

# FOR LEASE

## GARDEN PARK OFFICE BUILDING

3205 NE 78<sup>th</sup> Street | Vancouver, WA 98665

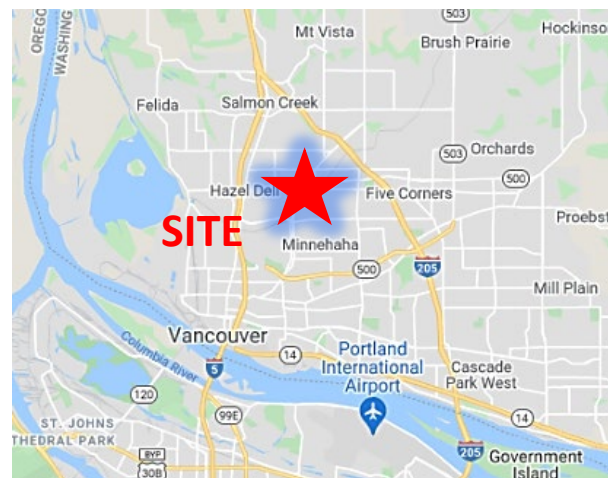


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Updated interiors, professionally maintained office building
- Great visibility on 78th Street
- Easy access to I-5 and I-205
- AVAILABLE:
  - Suite 10 – 3,118 RSF
  - \$19.50/SF PSF Full Service



## FOR MORE INFORMATION:

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

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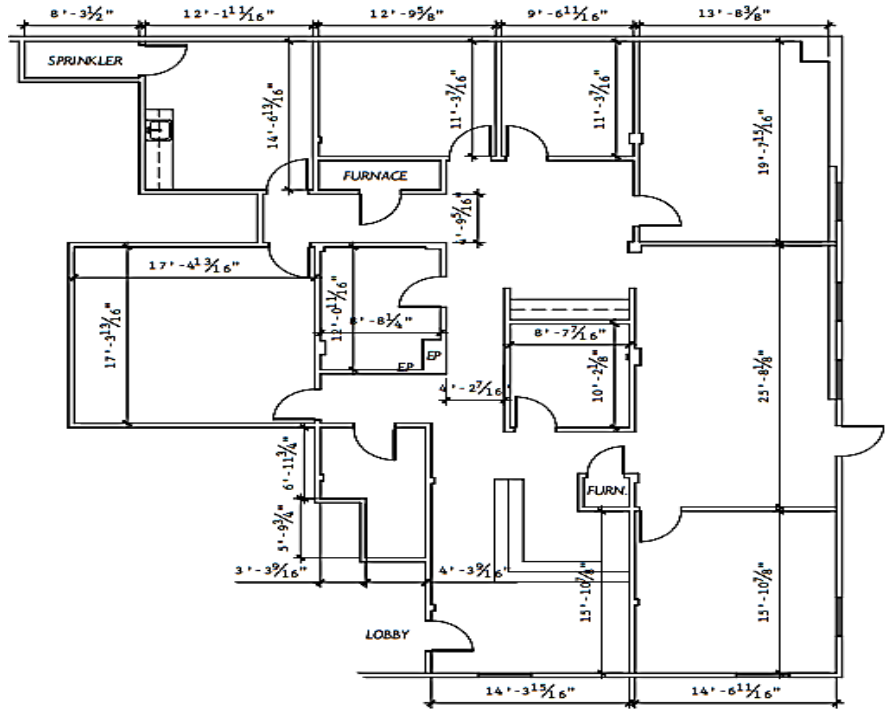
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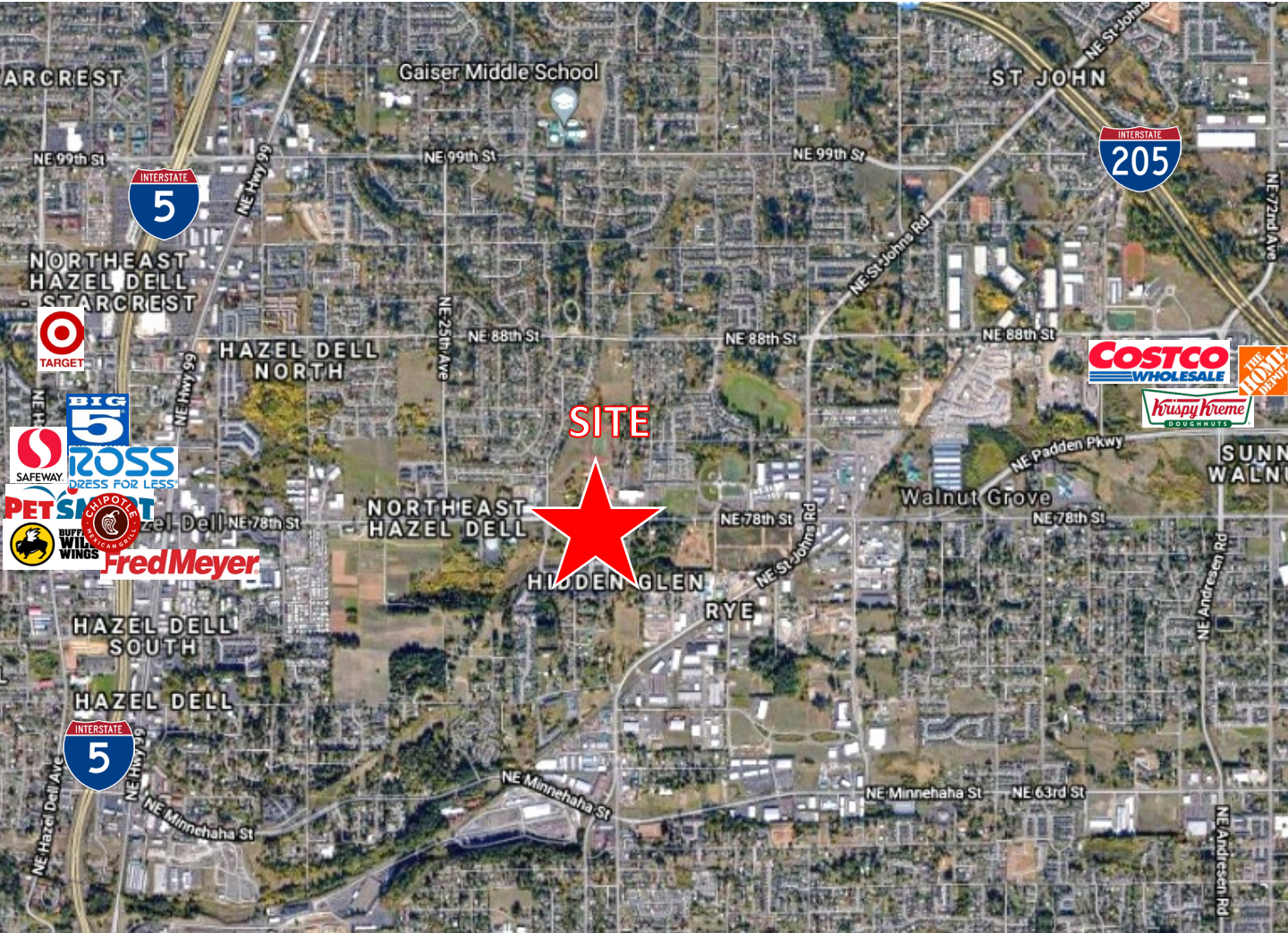
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### 2022 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	10,188	116,231	237,511
2027 Projected Population	11,167	127,126	260,631
Est. Average Household Income	\$87,655	\$85,914	\$89,400
Est. Total Businesses	438	4,862	11,786
Est. Total Employees	3,422	38,357	95,221

- 12 miles to Portland International Airport
- 5 miles to downtown Vancouver
- 14 miles to downtown Portland

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.