

# FOR LEASE

CLASS A OFFICE

5101 NE 82<sup>nd</sup> Avenue | Vancouver, WA 98662

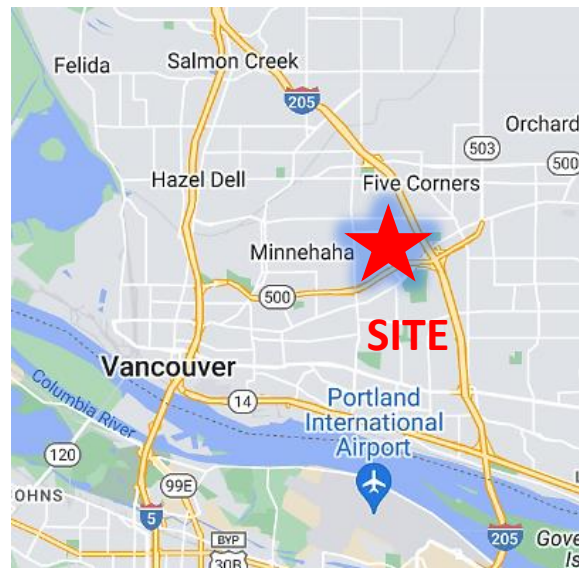


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- High visibility location, Class A office building adjacent to the Vancouver Mall
- Available:
  - Suite 100 – 3,506 RSF: 11 individual offices, conference room, data room, kitchenette and storage space
  - \$24.50/SF full service
- Building signage available
- 4/1,000 parking ratio
- Easy freeway access to I-205 and SR-500
- Surrounded by retail, restaurants and other amenities



### FOR MORE INFORMATION:

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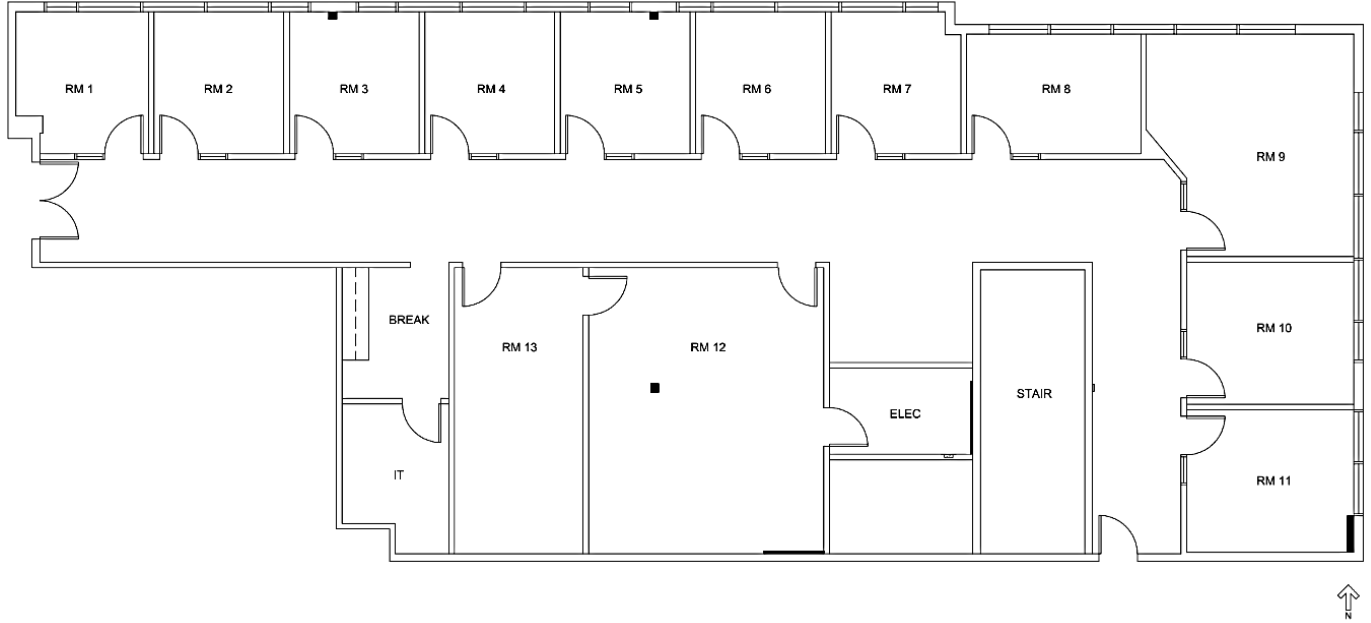
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Suite 100 – 3,506 RSF



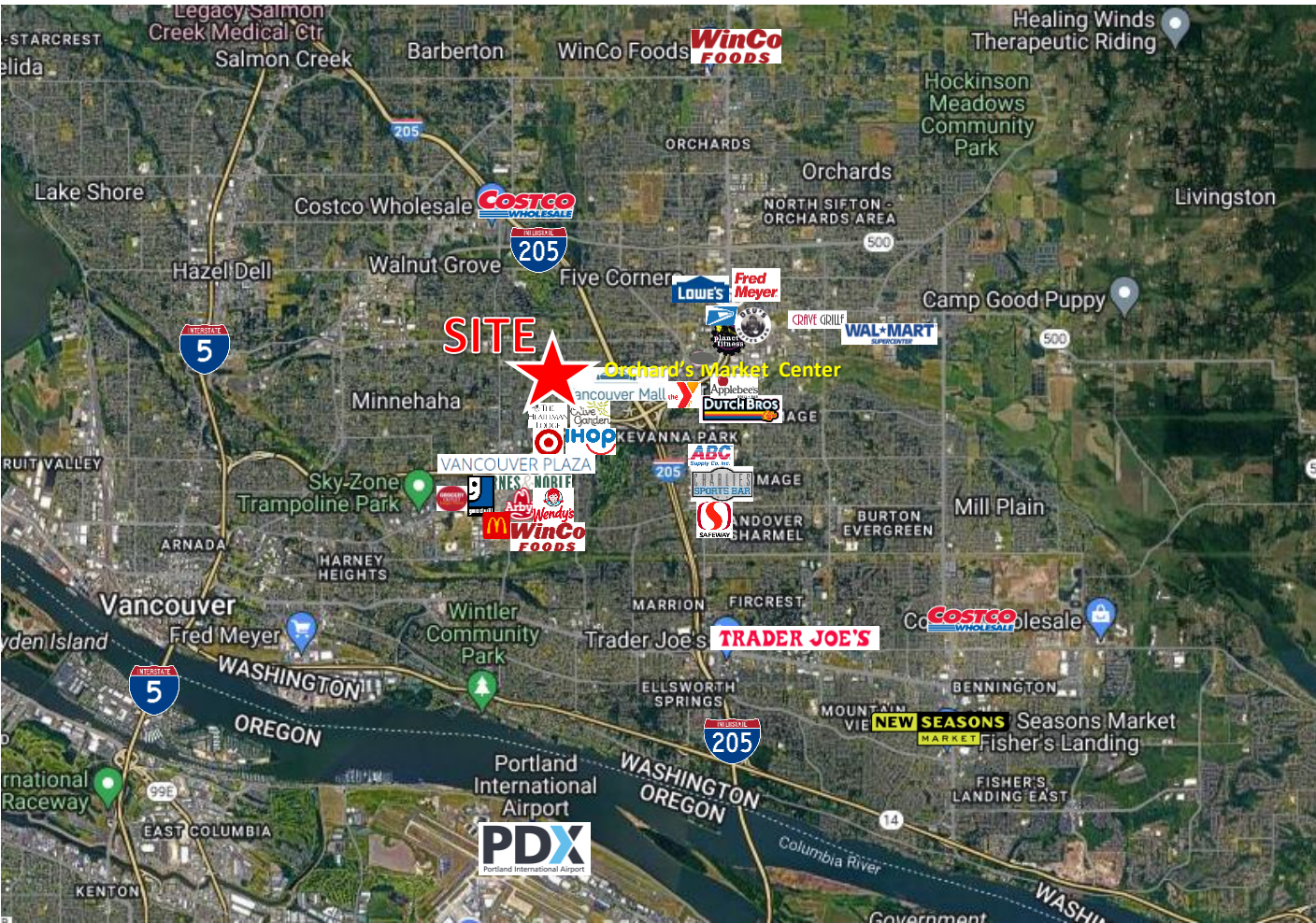
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,590	133,755	294,482
2028 Projected Population	18,549	140,711	310,234
Est. Average Household Income	\$71,544	\$82,222	\$89,171
Est. Total Businesses	1,018	5,780	13,050
Est. Total Employees	9,119	46,658	102,565

## Average Daily Traffic

NE Vancouver Mall Dr @ NE Thurston Way E – 15,154

NE Thurston Way @ NE Pkwy Dr N – 31,098

NE Thurston Way @ NE Vancouver Mall Dr – 9,934