

FOR LEASE

CLASS A OFFICE SPACE

7700-7710 NE Greenwood Dr | Vancouver, WA 98662

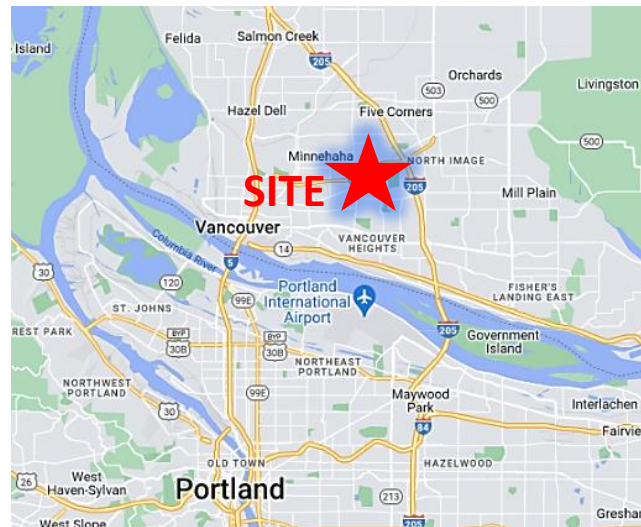


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Office spaces available from 640 to 2,829 RSF
- Gorgeous 2-story Class A office building
- 4/1,000 parking ratio
- Building signage potentially available for tenants over 3,000 SF
- Nearby Vancouver Plaza, Target, Walmart, the Vancouver Mall and the Heathman Hotel
- Easy access to I-205 and SR 500
- \$23.50/SF full service



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR | 360.597.0568 | aroselli@fg-cre.com
Doug Bartocci, CCIM | 360.597.0575 | dbartocci@fg-cre.com

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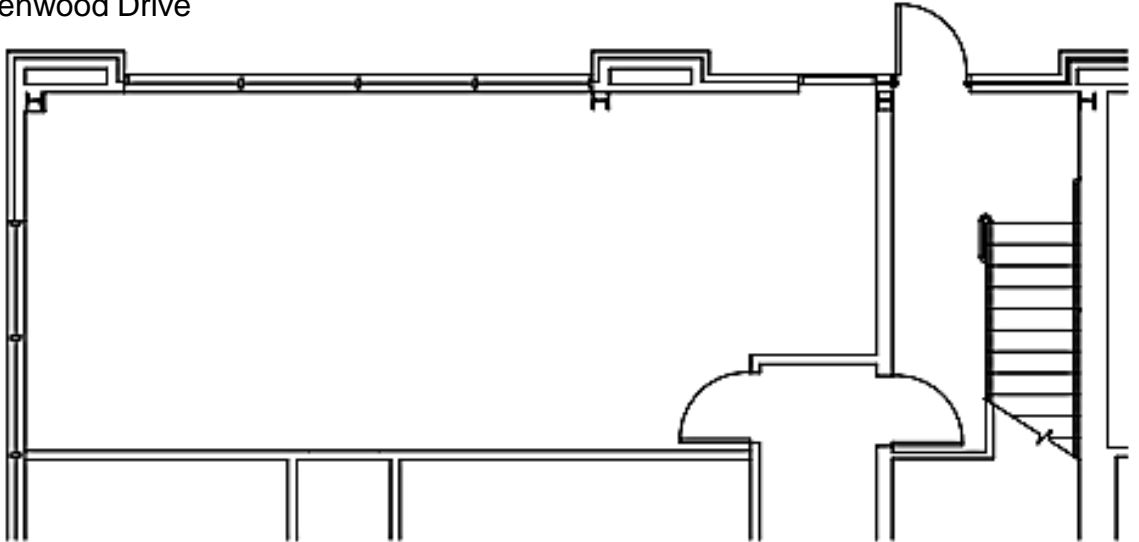
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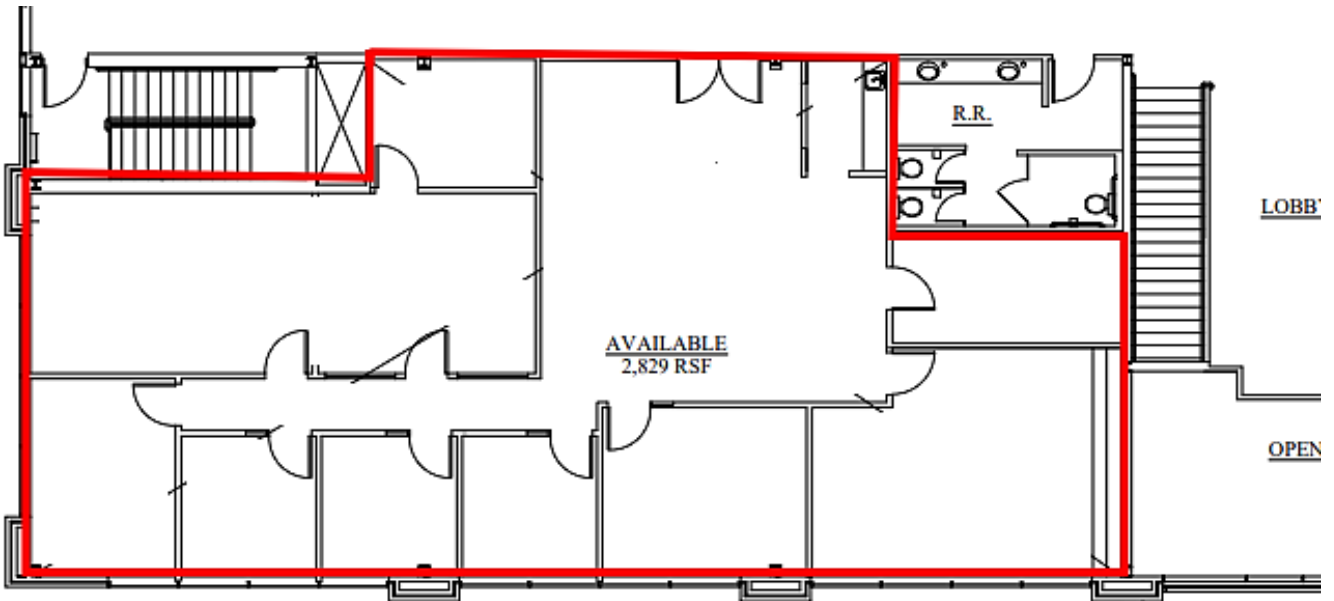


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7710 NE Greenwood Drive
Suite 180
640 RSF



7710 NE Greenwood Drive
Suite 210
2,829 RSF



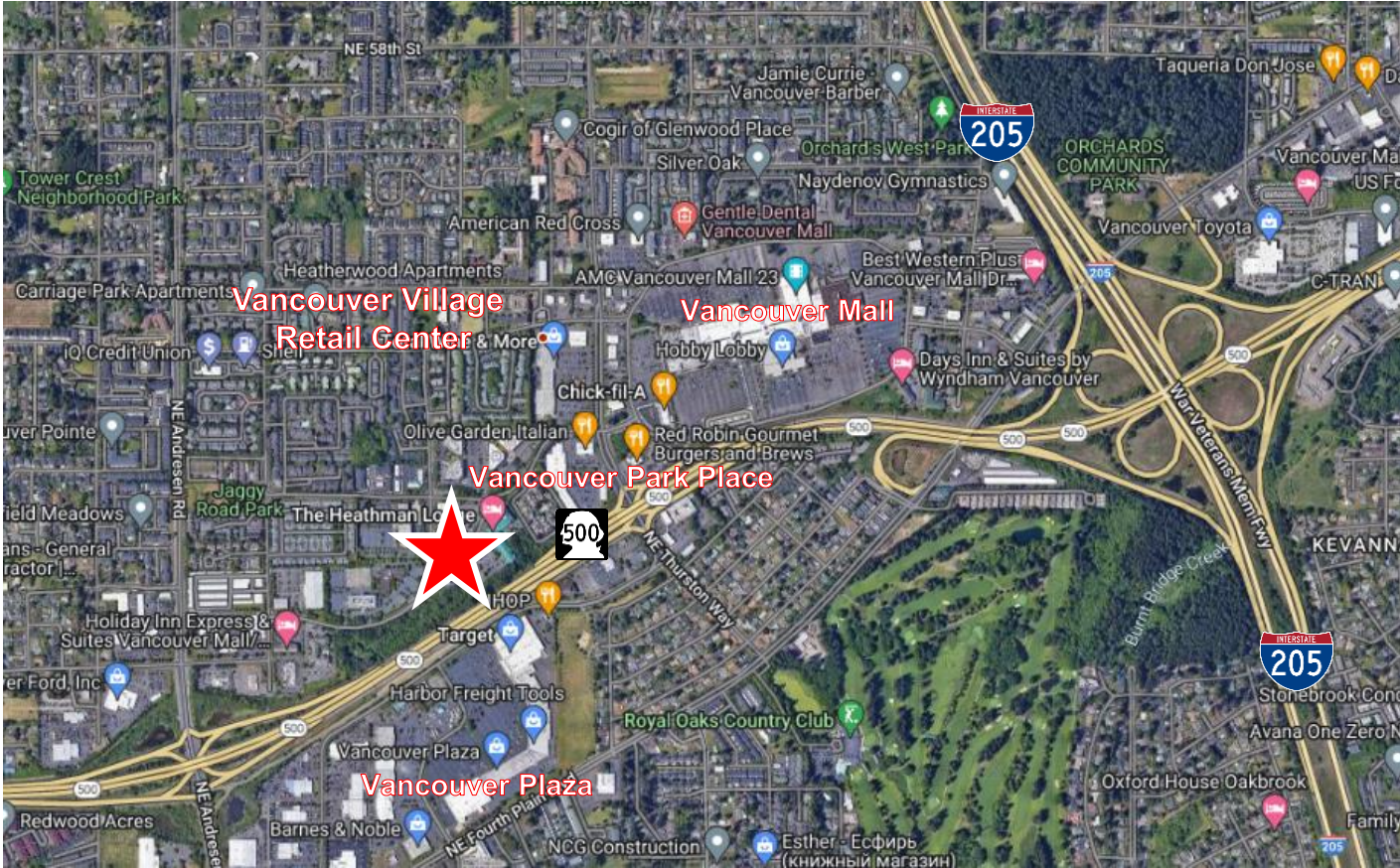
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	20,526	134,628	294,306
2028 Projected Population	21,702	141,541	309,827
Est. Average Household Income	\$68,126	\$82,302	\$88,871
Est. Total Businesses	1,326	5,735	13,059
Est. Total Employees	10,951	46,918	106,601

Average Daily Traffic

- State Rte 500 @ NE Thurston Way NE – 61,812
- NE Thurston Way @ NE Parkway Dr N – 31,098
- NE Thurston Way @ NE Vancouver Plz Dr – 20,725

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.