



OFFICE BUILDING FOR LEASE

DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE

1703 MAIN ST. , VANCOUVER, WA 98660

BECKY POTTER, CCIM

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**BERKSHIRE
HATHAWAY**
HomeServices

Northwest Real Estate

Commercial Division



DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,200 - 5,555 SF

Lease Rate: Negotiable

Lot Size: 0.23 Acres

Building Size: 15,000 SF

Zoning: office

Market: Portland MSA

Submarket: SW Washington

PROPERTY OVERVIEW

Total of 5,555 sq.ft. on ground floor on Main St. 3,355 sq.ft. configured with cubicles in center and large offices around the perimeter. 2,200 sq. ft. meeting space, conference room, work room, etc. sq.footage Includes 15% load factor for shared space

LOCATION OVERVIEW

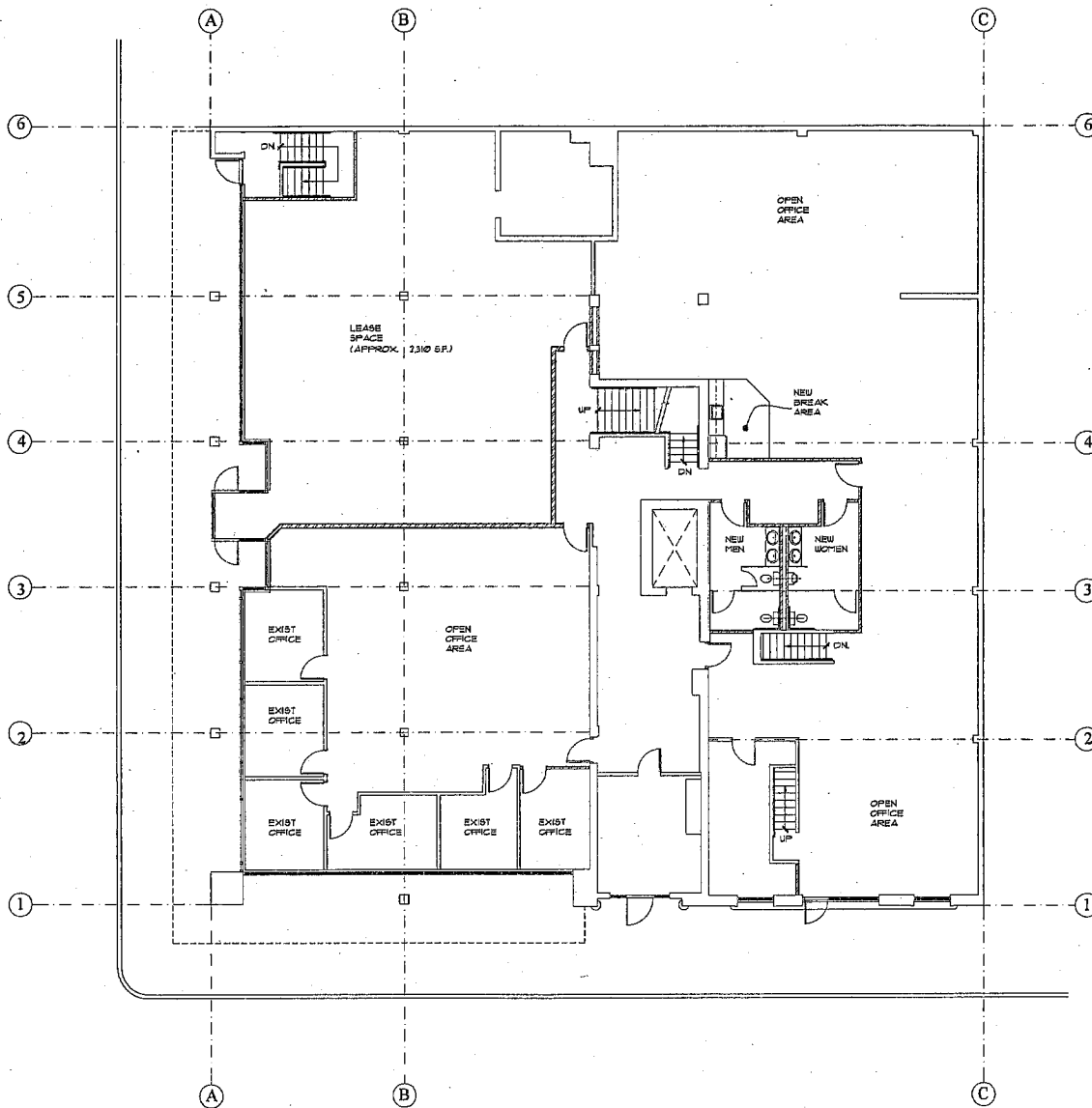
Downtown Vancouver at Main and 17th



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AVAILABLE SPACE FLOOR PLAN



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ADDITIONAL PHOTOS



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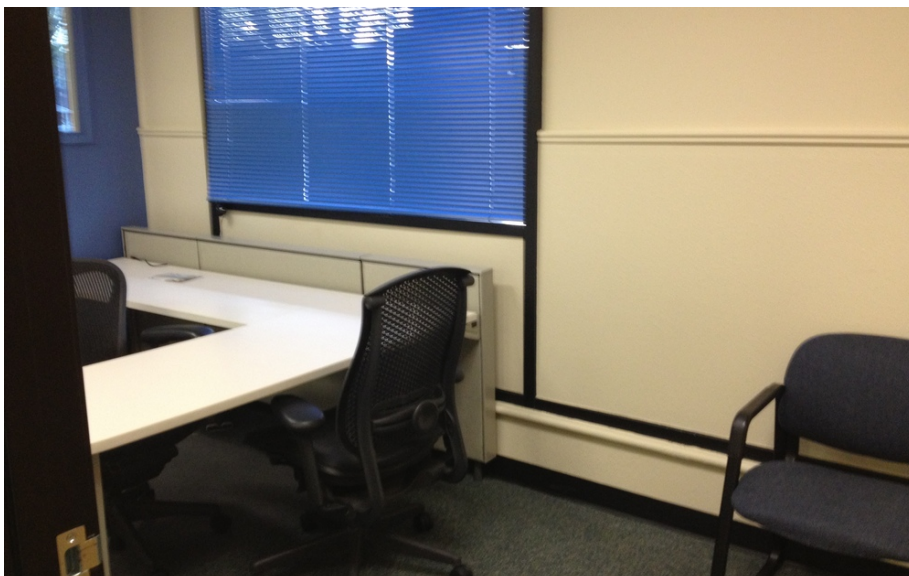




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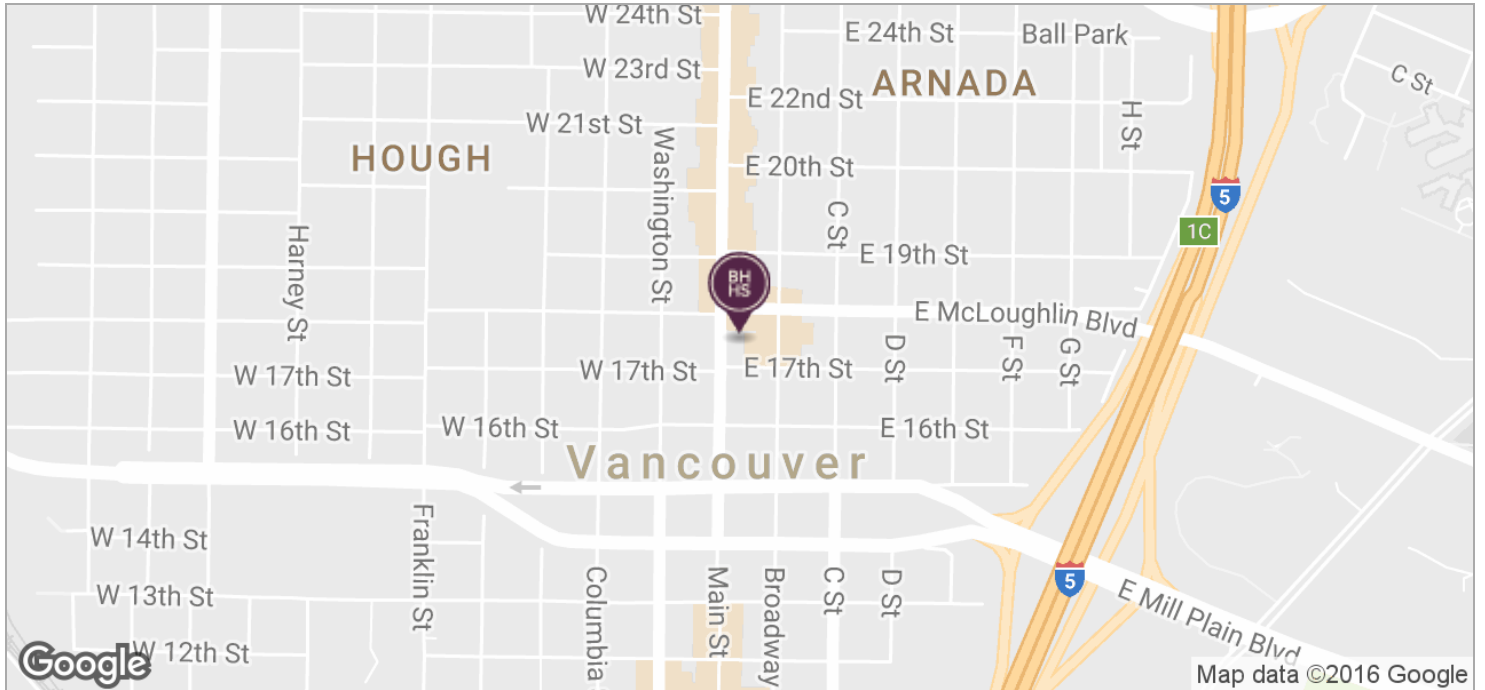




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LOCATION MAPS

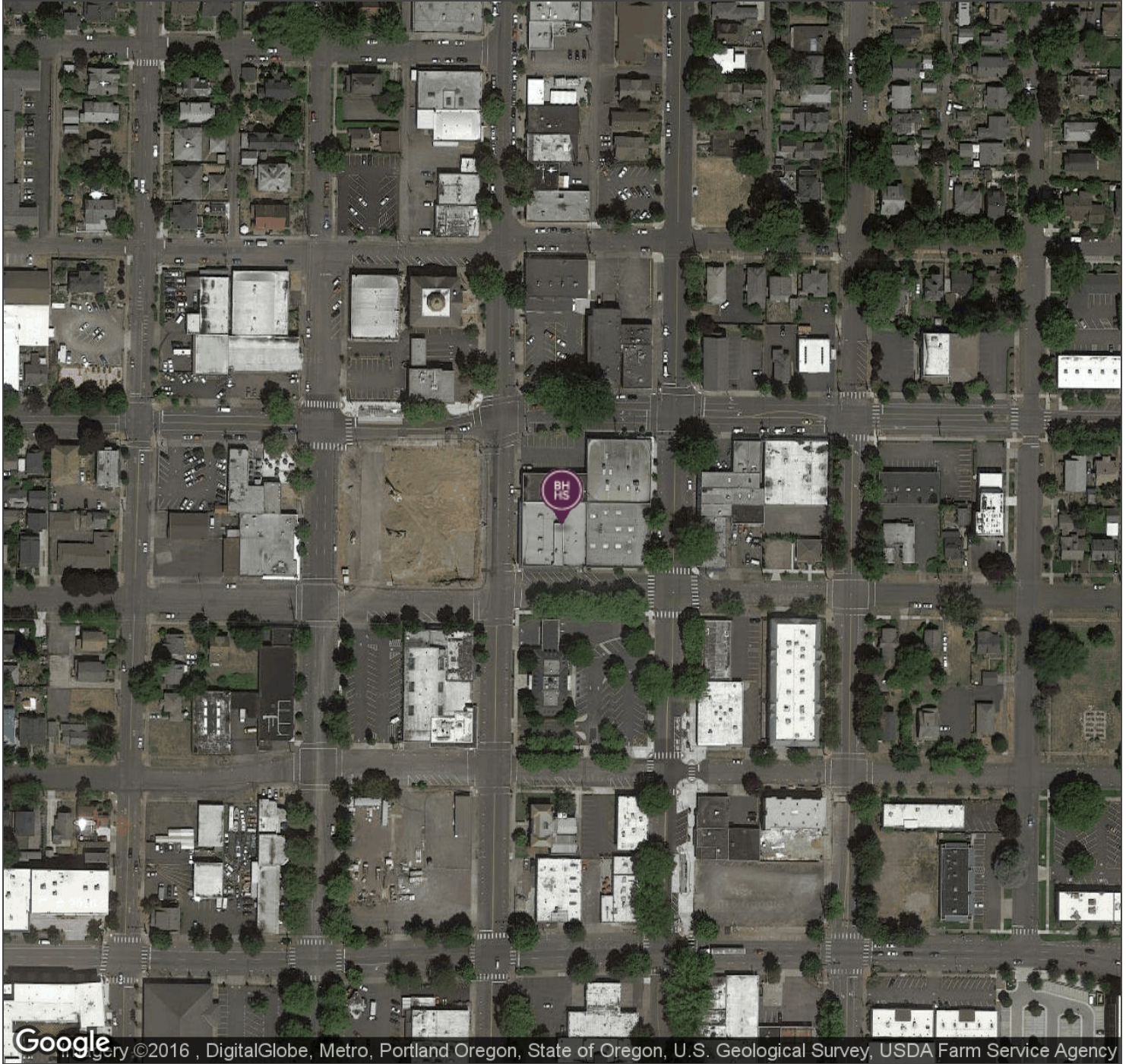




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AERIAL MAP

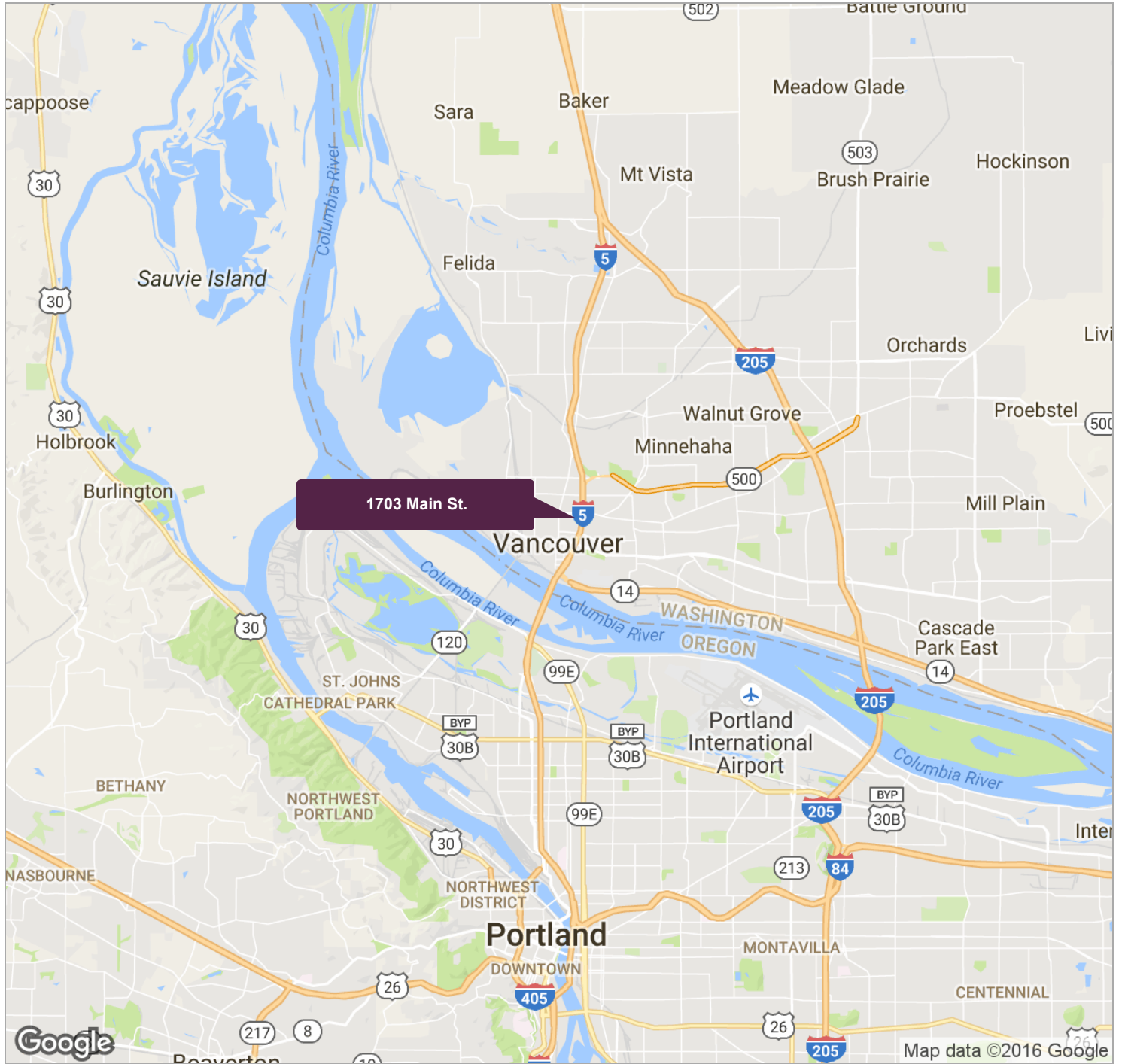




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REGIONAL MAP





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DEMOGRAPHICS REPORT

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total households | 5,828 | 26,624 | 79,929 |
| Total persons per hh | 2.1 | 2.3 | 2.4 |
| Average hh income | \$49,934 | \$56,678 | \$60,480 |
| Average house value | \$276,615 | \$252,110 | \$268,476 |

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| Total population | 12,364 | 61,397 | 193,116 |
| Median age | 38.4 | 36.7 | 35.9 |
| Median age (male) | 36.1 | 35.7 | 34.9 |
| Median age (female) | 40.5 | 37.6 | 36.9 |

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 12,364 | 61,397 | 193,116 |
| MEDIAN AGE | 38.4 | 36.7 | 35.9 |
| MEDIAN AGE (MALE) | 36.1 | 35.7 | 34.9 |
| MEDIAN AGE (FEMALE) | 40.5 | 37.6 | 36.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 5,828 | 26,624 | 79,929 |
| # OF PERSONS PER HH | 2.1 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$49,934 | \$56,678 | \$60,480 |
| AVERAGE HOUSE VALUE | \$276,615 | \$252,110 | \$268,476 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 84.9% | 82.3% | 78.4% |
| % BLACK | 4.7% | 3.3% | 6.8% |
| % ASIAN | 2.7% | 2.8% | 3.3% |
| % HAWAIIAN | 0.5% | 0.3% | 0.8% |
| % INDIAN | 0.5% | 1.2% | 1.0% |
| % OTHER | 2.9% | 5.7% | 4.2% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 8.2% | 12.7% | 11.7% |

* Demographic data derived from 2010 US Census

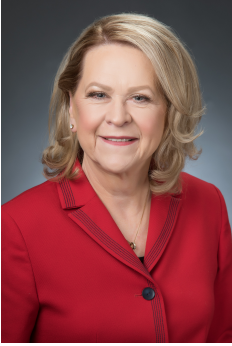


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BIOGRAPHY 1

BECKY POTTER, CCIM



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Professional Background

Becky's real estate career spans over 25 years. She has a thorough knowledge of the Portland and Southwest Washington Markets. She holds a Brokers License in both Oregon and Washington State. She is a recognized leader in Vancouver's investment sales market, specializing in Multifamily projects. She has received local and national Awards of Distinction, recognizing her for her high sales volumes. She was awarded Transaction of the Year Award which encompassed her peers from the community of Commercial Brokers of SW Washington and the State of Oregon.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, use decisions, and investment analysis. In addition to the rigorous study, candidates for this title must document a minimum standard of transactions over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

Becky's experience over the years has focused on Investment sales in the States of Washington, Nevada, Idaho, and Texas.

Memberships & Affiliations

CCIM National Organization
CCIM Oregon/SW Washington Chapter
National Association of Realtors
Clark County Rental Association

Education

BA in Business Administration, Minor in Accounting



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