

# FOR LEASE

## QUAD 205 BUSINESS PARK

10906-11012 NE 39<sup>th</sup> Street & 4018 NE 112<sup>th</sup> Avenue Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com

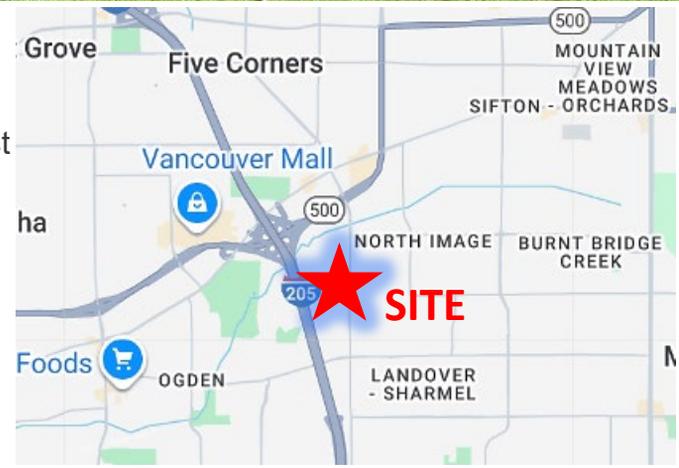


## PROPERTY HIGHLIGHTS

Quad 205 Business Park is conveniently located just east of I-205 near SR 500 and ten minutes to Portland International Airport. The 112th Avenue corridor is the most sought-after industrial park location in Clark County.

### Available:

- Suite B2: 1,575 SF shell / 575 SF office
- Suite B5/6: 9,100 SF shell / 1,400 SF office
- Suite B7/8: 9,100 SF shell / 1,171 SF office
- Suite C7: 3,112 SF shell / 2,168 SF office
- Suite D9: 3,150 SF shell / 1,000 SF office



### FOR MORE INFORMATION:

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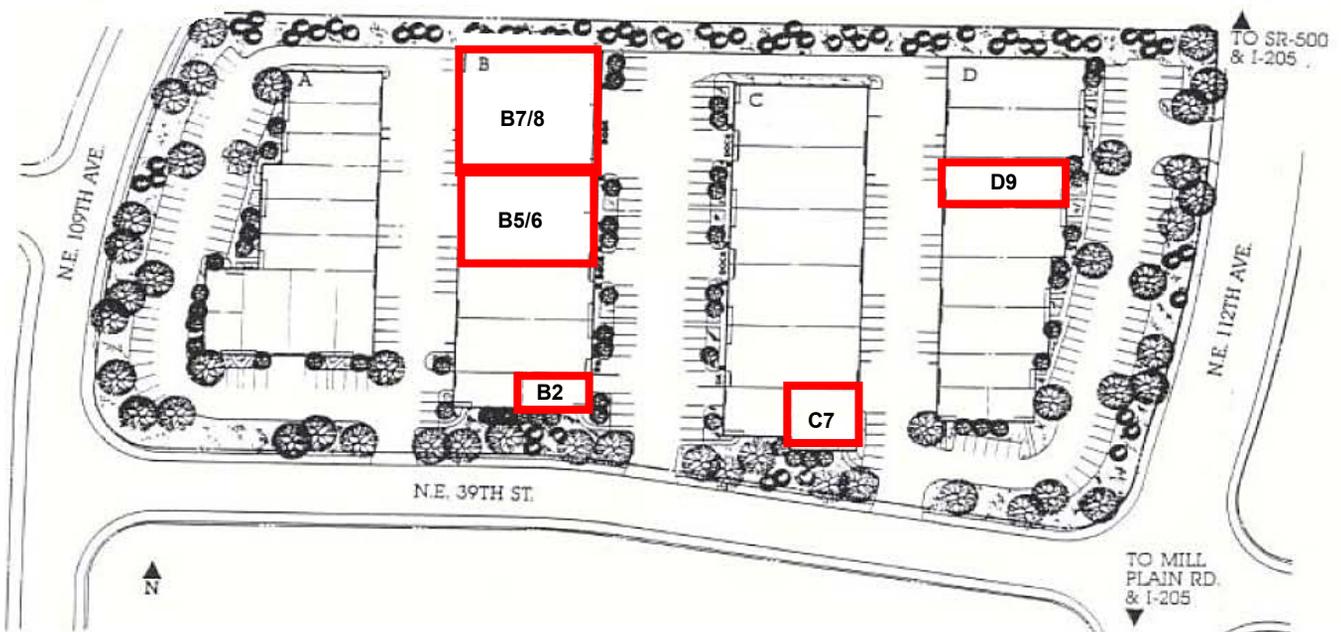


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### Availabilities

Suite	Shell SF	Office SF	Loading	CLR Height	Base Rent/Mo	NNN Rent/Mo	Total Rent/Mo
B2	1,575	575	Grade	18'	\$2,000	\$520	\$2,520
B5/6	9,100	1,400	Dock & Grade	18'	\$9,275	\$3,000	\$12,275
B7/8	9,100	1,171	Dock & Grade	18'	\$9,025	\$3,000	\$12,025
C7	3,112	2,168	Grade	14'	\$5,030	\$1,027	\$6,057
D9	3,150	1,000	Grade	14'	\$3,775	\$1,040	\$4,815



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.