

# FOR SALE

## FOURTH STREET BUSINESS PARK

13102 NE 4<sup>th</sup> Street | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



### PROPERTY HIGHLIGHTS

- Class A shell
- 25,064 SF office/medical, can be demised
- 2.5-acre lot
- Ready for core and, tenant improvements
- Sale price: \$320/SF As-Is
- 133 parking spaces – 5.3/1,000 SF
- Master planned business park
- Easy access to I-205 Freeway
- Close to all amenities – retail, restaurants, banking, hotels, housing and mass transit
- 12 minutes to Portland Int'l Airport
- 21 Minutes to downtown Portland



### FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)

Eric Fuller, CCIM, SIOR | 360.901.2827 | [efuller@fg-cre.com](mailto:efuller@fg-cre.com)

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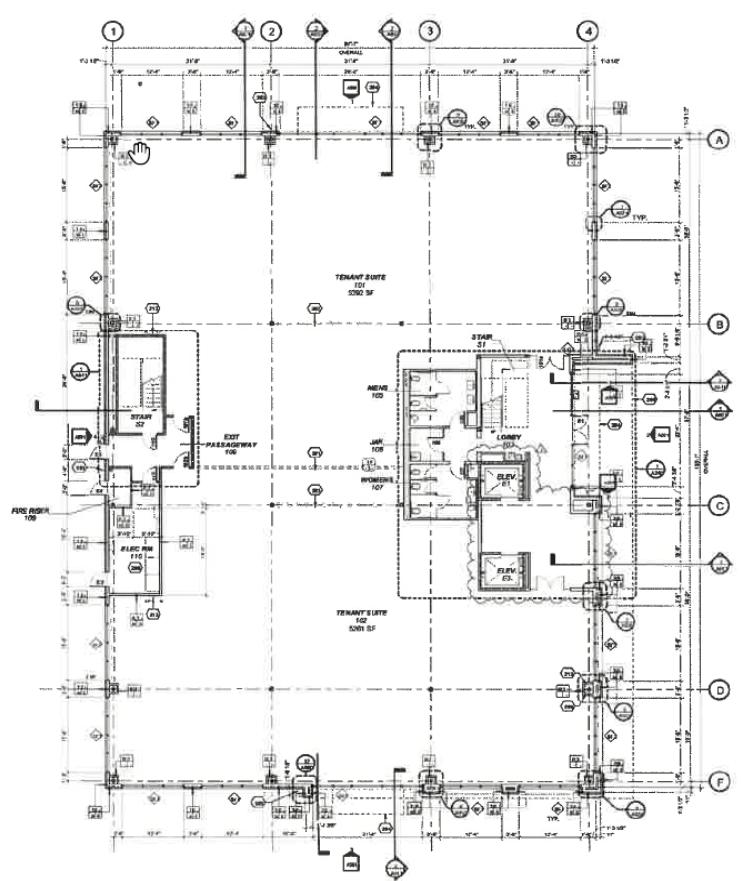
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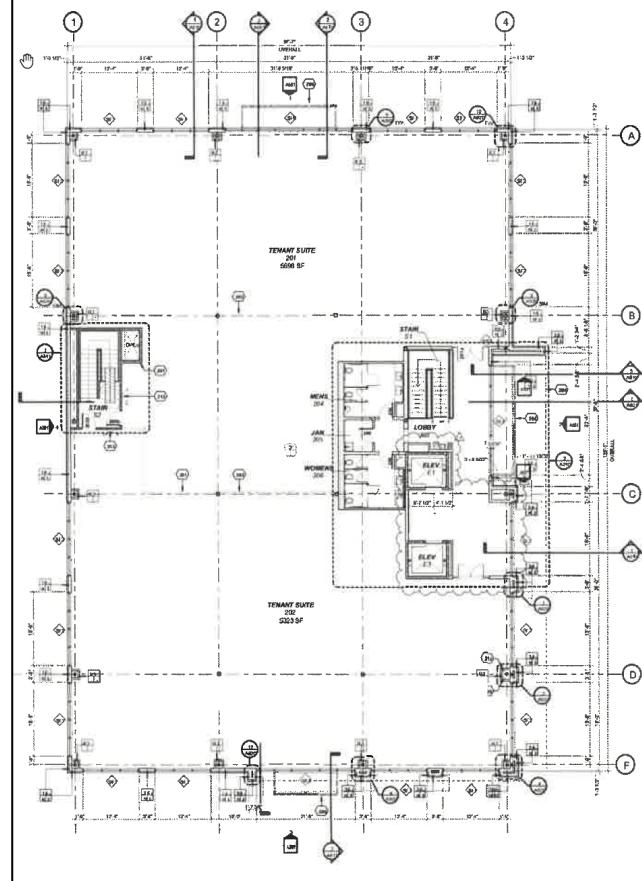
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### First Level – Floor Plan

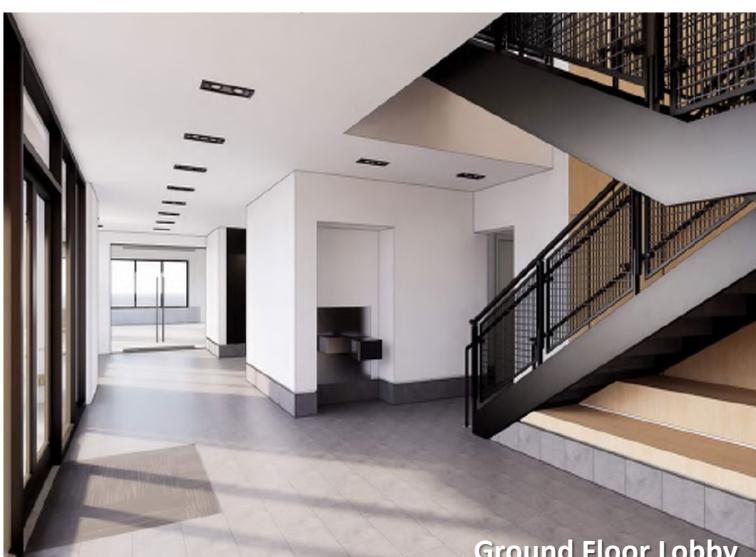


CORE IMPROVEMENTS NOT CONSTRUCTED

### Second Level - Floor Plan



CORE IMPROVEMENTS NOT CONSTRUCTED



Ground Floor Lobby



Second Floor Lobby

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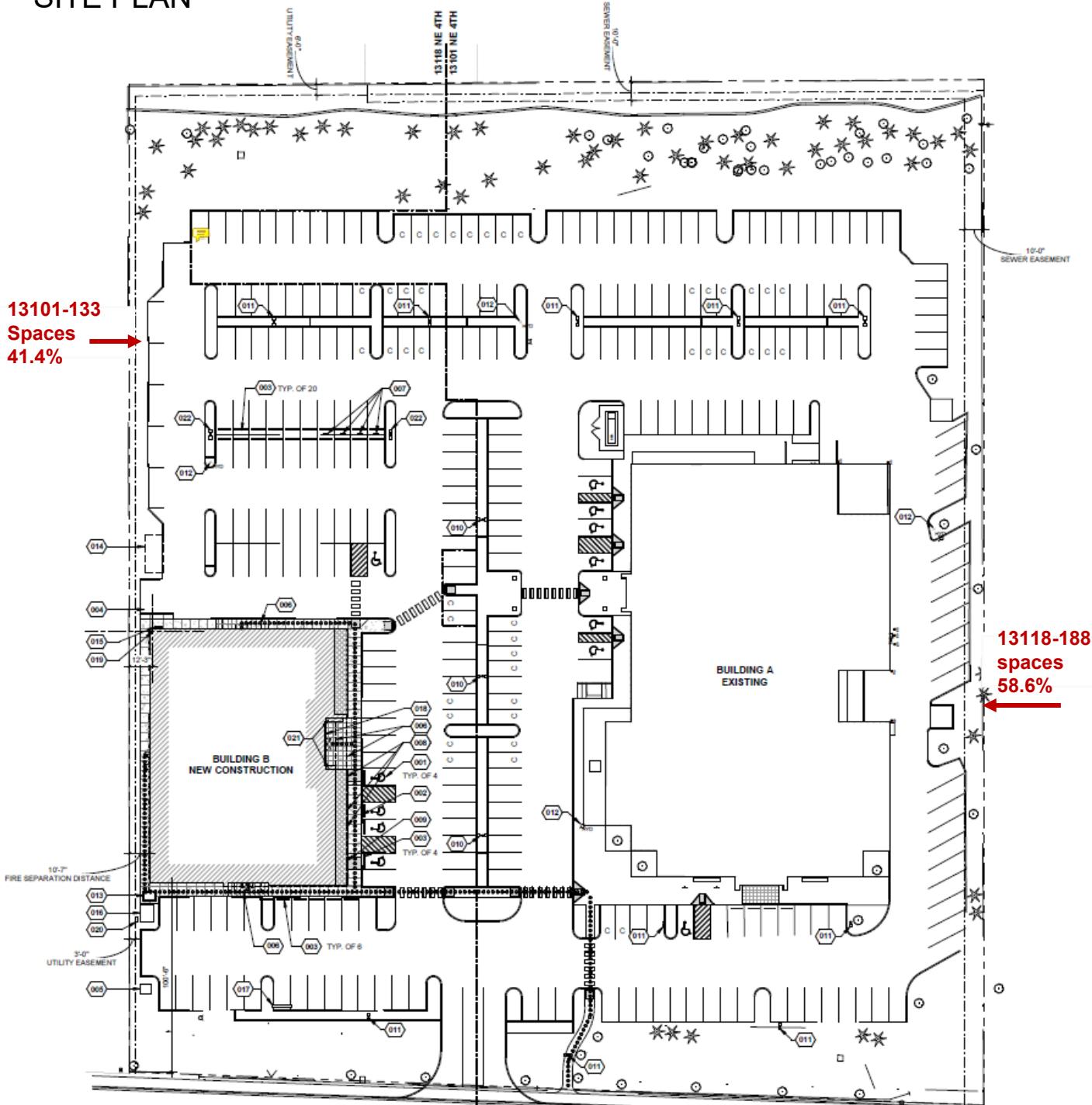
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# SITE PLAN



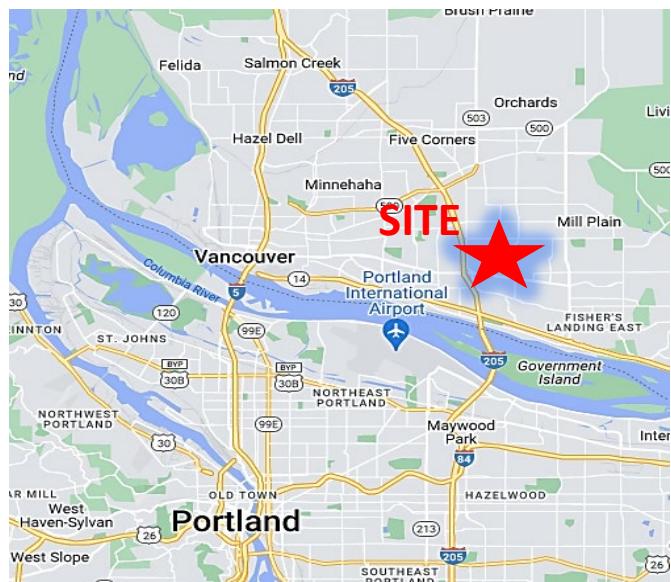
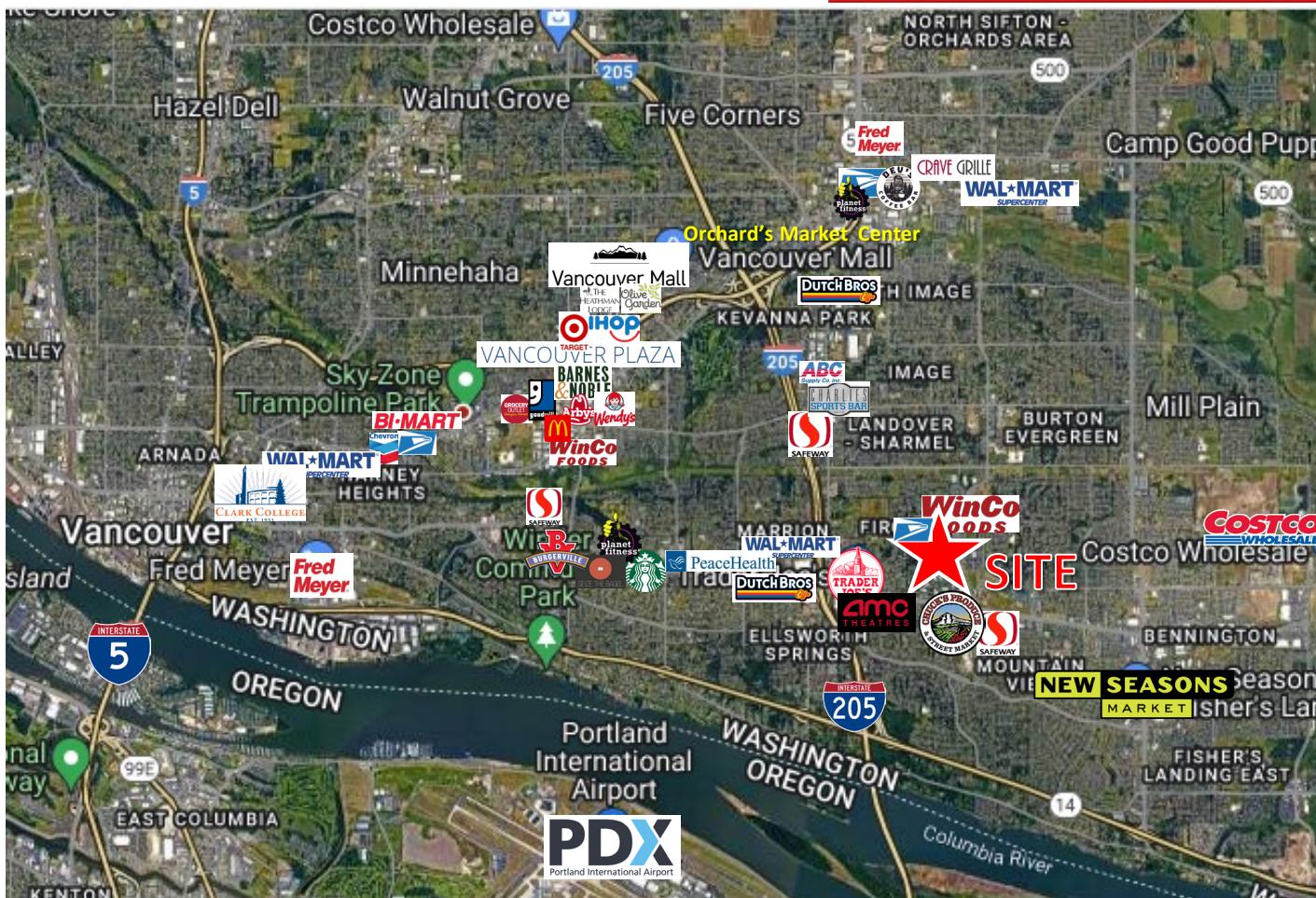
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### 2024/2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,323	125,274	244,836
2029 Projected Population	18,534	134,987	263,526
Est. Average Household Income	\$82,455	\$94,170	\$95,344
Est. Total Businesses	1,409	5,634	12,047
Est. Total Employees	9,851	39,652	104,381

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.