

FOR LEASE

BUILD-TO-SUIT

1505 Broadway | Vancouver, WA 98663



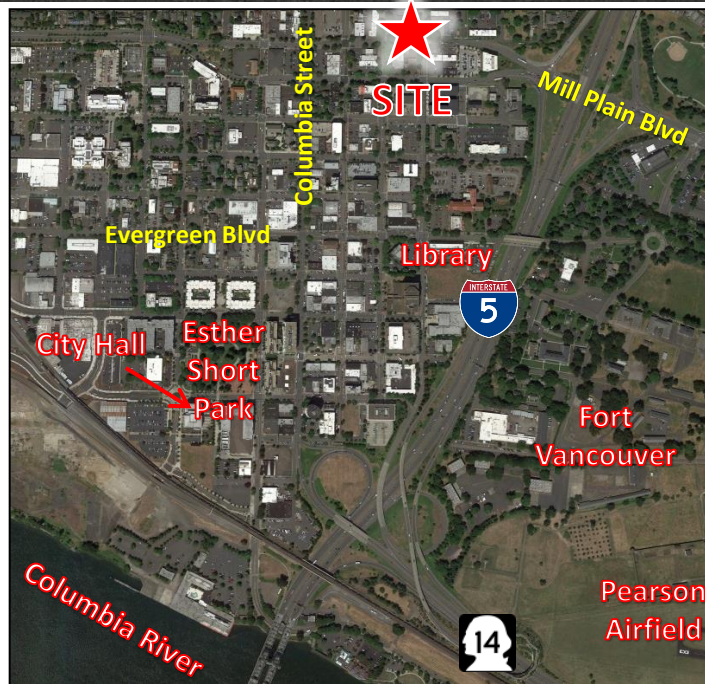
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

PRE LEASING – OCCUPANCY 1Q 2024! New opportunity for downtown Vancouver office space! Great access to freeways and many amenities including dining, shopping, breweries, transit options.



PROPERTY HIGHLIGHTS

- Located at the gateway of Vancouver at Mill Plain and Broadway Street. Easy access to I-5, SR-14, and 15 minutes from Portland International Airport.
- An energy efficient building with open floor plans for collaborative office environment.
- Public transit servicing Vancouver and Portland at the site.
- AVAILABLE:
 - First Floor: 5,767 RSF
 - Second Floor: 12,448 RSF
 - Third Floor: 12,671 RSF
 - **Total Available: 30,867 RSF**
- \$34.00/SF full service
- PARKING: 2/1,000 SF



An AI Angelo Company Property

FOR MORE INFORMATION:

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Southeast View



Close-up Street View

2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,665	72,104	228,214
Est. Average Household Income	\$75,064	\$78,508	\$89,279
Est. Total Businesses	2,201	4,673	11,274
Est. Total Employees	17,827	42,908	107,537

Average Daily Traffic Count

E 15th St @ C St E – 12,056
E 15th St @ Broadway St E – 12,964
E 15th St @ D St E – 13,045

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.