



FOR LEASE



RIVERSTONE OFFICE BUILDING

Prestigious Class A Office

± 1,967 SF - ± 7,018 SF (3 Suites) | \$28.50/SF FS

19120 SE 34th St, Vancouver, WA 98683

- Abundant parking
- Building signage available on 192nd Avenue
- Modern design features, shower facilities, bike storage

A KILLIAN PACIFIC PROPERTY

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	19120 SE 34th St, Vancouver, WA 98683
Available Space	± 1,967 SF - ± 7,018 SF
N° of Suites Available	3 Suites
Lease Rate	\$28.50/SF FS
Use Type	Office
Availability	With 30 Days' Notice

SPACE	SIZE	VIRTUAL TOUR	RATE	AVAILABLE
Suite 115B	1,967 SF	Click Here	\$28.50/SF FS	Now
Suite 203	3,755 SF	Click Here	\$28.50/SF FS	Now
Suite 204	3,263 SF	Click Here	\$28.50/SF FS	Now
*Suites 203 and 204 can be contiguous up to 7,018 SF				

Location Features

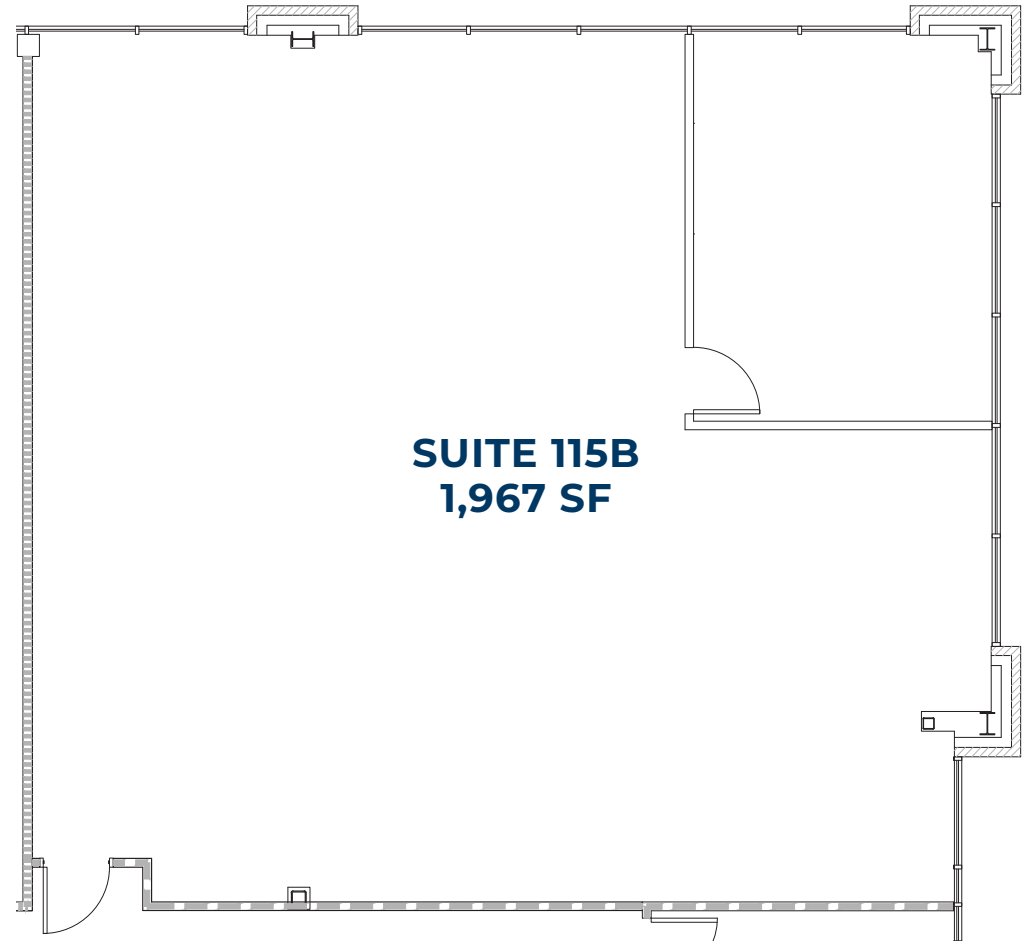
- Easy access from new SE 192nd Avenue & SR-14 Interchange or from SE 34th Street east to SE 164th Avenue
- Nearby to retail, dining, grocery and a variety of other services
- 15-minute drive to Portland International Airport

Nearby Highlights

- Banfield HQ
- Black Rock Coffee Bar
- Columbia Tech Center
- Costco
- DiTazza Coffee
- Dutch Bros Coffee
- Fred Meyer
- Grapes n' Hops
- Gustav's Pub & Grill
- Killer Burger
- La Provence
- MOD Pizza
- Natural Grocers
- New Seasons Market
- Roots Restaurant
- Starbucks
- Target
- Vancouver Clinic
- Vancouver Innovation Center
- Walmart Supercenter
- World Market

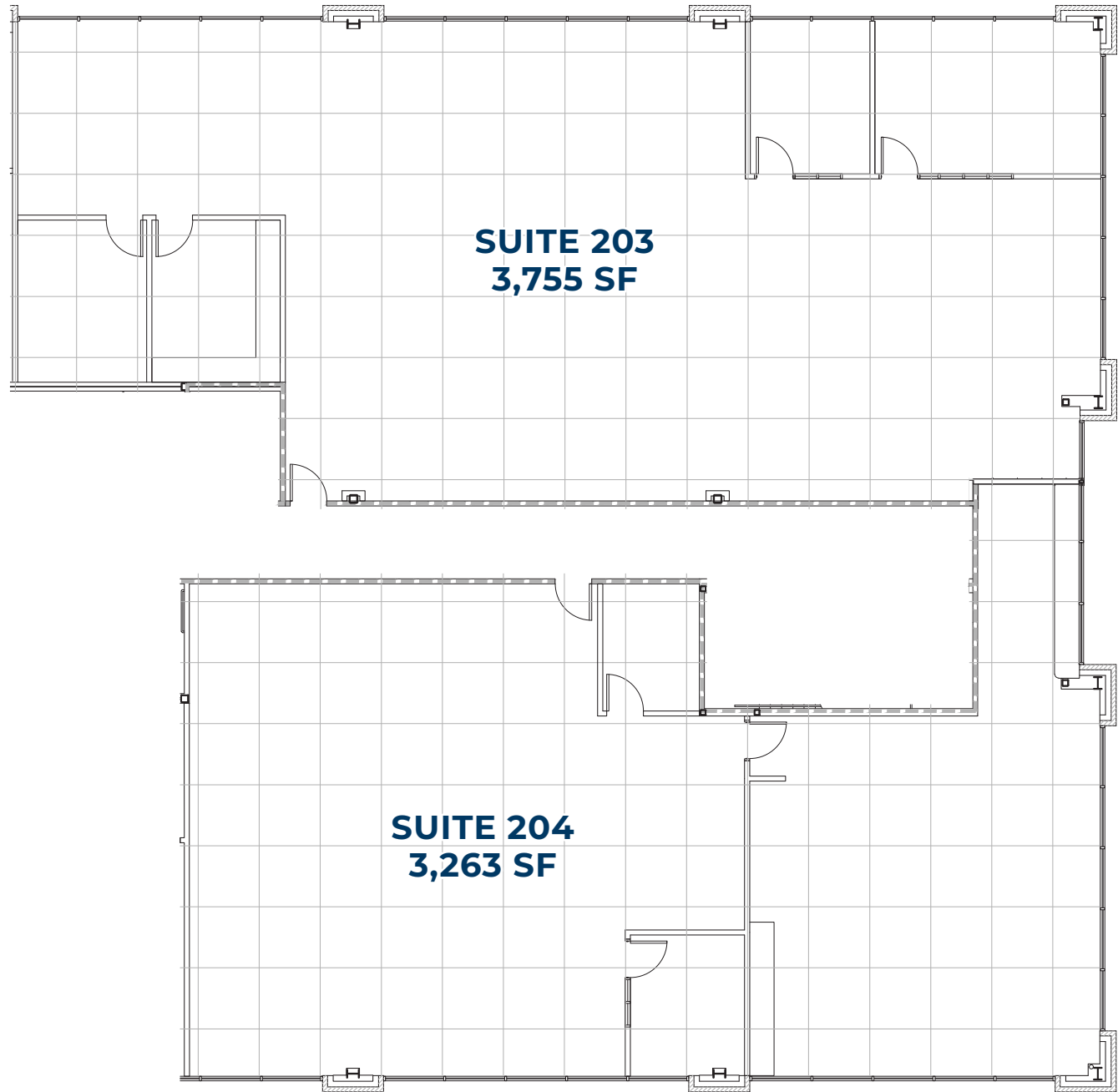


FIRST FLOOR





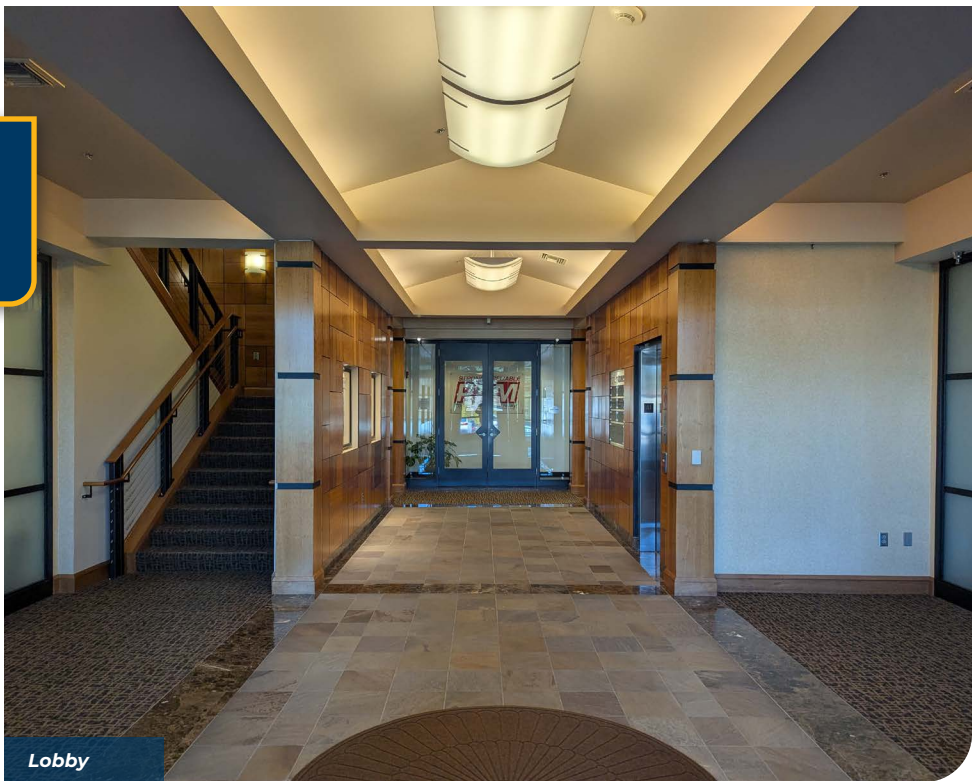
SECOND FLOOR



***Suites 203 and 204 can be contiguous up to 7,018 SF**



PHOTO LIBRARY



Lobby



Suite 203



Suite 204



Suite 203

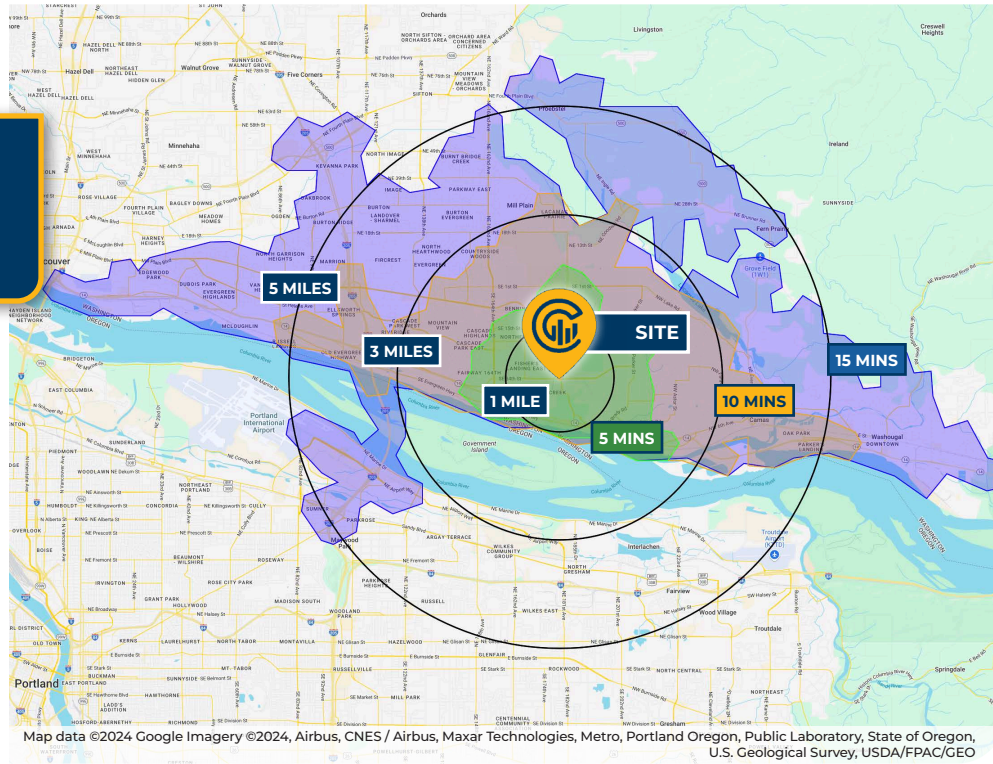


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,613	65,735	183,874
2029 Projected Population	11,276	67,599	186,353
2020 Census Population	10,331	65,608	182,835
2010 Census Population	9,315	56,086	160,507
Projected Annual Growth 2024 to 2029	1.2%	0.6%	0.3%
Historical Annual Growth 2010 to 2024	1.0%	1.2%	1.0%
Households & Income			
2024 Estimated Households	4,084	25,933	71,331
2024 Est. Average HH Income	\$153,682	\$150,294	\$127,823
2024 Est. Median HH Income	\$115,992	\$109,110	\$96,338
2024 Est. Per Capita Income	\$59,145	\$59,381	\$49,742
Businesses			
2024 Est. Total Businesses	370	2,465	7,969
2024 Est. Total Employees	5,213	26,570	76,685
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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