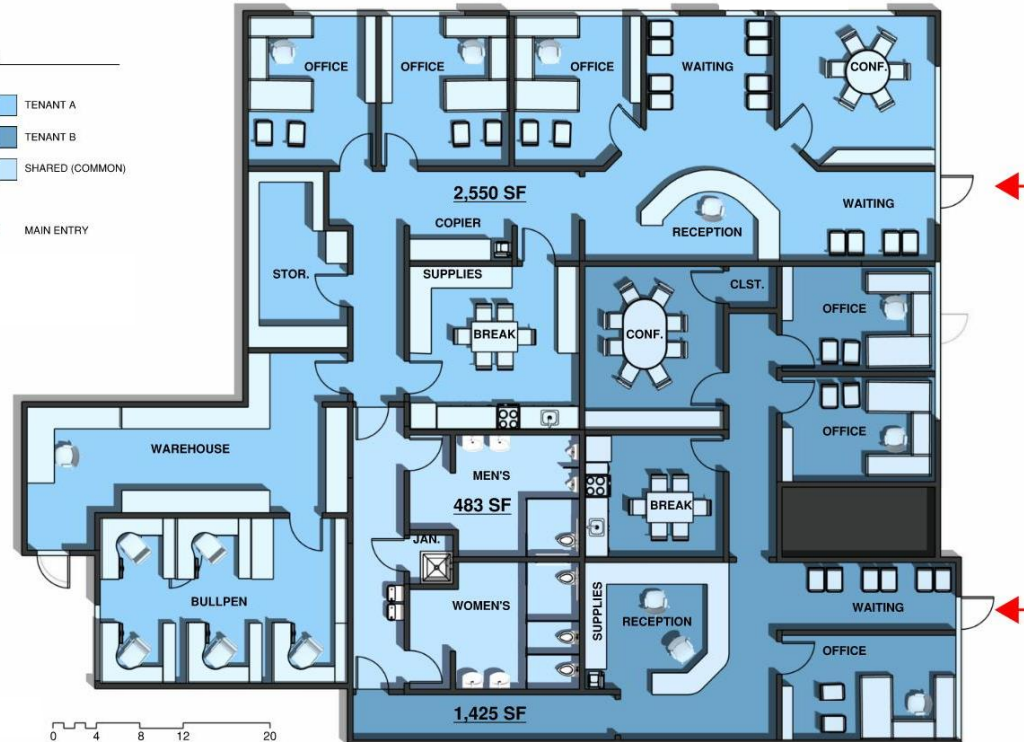
- Front suite with abundant natural light
- Open office with one large all-hands room and one main office, with reception area
- Shared restrooms

#### ANDRESEN CENTER TENANT IMPROVEMENTS

##### LEGEND

- SPACES
- TENANT A
  - TENANT B
  - SHARED (COMMON)

ENTRY  
← MAIN ENTRY



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