

FOR LEASE

THE 4400 BUILDING

4400 NE 77th Avenue | Vancouver, WA 98662

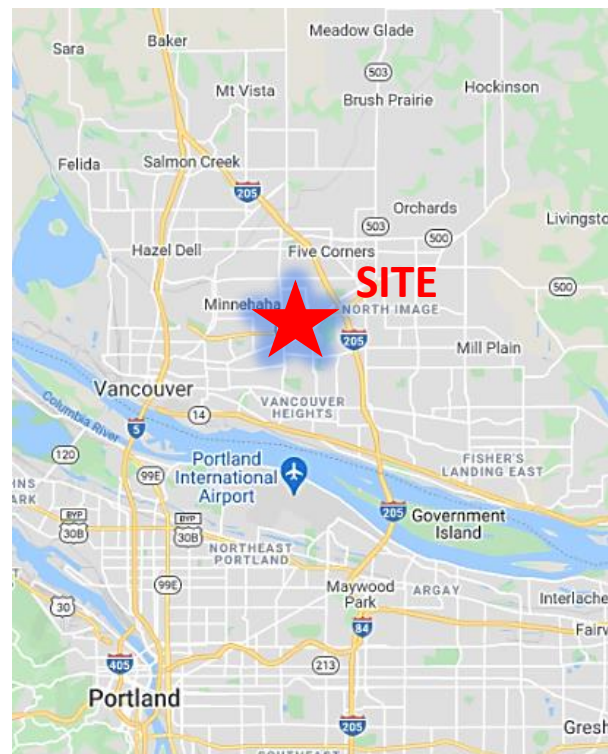


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available:
 - Suite 100 – 13,338 RSF
 - Suite 150 – 5,916 RSF
 - Suite 250 – 3,178 RSF
 - Suite 330 – 2,224 RSF
- \$25.50/RSF Full Service
- Premier suburban Class A office building
- General office/professional services
- Extensive fiber optic looped access
- Back-up power capabilities with N+1 UP supported by two 400KW generators
- 15 minutes to Portland International Airport
- Free on-site parking at a rate of 4/1000
- Served by mass transit
- Surrounded by over 1 million square feet of retail, hotels, restaurants and fast food
- Great access to I-205 and SR-500



FOR MORE INFORMATION:

Eric Fuller, CCIM
360.597.0564 | efuller@fg-cre.com
KC Fuller
360.597.0569 | kfuller@fg-cre.com

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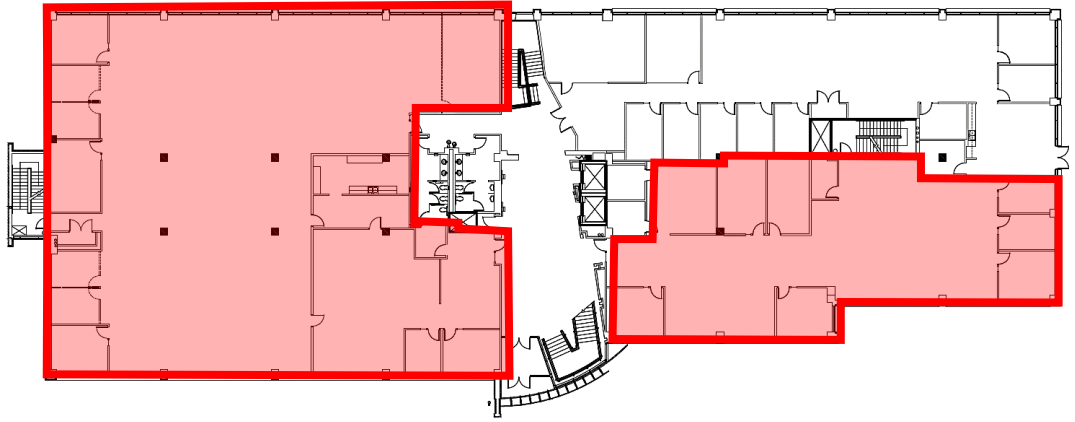
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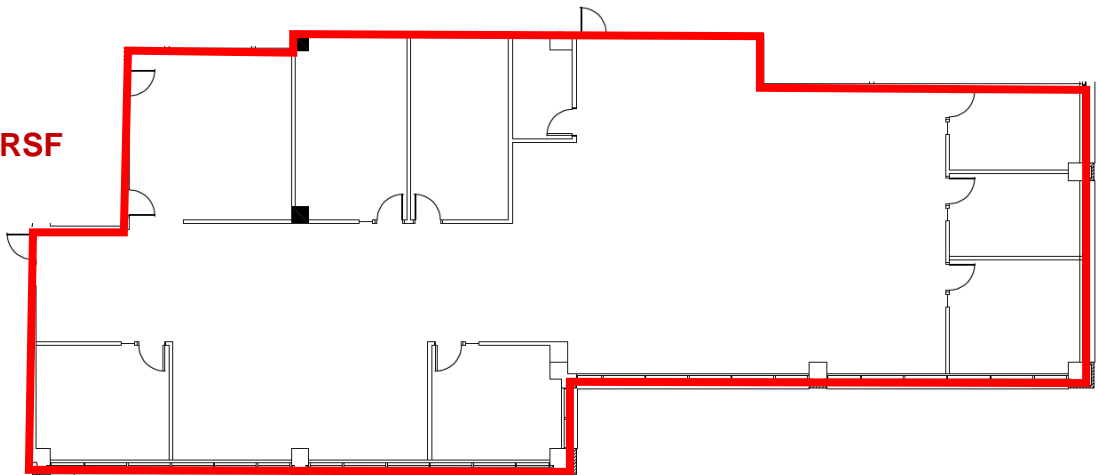
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1st floor



Suite 100 – 13,338 RSF

Suite 150 – 5,916 RSF



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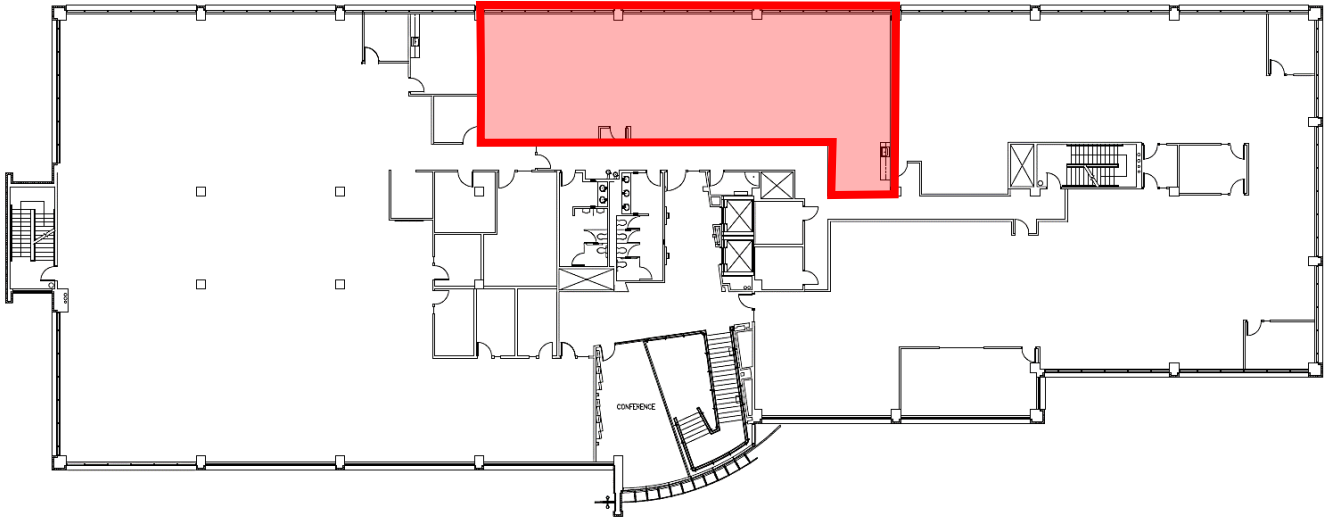
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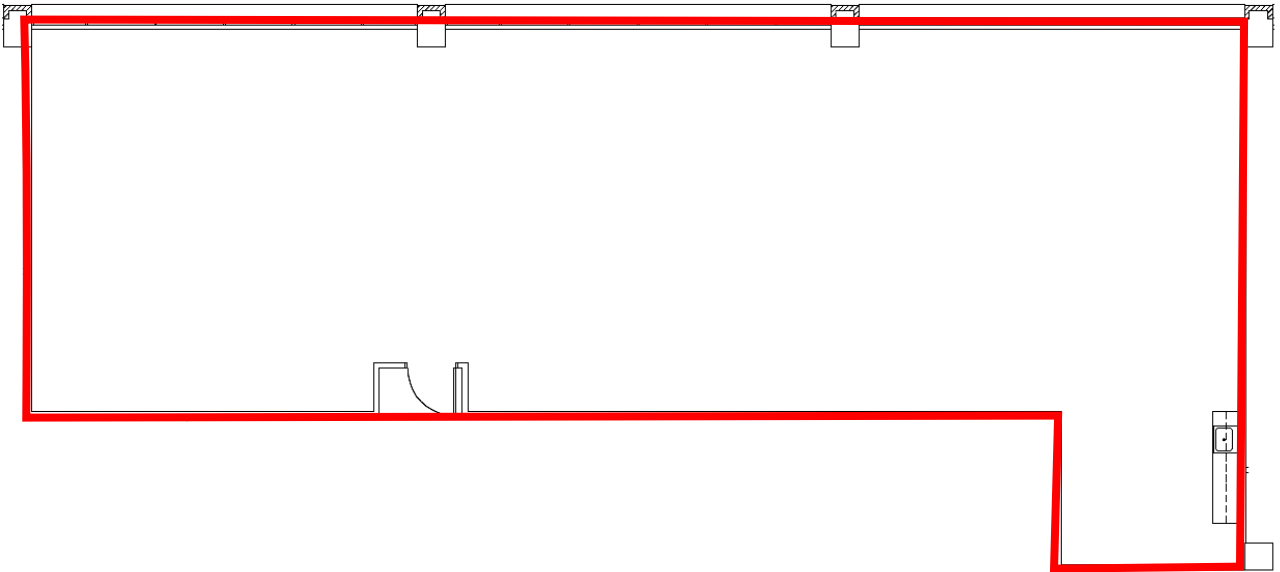


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2nd floor



Suite 250 – 3,178 RSF



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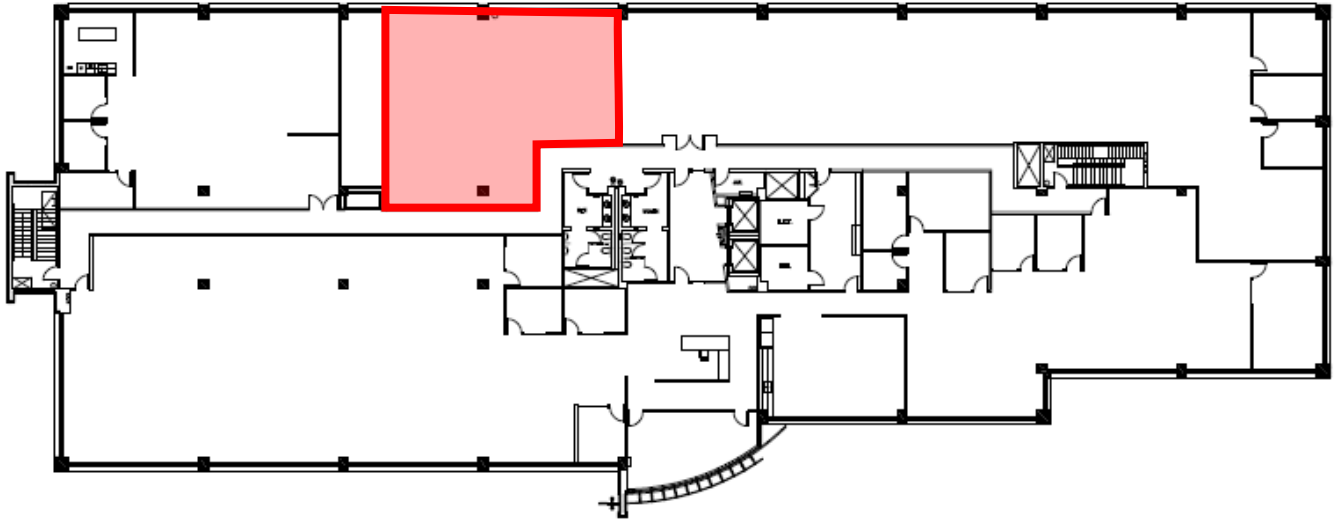
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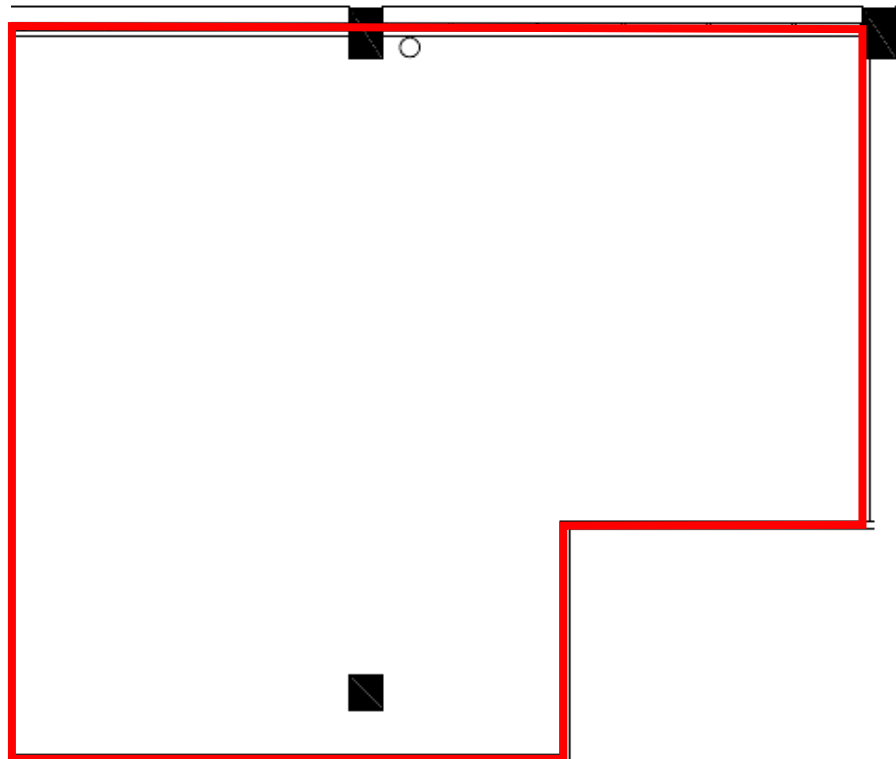


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3rd floor



Suite 330 – 3,178 RSF



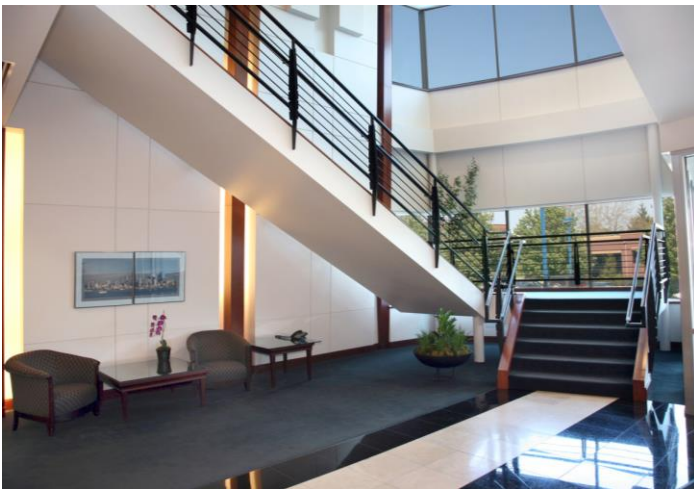
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2023 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	21,021	134,735	294,144
Est. Average Household Income	\$68,456	\$82,267	\$88,727
Est. Total Businesses	1,345	5,690	13,109
Est. Total Employees	11,061	46,854	106,613

Drive Times

To Downtown Vancouver: 5.7 miles; 12 minutes
To Portland International Airport: 10 miles; 15 minutes
To Downtown Portland: 13.6 miles; 20 minutes

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.