

**( FOR LEASE )**

**15TH STREET CORPORATE CENTER**

**314 WEST 15TH STREET  
VANCOUVER, WA 98660**



**ACTUAL LOCATION**



**LISTING BROKERS:**

**BRANDI M. WELTER**  
BRANDIW@CBCWORLDWIDENW.COM  
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**LEASE RATE: \$20.00 PSF**

**SPACE: 3,395 SQFT**

300 West 15th Street, Suite 201  
Vancouver, WA 98660  
360.699.4494

# PROPERTY HIGHLIGHTS

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Location:</b>   | 314 W. 15th Street, Vancouver, WA |
| <b>Lot Size:</b>   | .46 AC                            |
| <b>Space Size:</b> | 3,395 SqFt                        |
| <b>Lease Type:</b> | Gross                             |



This Class A, professional office building, is located in downtown Vancouver, on the Northwest corner of Columbia and West 15th Street.

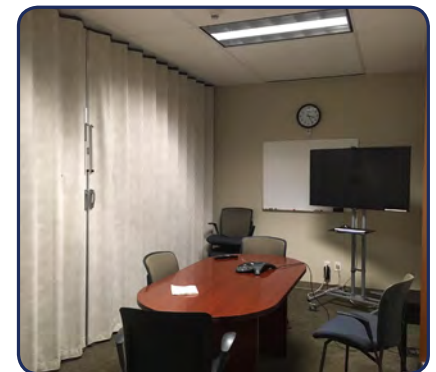
- Building space consists of 3,395 square feet.
- Rent is \$5,658 per month (\$20.00 PSF) Gross (Landlord is responsible for other CAMs, property taxes, insurance, security and janitorial, etc.) with 3% annual increases.
- Initial lease term of 7 years or 84 months preferred; however, negotiable.
- One 5-year lease extension with 3% continued annual rent increases.
- Three months of free rent from time of lease commencement to allow time for any needed tenant improvements.
- Landlord will offer a tenant improvement allowance (negotiable).
- Reserved parking spaces in parking garage with ample additional visitor parking for clients and customers of entire building



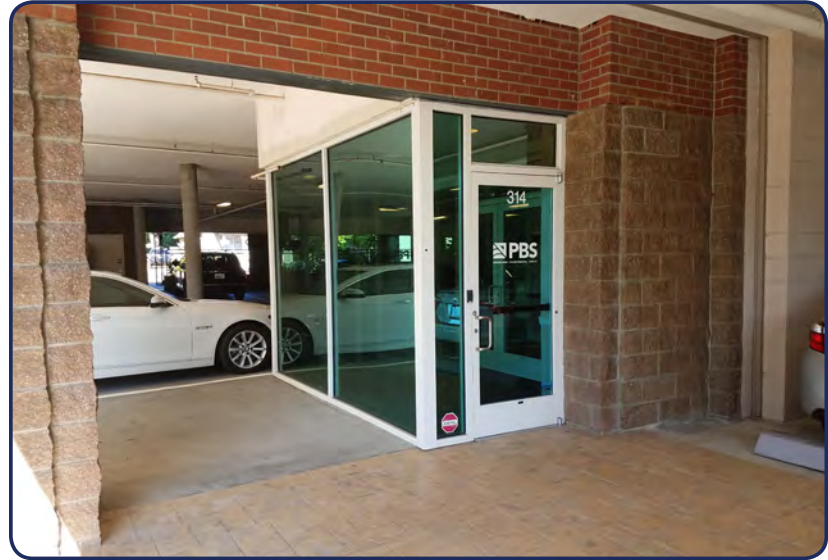
# FLOOR PLAN



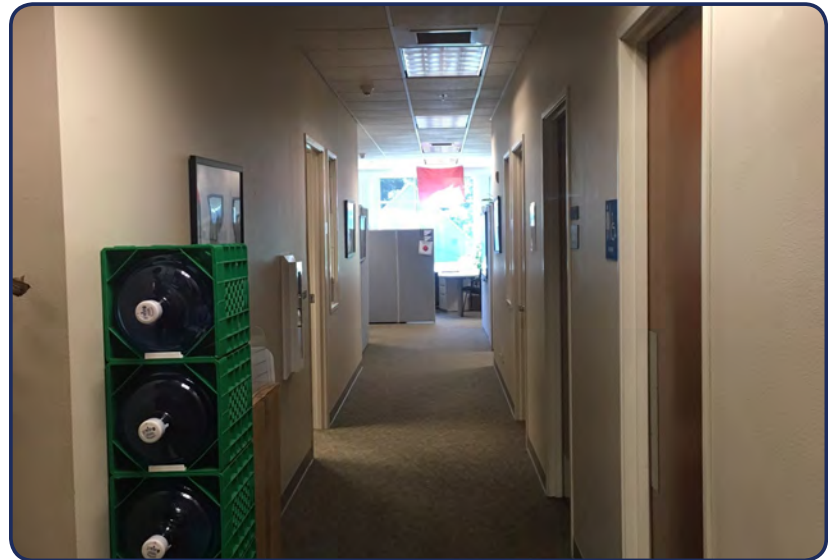
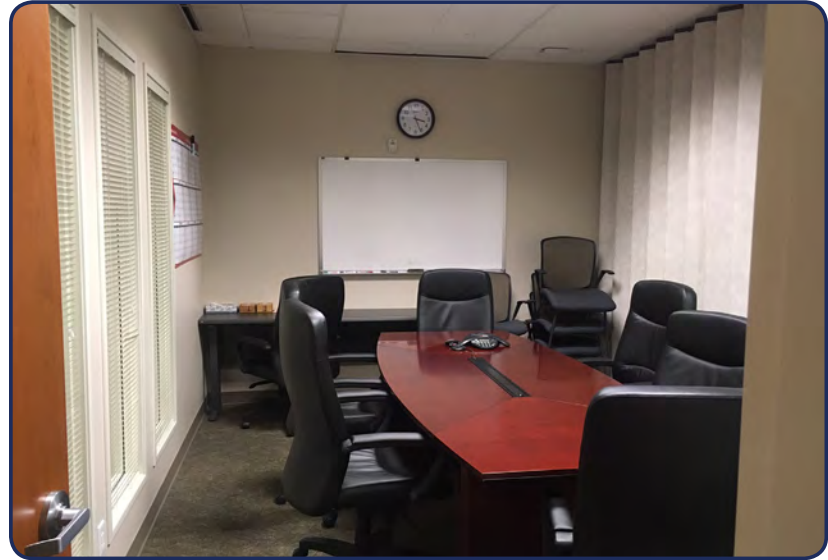
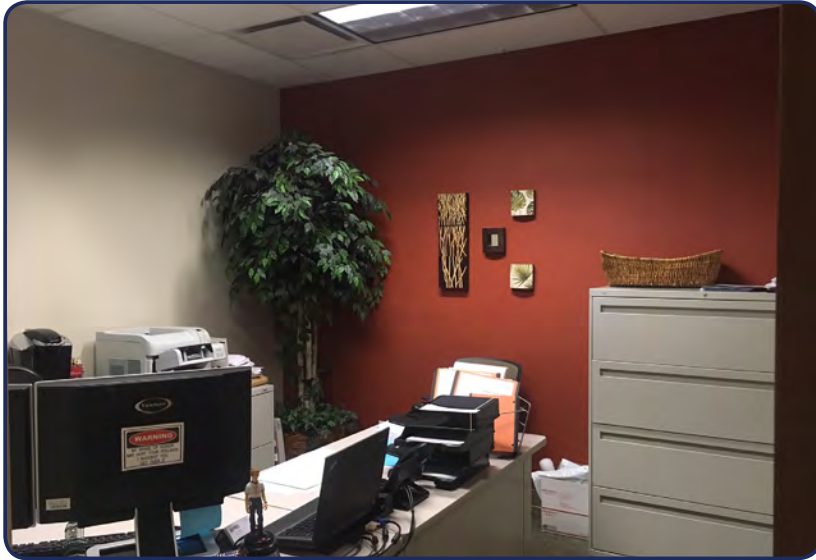
-  = Available Space
-  = Common Area



# PROPERTY PHOTOS



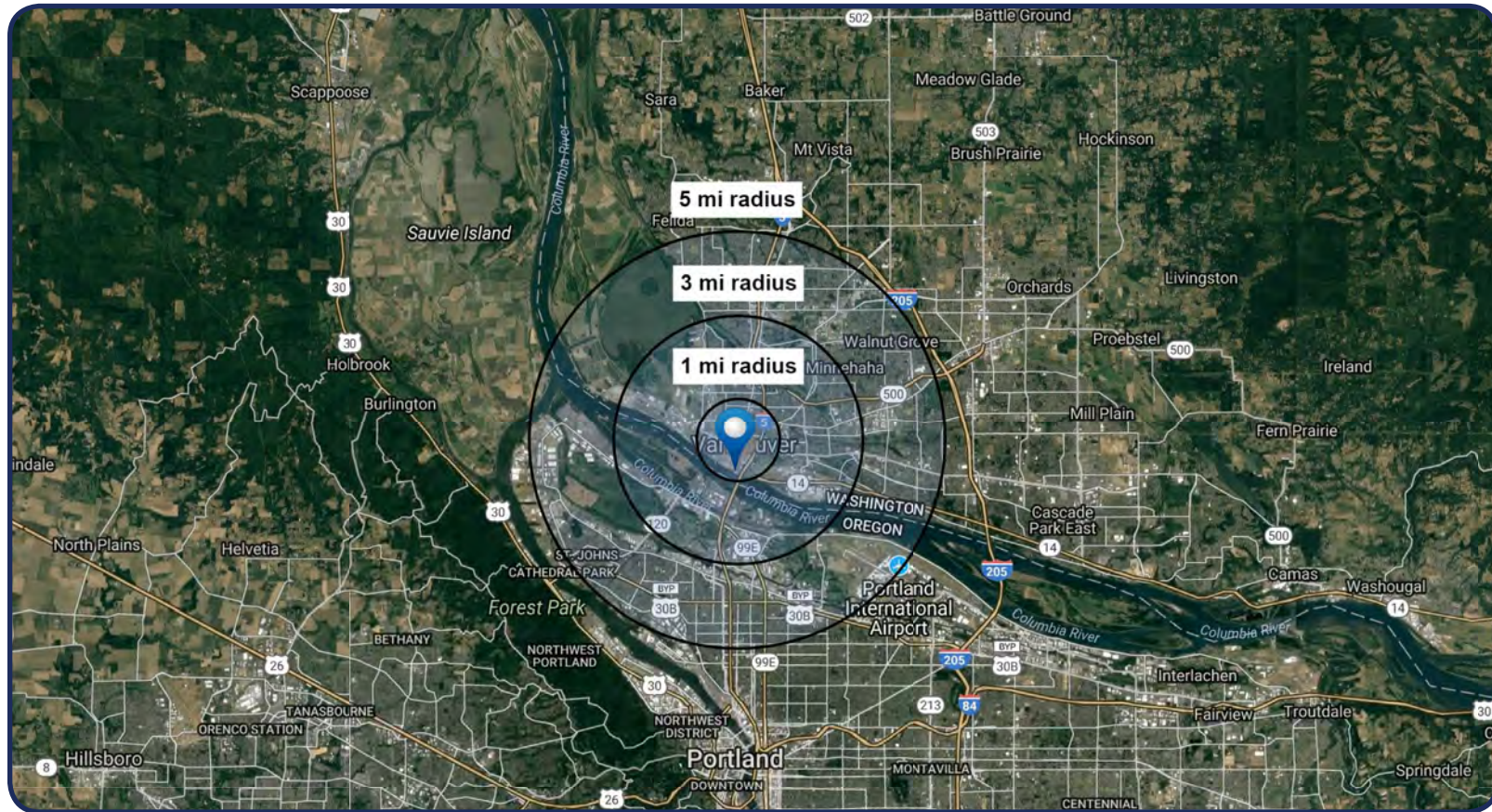
# PROPERTY PHOTOS



# AERIAL



# DEMOGRAPHICS



## POPULATION

1 MI. 3 MI. 5 MI.

|                |        |        |         |
|----------------|--------|--------|---------|
| ESTIMATED 2017 | 10,581 | 64,080 | 215,174 |
| PROJECTED 2022 | 11,649 | 70,503 | 234,522 |
| CENSUS 2010    | 9,782  | 58,681 | 196,890 |
| CENSUS 2000    | 8,756  | 55,860 | 179,192 |



## AVERAGE INCOME

1 MI. 3 MI. 5 MI.

|                |          |          |          |
|----------------|----------|----------|----------|
| ESTIMATED 2017 | \$61,155 | \$63,005 | \$69,321 |
| PROJECTED 2022 | \$73,102 | \$77,252 | \$84,997 |
| CENSUS 2010    | \$47,933 | \$54,346 | \$57,262 |
| CENSUS 2000    | \$37,805 | \$43,786 | \$47,223 |



# ABOUT VANCOUVER



Vancouver, Washington sits on the north bank of the Columbia River directly across from Portland, Oregon. Incorporated in 1857, it is the fourth-largest city in the state. The Pacific Coast is less than 90 miles to the west. The Cascade Mountain Range rises on the east. Mount St. Helens National Volcanic Monument and Mt. Hood are less than two hours away. The spectacular Columbia River Gorge National Scenic Area lies 30 minutes to the east. Vancouver combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.

## GENDER



|        |       |
|--------|-------|
| Male   | 48.7% |
| Female | 51.3% |

## MEDIAN AGE



36.4 Years Old

