

FOR LEASE *East Ridge*

12808 NE 95th Street, Vancouver, WA



Lease Rate: \$17.00/SqFt + NNN

Square footage: 4,544 3,408 Sqft Office (\$20.00/Sqft)
1,136 Sqft Warehouse (\$8.25/SqFt)

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THIS OFFERING PRESENTS

the opportunity to lease 4,544 SF in Vancouver, WA. The 4,544 SF is comprised of 3,408 SF of Office Space and 1,136 SF of Warehouse Space. The warehouse space is heated with 15 foot high ceilings that include shelving for additional storage. The property location provides ideal access to SR-503, NE Padden Parkway, SR-509, and NE Fourth Plain Blvd. Some of the surrounding businesses include, Fred Meyer, Starbucks, Subway, Big Lots, Lowe's Improvements, Carl's Jr. and much more.



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EAST RIDGE

Offering Summary

Property Address	12808 NE 95th St
Lot Size	.29 AC
Building Size	4,544 SqFt
Lease Type	NNN
Property Type	Flex
Zoning	Industrial
Stories	1
Year Built	1994 / 2011 Renovated
Parking	8 Parking Spaces



Lease Rate: \$17.00/SqFt + NNN

Office (\$20.00 Per SF) and Warehouse (\$8.25 Per SF)

***Estimate NNN charges to be \$2.11 Per SF**

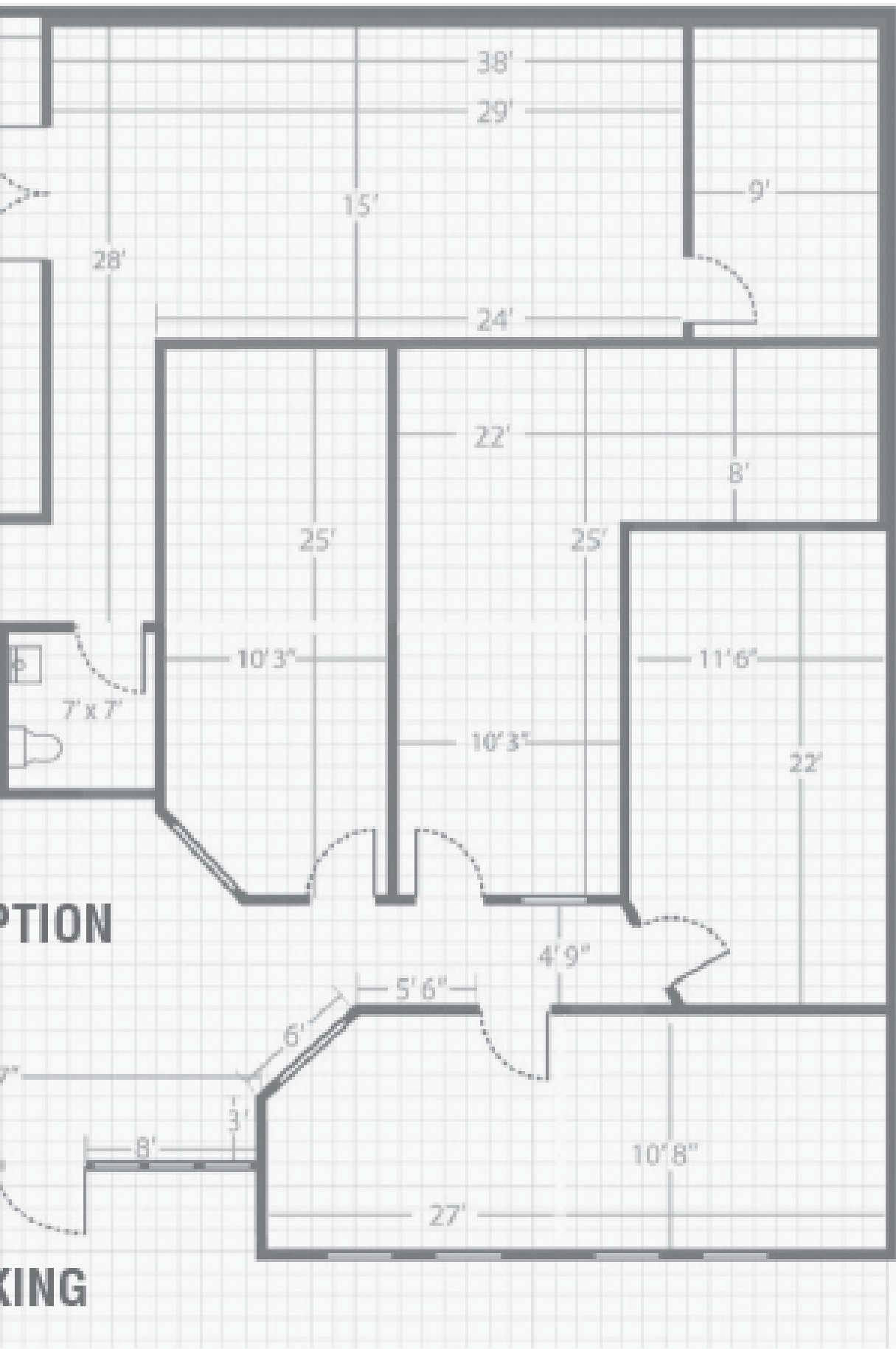
- **1,136 SqFt of Heated Warehouse Space**
- **Built-Out Offices**
- **Full Remodel in 2011**
- **Polished Concrete Flooring**
- **Retro Lighting and Fixtures**
- **Space Includes Reception Desk and Conference Room Table for Tenant's Use**













EAST RIDGE

**East Ridge
Business Park**

**HWY
310
Vehicles**

I-205
91,000
Vehicles Daily

OfficeMax
PETCO
Where the pets go.
JO-ANN
fabric and craft stores

HWY 500
61,000
Vehicles Daily

Vancouver Mall

Carls Jr.
LOWE'S

BIG LOTS!
DOLLAR TREE

Padden Pkwy
20,000
Vehicles Daily

Clark Public Utilities

McFarlane's Bark
Since 1951

503
00
Daily



**WinCo
FOODS**

Prairie HS

Hwy 503
31,000
Vehicles Daily

Under Construction
STARBUCKS COFFEE
7-ELEVEN

Since 1932
McFarlane's Bark

**Clark
Public
Utilities**

To Battle
Ground

E
Bus

Under Construction
221 New Homes

East Ridge
Business Park

EAST RIDGE

Pacific Rockery



Padden Pkwy
20,000
Vehicles Daily





Median Age



36.4 Years Old

Gender



Male 48.7%

Female 51.3%

2018 Avg. Income



1 Mile 72,593

3 Mile 68,443

5 Mile 69,352

Population



1 Mile

3 Mile

5 Mile

Est. 2019

15,431

77,939

188,756

Proj. 2024

17,245

85,497

205,561

Pop. Growth

11.76%

9.70%

8.90%



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