



FOR LEASE



CLASS A OFFICE SUITES

Office Space in Mixed-Use Building

± 5,236 - ± 6,024 RSF | \$34/RSF NNN

1207 Main Street, Suites 201 & 202, Vancouver, WA 98660

- Available Q4 2026
- Warm shell delivery with TI allowance available
- Office spaces have access to the on-site fitness center with state-of-the-art exercise equipment, yoga studio, steam shower, and sauna
- Smart access-controlled office lobby and office entries
- Building slated for LEED Gold & Earth Advantage Gold Certification
- Lobby Coffee Bar also available for lease

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA & OR

360-946-4832

tamara.fuller@capacitycommercial.com

ERIC ANDERSON

Senior Vice President | Licensed in WA

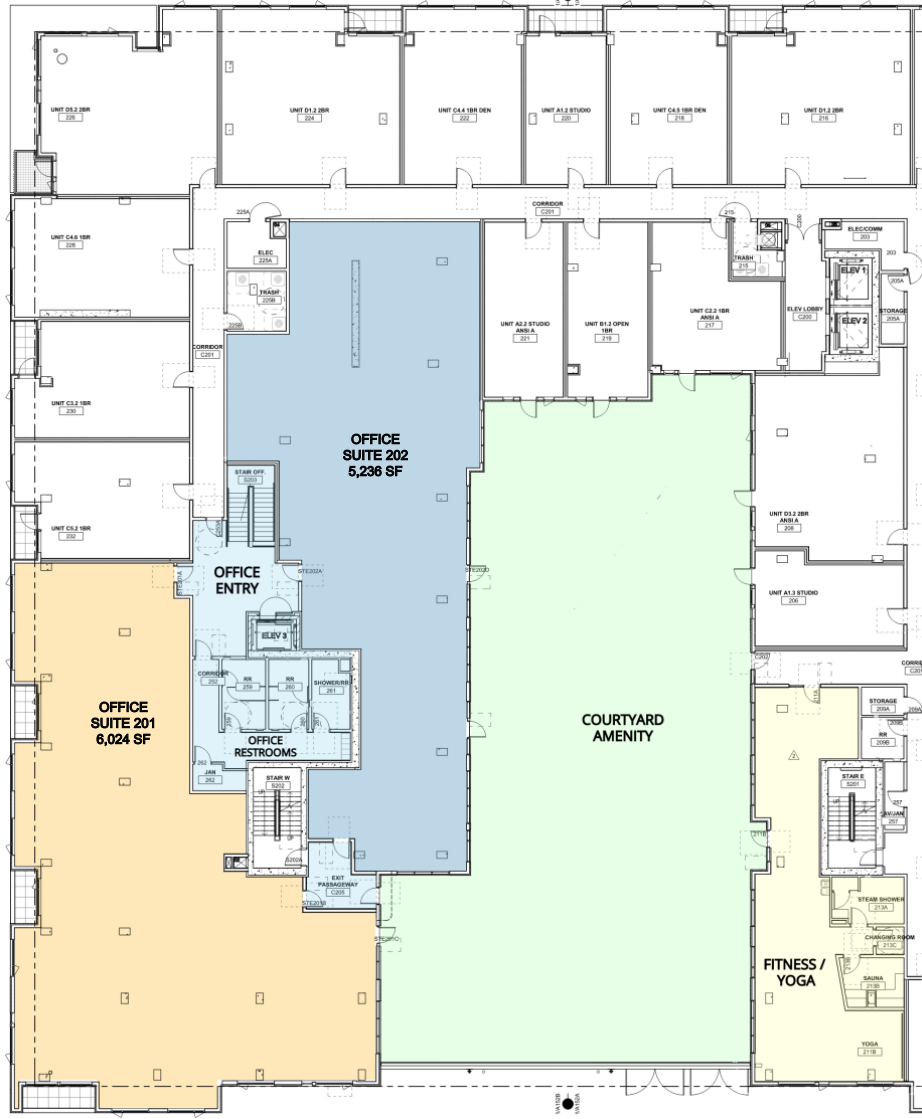
360-946-4831

eric@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS	
Address	1207 Main Street Vancouver, WA 98660
Available Space	5,236 SF - 6,024 SF
Class	A
Use Type	Office
Availability	Q4 2026
Lease Rate	\$34/RSF NNN
Lease Term	7 or 10 Years
Parking	Garage

SPACE	SIZE
Suite 201	6,024 SF
Suite 202	5,236 SF

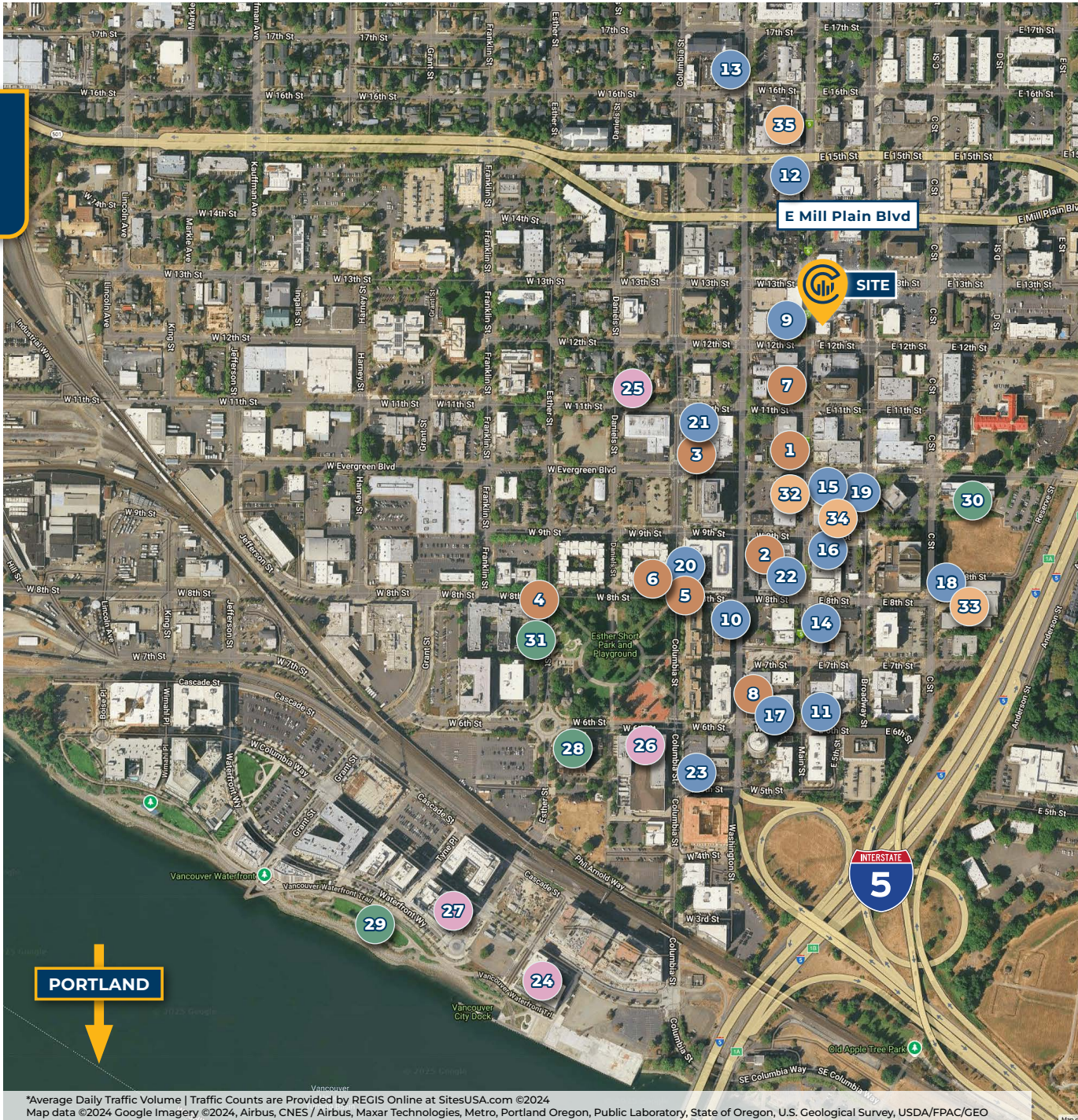
Location Features

- Located on downtown Vancouver's newly refreshed Main St.
- Excellent freeway access to I-5
- Access controlled garage parking for office tenants with EV charging stations
- Secure bike storage with service station
- High visibility with excellent foot and vehicle traffic
- Fitness center and courtyard access





LOCAL AERIAL MAP

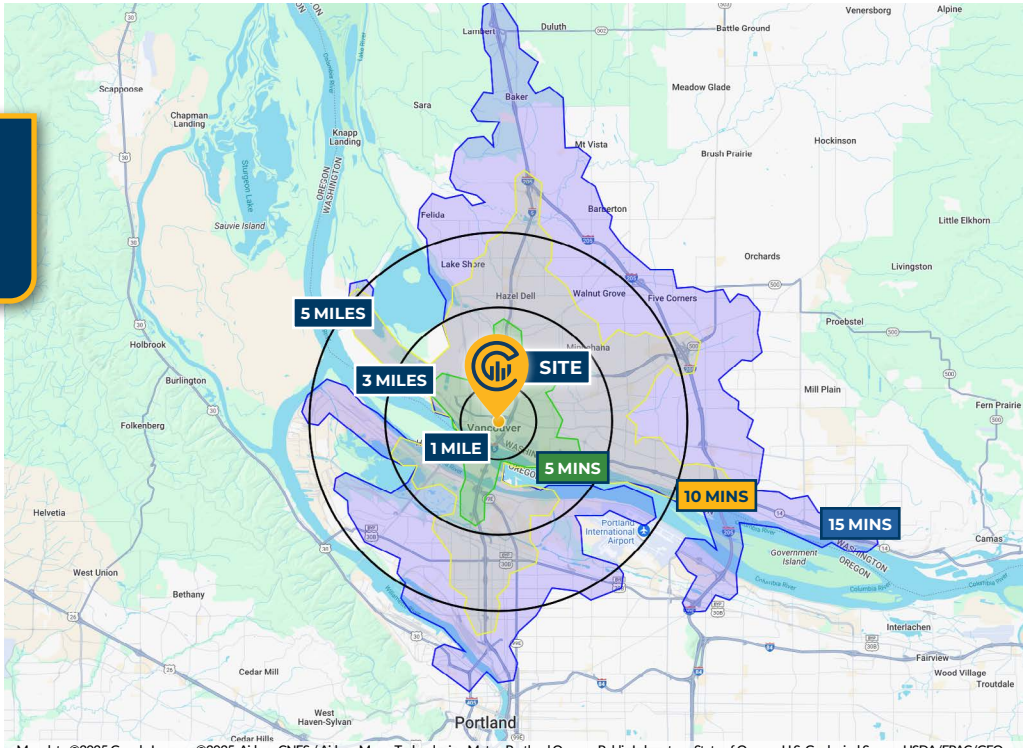


- ## AMENITIES
- Coffee**
 1. Carino Coffeehouse
 2. Compass Coffee
 3. Java House
 4. Kafix Roasters
 5. Loro Coffee
 6. Starbucks
 7. Syrup Trap
 8. Terrain Coffee Project
 - Restaurants & Bars**
 9. Amaro's Table
 10. Breakside Brewery
 11. Brewed Cafe & Pub
 12. Brickhouse Bar & Grill
 13. Chipotle
 14. City Sandwich
 15. Elements
 16. Joe Brown's Cafe
 17. Little Conejo
 18. Nom Nom
 19. Pacific House
 20. Ranch Pizza
 21. Thai Orchid
 22. The Mighty Bowl
 23. The Smokin' Oak
 - Hotels**
 24. AC Hotel
 25. Briar Rose Inn
 26. Hilton Vancouver
 27. Hotel Indigo
 - Landmarks**
 28. Vancouver City Hall
 29. The Waterfront
 30. Vancouver Community Library
 31. Vancouver Farmers Market
 - Shopping**
 32. Divine Consign Furniture
 33. Regal City Center
 34. Wild Fern Boutique
 35. New Seasons Market

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
 Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	12,195	69,124	236,100
2030 Projected Population	14,440	71,027	239,800
2020 Census Population	10,019	65,632	230,857
2010 Census Population	8,602	58,140	203,444
Projected Annual Growth 2025 to 2030	5.2%	1.3%	0.7%
Historical Annual Growth 2010 to 2025	5.5%	1.8%	1.5%
Households & Income			
2025 Estimated Households	7,304	32,077	100,254
2025 Est. Average HH Income	\$118,646	\$110,179	\$118,391
2025 Est. Median HH Income	\$75,436	\$79,791	\$90,593
2025 Est. Per Capita Income	\$71,500	\$51,335	\$50,482
Businesses			
2025 Est. Total Businesses	1,967	4,350	12,565
2025 Est. Total Employees	16,067	39,892	108,621

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores


86
Walk Score®
"Very Walkable"


88
Bike Score®
"Very Bikeable"

Ratings provided by <https://www.walkscore.com>

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA & OR

360-946-4832

tamara.fuller@capacitycommercial.com

ERIC ANDERSON

Senior Vice President | Licensed in WA

360-946-4831

eric@capacitycommercial.com

CAMAS RETAIL / OFFICE SPACE