

# THE HUDSON



What's Next  
Happens Here.

[HUDSONVANCOUVER.COM](http://HUDSONVANCOUVER.COM)

## For Leasing Information:

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2ND FLOOR 1,990 RSF + 3RD FLOOR 15,500 RSF

CREATIVE CLASS A OFFICE

SPACES AVAILABLE

CALL FOR TERMS

101 East 6th Street Vancouver,

WA 98660



900 Washington St. Suite 850, Vancouver, WA  
360.750.8895 | [www.fg-cre.com](http://www.fg-cre.com)



CLASS A CREATIVE OFFICE - AVAILABLE

# Third Floor

APPROX. 15,500 SF

Spaces feature 15' high ceilings with exposed wood columns and beams, offering open and customizable floor plans.

## Average Daily Traffic

Lewis & Clark HWY @ I-5- 17,000

E 5th St. @ Fort Vancouver Way E -

15,739 Washington St. @ W 4th St. NW -  
11,986

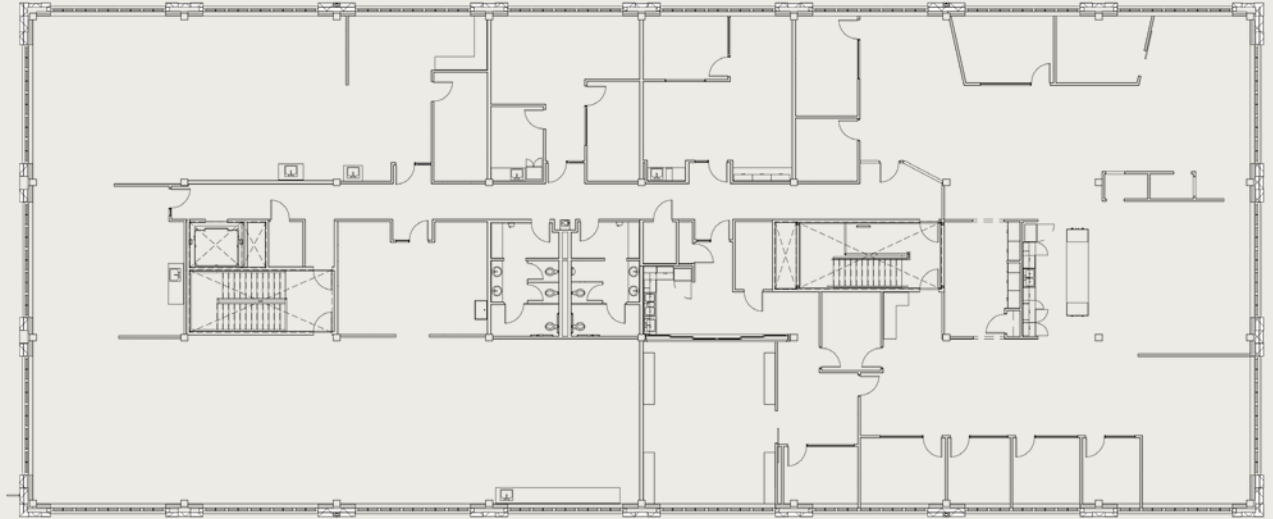
## Travel Times

5 Minute drive to Vancouver Waterfront

15 Minute drive to Portland International

Airport 20 Minute drive to Downtown Portland

ENTIRE THIRD  
FLOOR AVAILALBE



## BUILDING FEATURES

Building core and shell are LEED Gold Certified with beautiful heavy timber design

Secured bike storage, repair station, fitness center, and showers with 2 ADA equipped

Prominent building entry with an artful and bright shared lobby space

Large operable windows and bright open floor plans

## PARKING & TRANSIT

Public transportation and bike lanes within one block

Ample parking available with private on-street spaces and adjacent to public parking

## NEIGHBORHOOD

At the gateway to Washington State and the City of Vancouver

Easy access to I-5 and Hwy 14 - one block to onramp and exits

Restaurants, hotels, fitness facilities and pedestrian amenities within easy walking distance

This property is located within the Vancouver Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator declared by the Governor of Washington in 2013

CREATIVE OFFICE - AVAILABLE

# Suite 220

APPROX. 1,990 SF

Spaces feature 15' high ceilings with exposed wood columns and beams, offering open and customizable floor plans.

## Average Daily Traffic

Lewis & Clark HWY @ I-5- 17,000

E 5th St. @ Fort Vancouver Way E - 15,739

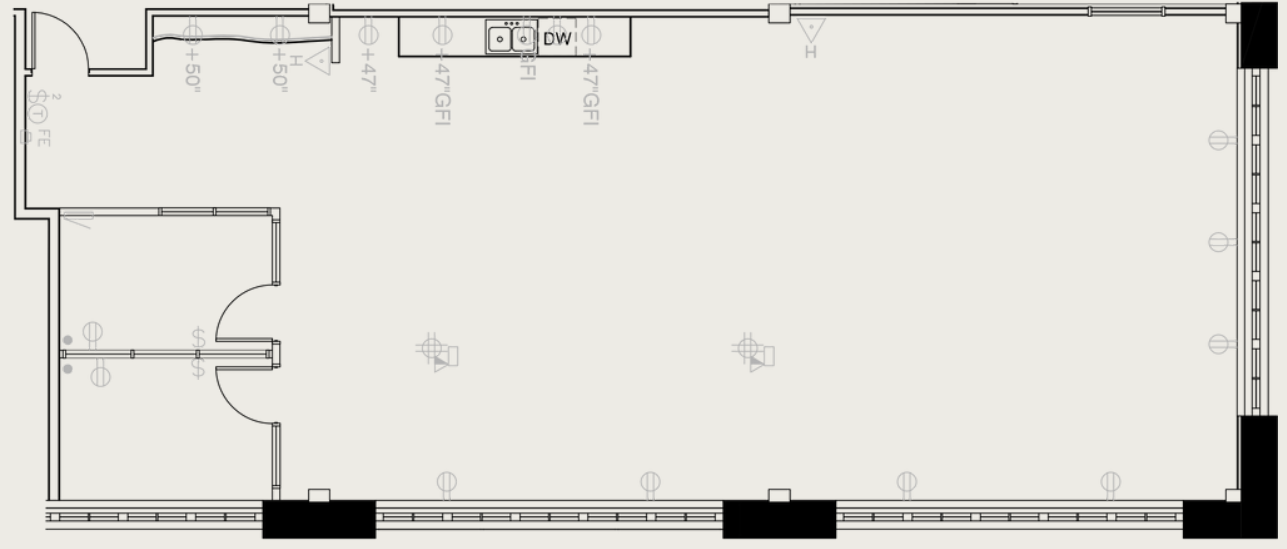
Washington St. @ W 4th St. NW - 11,986

## Travel Times

5 Minute drive to Vancouver Waterfront

15 Minute drive to Portland International

Airport 20 Minute drive to Downtown Portland



## BUILDING FEATURES

Building core and shell are LEED Gold Certified with beautiful heavy timber design  
Secured bike storage, repair station, fitness center, and showers with 2 ADA equipped  
Shared conference room facilities for tenants of the building  
Large operable windows and bright open floorplans

## PARKING & TRANSIT

Public transportation and bike lanes within one block  
Ample parking available with private on-street spaces and adjacent to public parking

## NEIGHBORHOOD

At the gateway to Washington State and the City of Vancouver  
Easy access to I-5 and Hwy 14 - one block to onramp and exits  
Restaurants, hotels, fitness facilities and pedestrian amenities within easy walking distance  
This property is located within the Vancouver Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator declared by the Governor of Washington in 2013



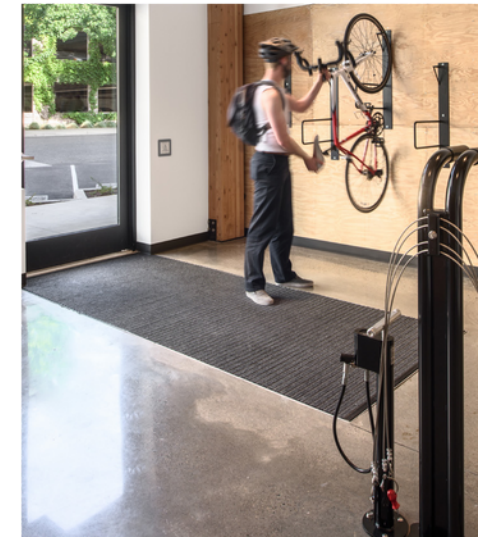
**Inspired by the past, built for the future.  
The Hudson offers three stories of timeless  
design, where your team can do their  
best work.**

Conveniently located right off I-5, The Hudson has a diverse collection of tenants, attracting a broad cross-section of industries, including jewelry, banking, architecture, and technology. With its state-of-the-art design and vibrant community, The Hudson is more than just a building - it's a dynamic environment where innovation and success converge. Write your new chapter, here.

The Hudson offers 45,000 SF of creative office & retail space in downtown Vancouver, WA - where the city's vibrant history meets its promising future. As Vancouver transforms into a thriving hub of diverse industries, professionals seek the perfect blend of urban living and modern convenience.

### 2023 Demographics

<b>Est. Population</b>	10,7173 (1 Mile)	66,805 (3 Mile)	240,415 (5 Mile)
<b>2028 Projected Pop.</b>	10,881 (1 Mile)	69,859 (3 Mile)	346,965 (5 Mile)
<b>Est. Average House Income</b>	\$65,685	\$83,849	\$93,362
<b>Est. Total Businesses</b>	1,888	4,794	12,665
<b>Est. Total Employees</b>	15,317	44,711	119,610





101 East 6th Street  
 Vancouver, WA 98660

Located in the heart of Downtown Vancouver, The Hudson is within walking distance to many desirable restaurants, shops, parks, and amenities, and blocks away from i-5 and SR-14, making this an ideal location for your business to thrive.

**DRINKS & DINING**

- Mighty bowl
- Little Conejo
- Wildfin American
- Grill Twigs Bistro
- Who song & Larry's
- Nom Nom
- Pacific House
- Elements Restaurant
- Slow Fox
- The Sedgwick
- Barlows public house
- Subway
- DEDiko

- Brewed Cafe & Pub
- Compass Coffee
- Kaflex Roasters
- Boomerang
- Java House
- Starbucks
- Loowit Brewing
- Trusty Brewing Company
- Locust Cider
- Barlow's Public House
- The Grocery Cocktail & Social Thai Orchid
- & more...

**SERVICES**

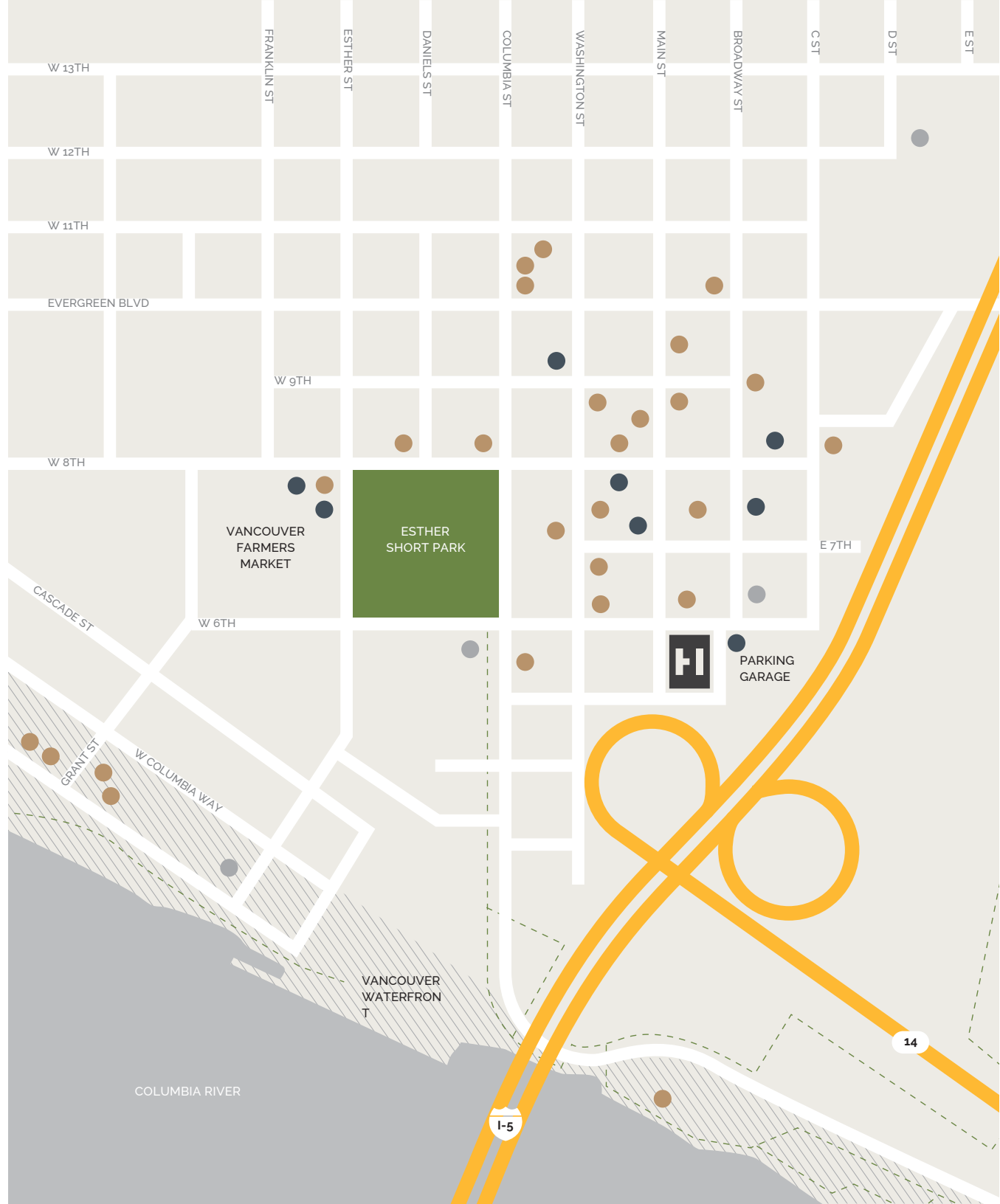
- Key Bank
- Anytime Fitness
- Wells Fargo
- Columbia Bank
- Riverview Community Bank

- Columbia Credit Union
- Vancouver Farmers Market
- City Center Market
- Turtle Place Transit Station

**HOSPITALITY**

- Hotel Indigo
- Hilton Vancouver
- Comfort Inn & Suites
- Econo Lodge

**--- BIKE TRAILS**





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A PROJECT BY

**KILLIAN PACIFIC**