



FOR SUBLEASE



## PARK TOWER IV SUBLEASE

### Plug-N-Play Office Sublease Available

2,466 SF | \$24 psf Full Service

12500 SE Second Circle, Vancouver, WA 98684

- Now subleasing Class A office space available for immediate occupancy with full furnishings available
- Ideally located near I-205 and SE Mill Plain Boulevard with convenient access to PDX International Airport, SR-500, downtown Vancouver and Portland
- On-site amenities include free conference facilities, tenant lounge, bike storage, and showers
- Part of a greater six office building campus offering tremendous growth opportunities
- *Master lease expires March 31, 2029*

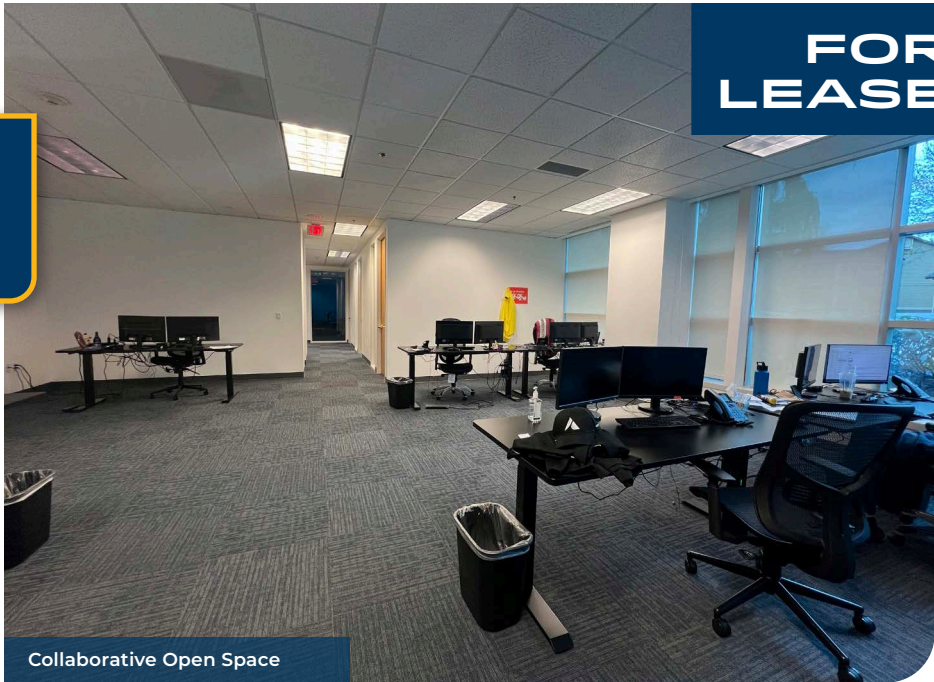
**MCCOY DOERRIE, SIOR**

Senior Vice President | Licensed in OR & WA

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PROPERTY SUMMARY



FOR LEASE

Collaborative Open Space



Generous Break Room

PROPERTY DETAILS

Address	12500 SE Second Circle, Vancouver, WA
Available Space	2,466 SF
Lease Rate	\$24 psf Full Service
Use Type	Office
Availability	Immediate
Condition	Excellent
Space Features	2 Offices / Large Conference Room / Break-room / Storage / Reception Area / Large Bullpen

Location Features

- On-site management
- Parking ratio 4:1,000
- Jogging/walking trails throughout office park
- 6 minutes to SR-500
- 12 minutes to downtown Vancouver
- 8 minutes to PDX International Airport
- 20 minutes to Downtown Portland

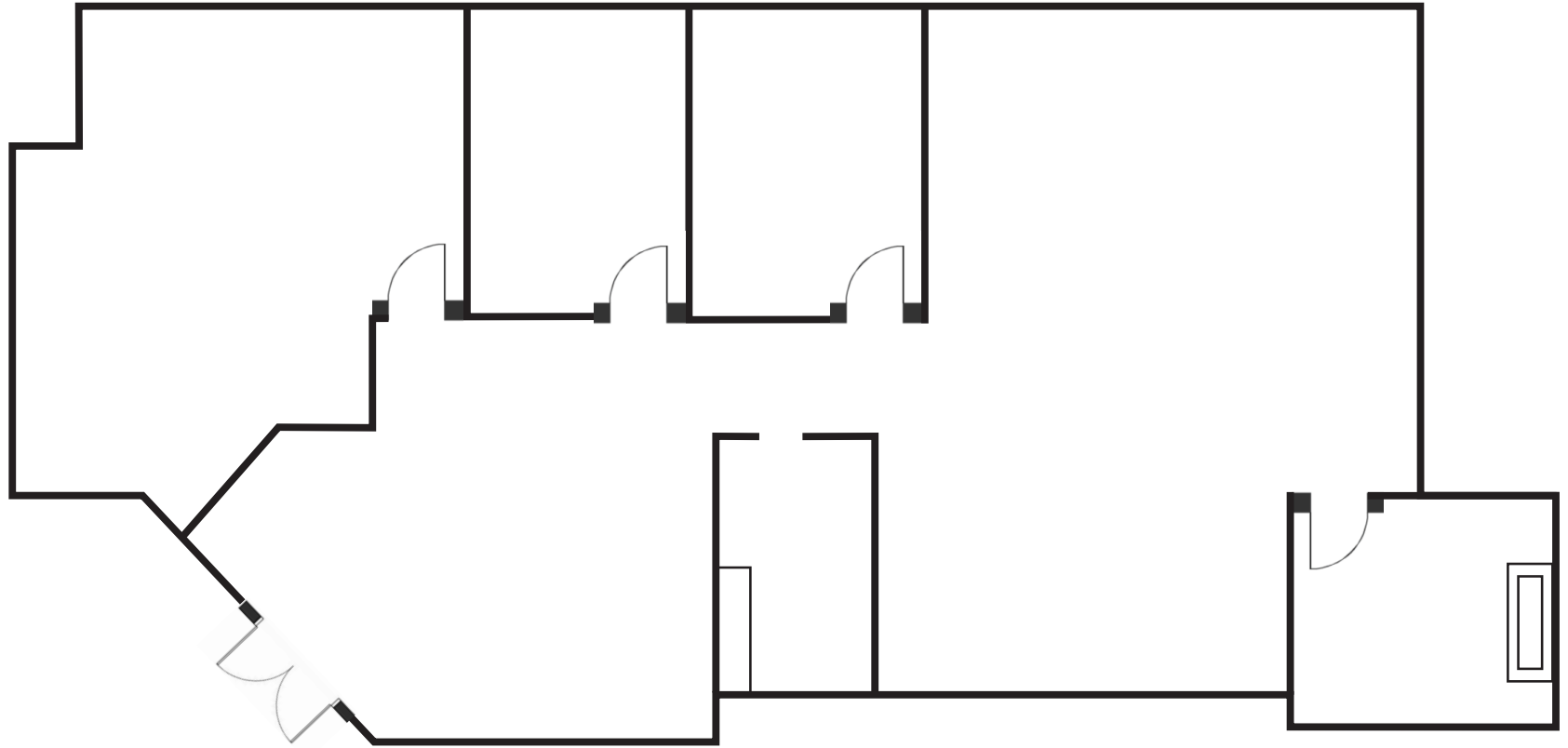
Nearby Highlights

- AMC - Mill Plain 8
- Black Rock Coffee Bar
- Chuck's Produce & Street Market
- Dairy Queen
- Double Tree by Hilton
- First Citizens Bank
- Fred Meyer
- Kenji's Ramen & Grill
- Mc Grath's Fish House
- Raising Cane's (coming soon)
- Residence Inn
- Safeway
- Starbucks
- Subway
- Sushi Hana
- Taco Bell
- Trader Joe's
- Urgent Care Kaiser Permanente



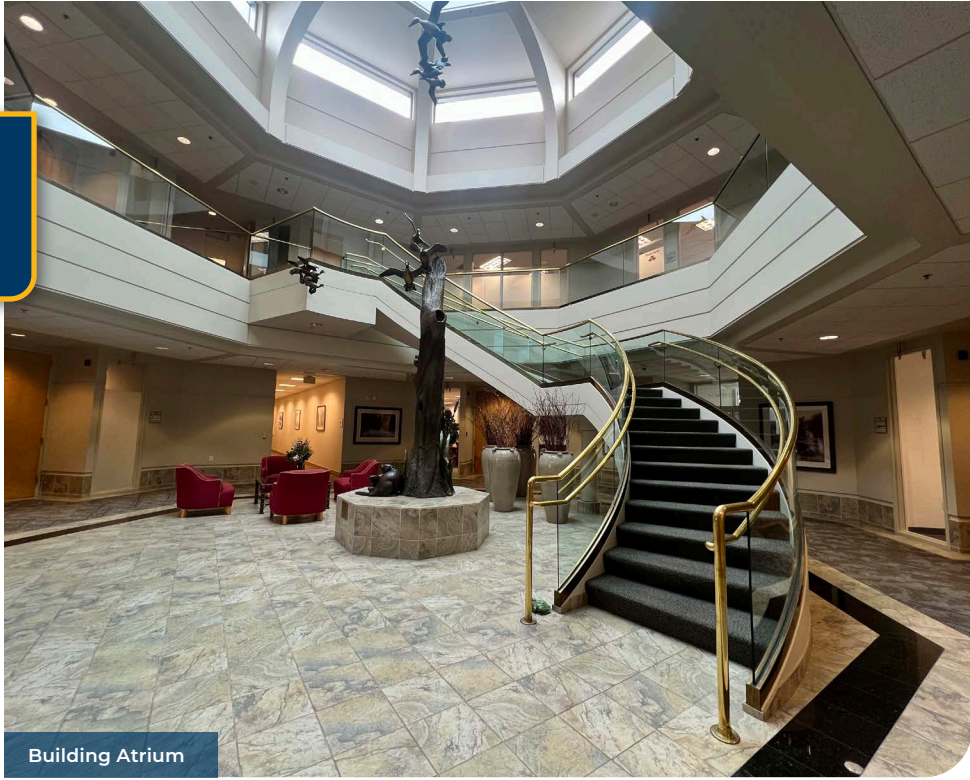
# FLOOR PLAN

## FLOOR PLAN





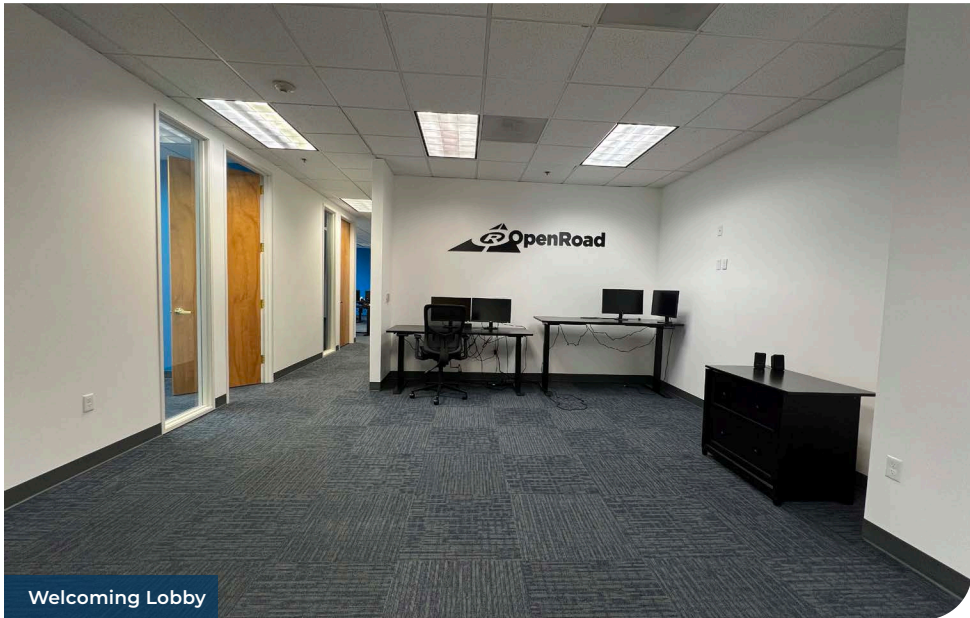
PROPERTY PHOTOS



Building Atrium



Excellent Glass Line



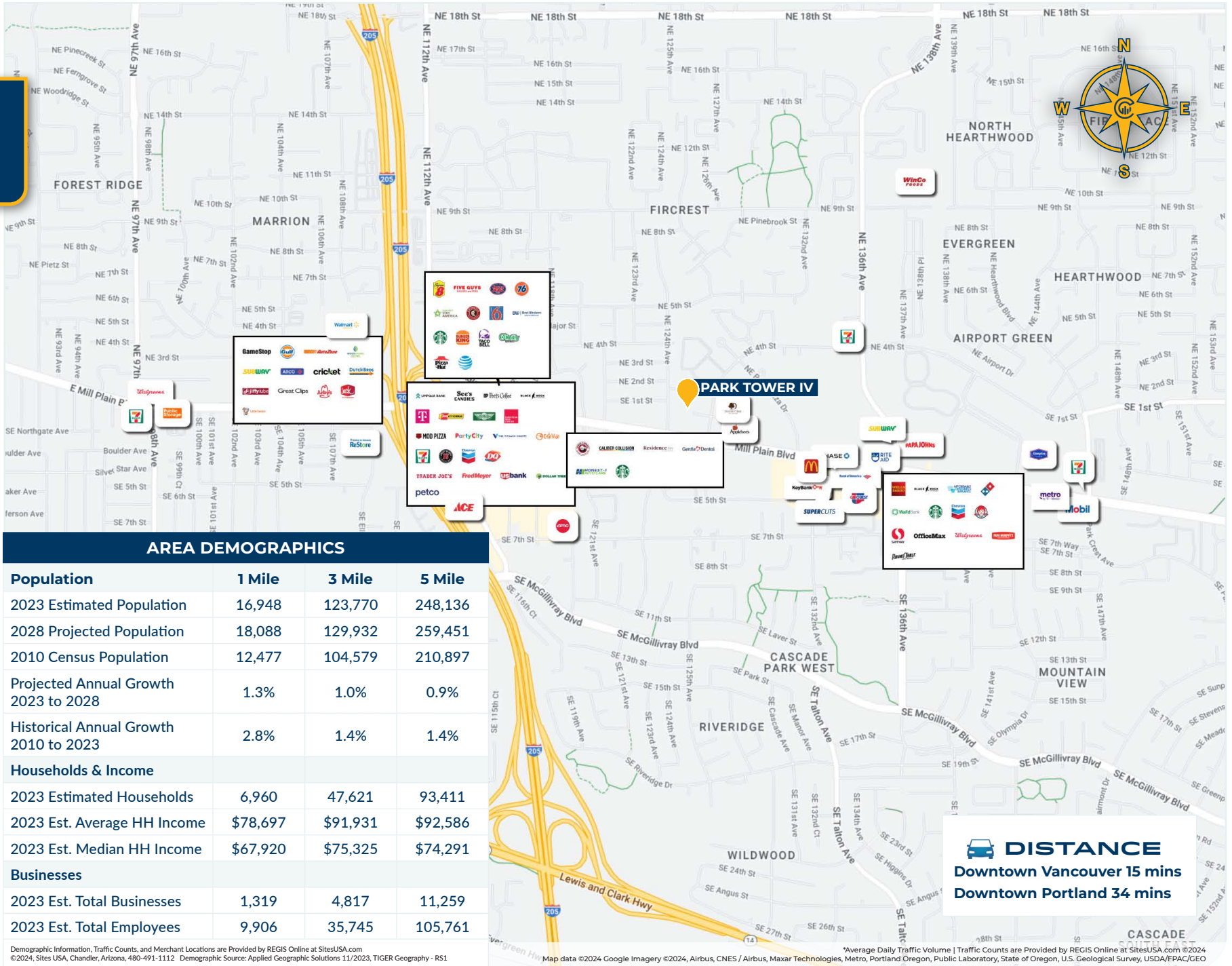
Welcoming Lobby



Property Exterior



# LOCAL AERIAL MAP



## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Estimated Population	16,948	123,770	248,136
2028 Projected Population	18,088	129,932	259,451
2010 Census Population	12,477	104,579	210,897
Projected Annual Growth 2023 to 2028	1.3%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	2.8%	1.4%	1.4%
<b>Households &amp; Income</b>			
2023 Estimated Households	6,960	47,621	93,411
2023 Est. Average HH Income	\$78,697	\$91,931	\$92,586
2023 Est. Median HH Income	\$67,920	\$75,325	\$74,291
<b>Businesses</b>			
2023 Est. Total Businesses	1,319	4,817	11,259
2023 Est. Total Employees	9,906	35,745	105,761

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 11/2023, TIGER Geography - RS1

**DISTANCE**  
 Downtown Vancouver 15 mins  
 Downtown Portland 34 mins