

FOR LEASE

CLASS A OFFICE

5101 NE 82nd Avenue | Vancouver, WA 98662

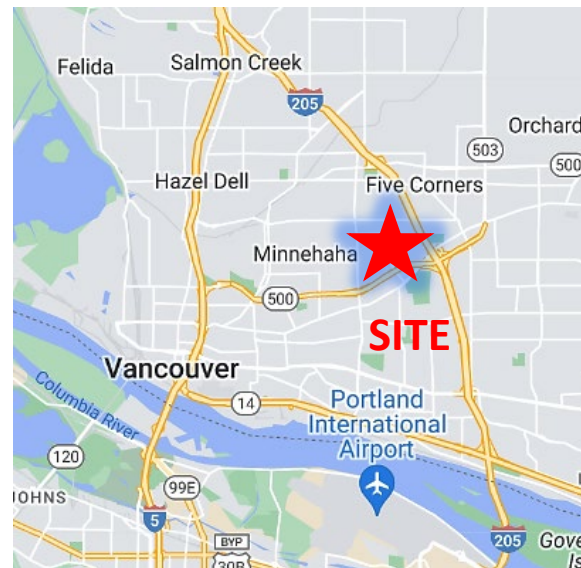


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- High visibility location, Class A office building adjacent to the Vancouver Mall
- Available:
 - Suite 210 – 3,511 RSF
 - \$24.50/SF full service
- Building signage available
- 4/1,000 parking ratio
- Easy freeway access to I-205 and SR-500
- Surrounded by retail, restaurants and other amenities



FOR MORE INFORMATION:

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

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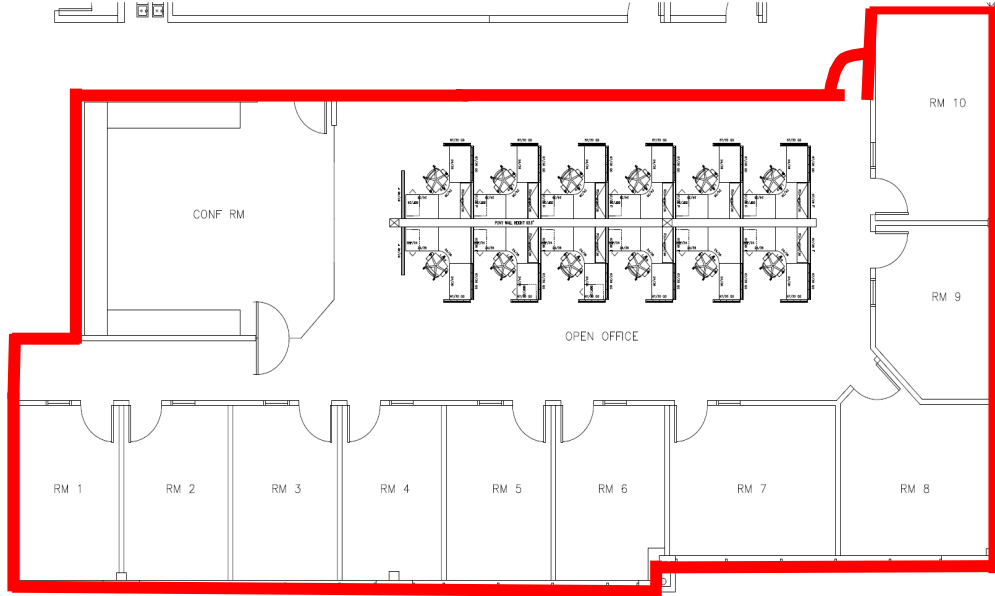
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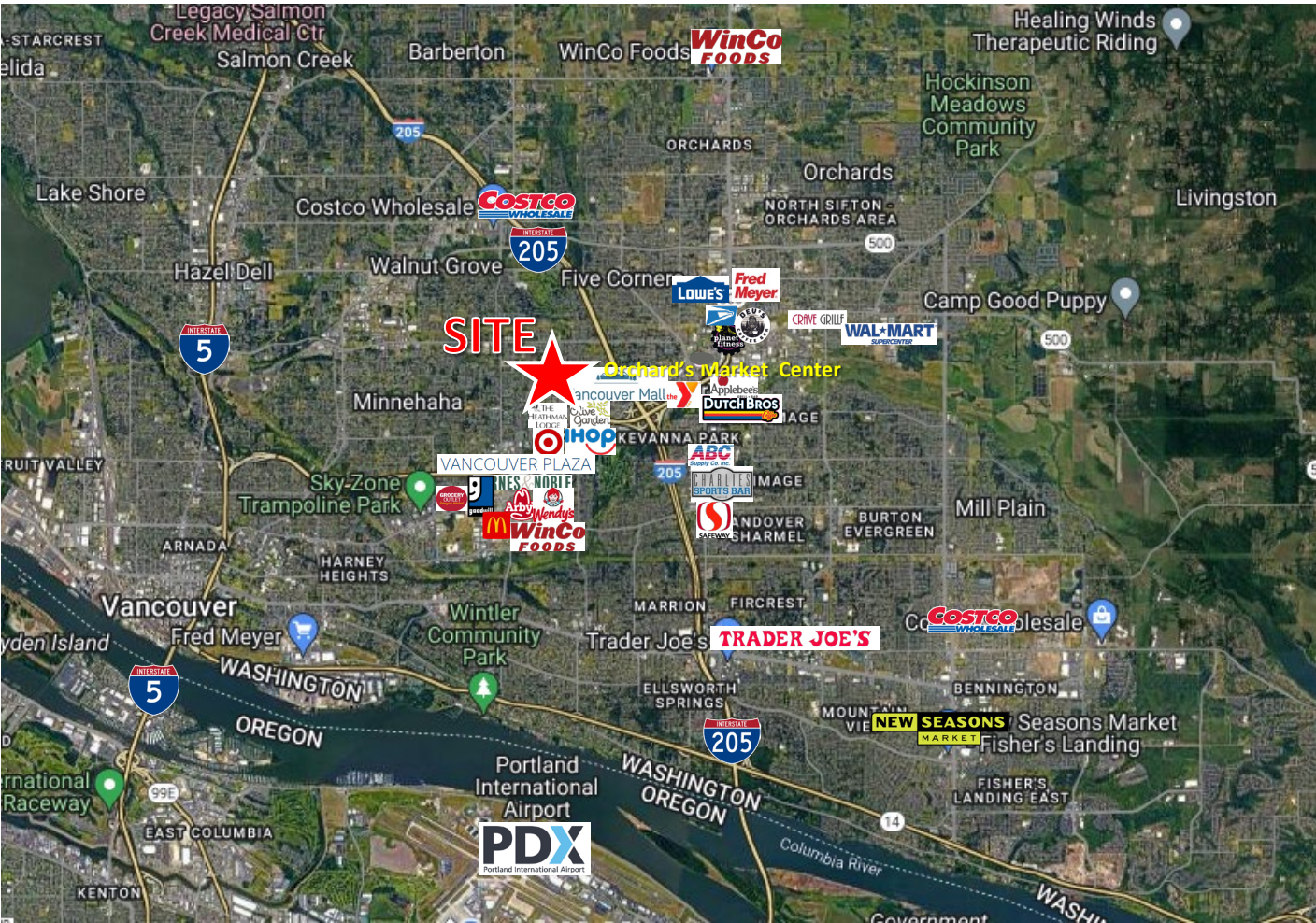
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2023 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 17,590 | 133,755 | 294,482 |
| 2028 Projected Population | 18,549 | 140,711 | 310,234 |
| Est. Average Household Income | \$71,544 | \$82,222 | \$89,171 |
| Est. Total Businesses | 1,018 | 5,780 | 13,050 |
| Est. Total Employees | 9,119 | 46,658 | 102,565 |

Average Daily Traffic

NE Vancouver Mall Dr @ NE Thurston Way E – 15,154

NE Thurston Way @ NE Pkwy Dr N – 31,098

NE Thurston Way @ NE Vancouver Mall Dr – 9,934

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.