

# For Lease Downtown Vancouver

Dynamic and Convenient, with Parking

301 W 11th Street | 11th & Columbia



**Vancouver, Washington** at the intersection of the Columbia River and Interstate 5, the major north/south freeway from the Canadian border to the Mexican border. Vancouver sits on the north bank of the Columbia River looking south to Portland, Oregon. With roots to the original Fort Vancouver, we have grown to a Clark County population of approximately 434,000 people. The 2nd fastest growing county in Washington State at a rate of 23.2% from 2000-2010.

## Easy Access

- Major freeways - I-5 and SR14
- Portland, Oregon via Interstate Bridge
- Portland International Airport via I-205
- New Columbia River Front Development
- Bicycle and transit routes
- Business, Legal, Government offices

## Vancouver Neighbors

- Java House
- Thai Orchid Restaurant
- Esther Short Park
- Riverview Bank Tower
- County Court House
- Hilton Hotel
- Gravitare Design

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# Property Information

The Wolf Building has been a long time landmark in Downtown Vancouver.

Located on the West side of Columbia street which is the primary access through the city to the Columbia River water front the property has great access to all facets of the vibrant Vancouver Downtown neighborhood and business district. Two blocks off main Street, Two Blocks from Esther Short Park and the local Convention Center, and Three blocks from both the seat county government the Clark County Executive Building, and the recently occupied six story Vancouver City hall, which has allowed all city of Vancouver staff and services to be housed in a single space

The CX zoning designation (City Center) is designed to provide for a concentrated mix of retail, office, civic and housing uses in downtown Vancouver. The broad range of allowed uses is intended to promote Vancouver as the commercial, cultural, financial and municipal center of Clark County. Typical uses include, but are not limited to retail sales; hotels/motels; restaurants; professional offices; educational, cultural and civic institutions; public buildings; and commercial parking. You've got great options and flexibility here.

An example of what this building could be like is no further away than one block to the East where Gravitare design, a leading national Website and SEO company purchased the former Koplan building in late 2011, and has redeveloped 20,000 SF into a high tech office building and incubator space, which will house over two hundred employees when it's redevelopment is completed in late 2013.

There are almost 19,000 SF of available space, which includes about 4500 SF of finished area, offices, hallways, sales area, bathrooms and lunch room. The building has great bones. Almost 15,000 SF of warehouse including open ceilings (22 feet), and visible beam structure offer classic architectural features to design from. There is a receiving area and two securable rooms at the west end of the warehouse.

New Roof installed two years ago along motion sensed high efficiency lighting. There are three rooftop gas pack HVAC units totaling 9.5-tons. A former wine cellar space (Southside of warehouse) has a 5-ton unit, with specialized insulation. The warehouse is served with multiple gas fired heaters.

The property sits on a complete square block, and has the rare commodity in Downtown of on-site parking. It has in place two dock high doors with 14' of clearance.

# Property Information

## DOWNTOWN VANCOUVER IS HOME TO

- A developing arts and entertainment district
- New state of the art library (2011)
- Over 100 restaurants and retail establishments
- 10,250 Downtown employees
- Significant household income in nearby neighborhoods; 35% are above \$50,000
- Ample, convenient parking
- Strong pedestrian and automobile traffic; 20,000 cars daily
- A diverse mix of residential, office, retail and entertainment opportunities
- Esther Short Park, Vancouver's Farmers Market and home to many festivals
- Hilton Hotel with 225+ rooms and Vancouver's Convention Center
- Direct access to Downtown from all major highways

## A RECENT CONSUMER SURVEY HAS REVEALED OPPORTUNITIES

- Grocery Store
- Specialty Bakery
- Brew Pub
- Office Supply/Support Services
- Mixed-Use Development
- Family business
- Specialty Retail

# Top Reasons to do Business Here

## EXCELLENT TRANSPORTATION

Interstate 5 runs north and south through the Clark County enabling easy travel to Portland, Seattle and California. Interstate 84 provides direct access to eastern Washington, Oregon and Idaho markets. Ports and full rail access make Vancouver/Clark County an inter-modal transportation hub for the Northwest. Southern California is a mere 1.5 hours away by air.

## ACCESS TO INTERNATIONAL AIR TRANSPORTATION

Vancouver has excellent access and proximity to the Portland International Airport (PDX) for business travel or air freight.

## LOWER LEASE COSTS, LOWER LAND PRICES

Overall, Vancouver's space is very competitive in the Portland/Vancouver Metropolitan market. The average lease rate for Class A office space in Vancouver is \$19.74 per square foot. Downtown Portland averages \$22.71 per square foot. Warehouse space is \$6.85 per square foot in Portland and \$5.17 per square foot in Clark County. Monthly parking fees in downtown Vancouver average \$55 to \$75 versus \$120 and up in downtown Portland.

## TALENTED & AVAILABLE WORKFORCE

Clark College, located in Vancouver, Washington is the second largest community college in Washington State. WSU Vancouver offers both undergraduate and graduate degree programs in Business, Sciences and Engineering. Approximately 60,000 workers commute to Portland to work. In a recent survey, 79% of commuters would readily take a Clark County job if available, avoiding the commute and eliminating the 9% Oregon income tax.

## SUSTAINABILITY

As a significant economic development partner in the Portland/Vancouver region, Vancouver is poised to embrace a sustainable community. The existing downtown infrastructure is planned to support 4,550 residential units, 2,425,000 square feet of office use, and 400,000 square feet of retail use, creating a vibrant walkable community. In addition, the City benefits from an innovative sustainable business mentality that will further economic growth. Vancouver's premier yacht-building company, Christensen Yachts, is applying its technology to new engineering and fabrication projects in order to propel itself into wind turbine and hydrokinetic (wave motion) energy component manufacturing. At the same time, the Port of Vancouver serves as the sole source of import for wind turbines on the west coast—a thriving industry fueling future energy demands.

# Projects and Investments Downtown

## DOWNTOWN REVITALIZATION

Every great city has a strong, healthy downtown. The vision for ours is one of a vibrant city center where people throughout the region will gather to live, work, shop and play. We are working to diversify and rebuild our Downtown by strategically investing in public infrastructure that will leverage over \$1 billion in new private investment, creating new jobs, mixed-use residential and retail development, as well as public art and open spaces.

## COLUMBIA WATERFRONT REDEVELOPMENT

Redevelopment of 32 acres of waterfront property, making it the most vibrant urban waterfront community on the Columbia River. As outlined in the Vancouver City Center Vision Plan, the city envisions a total revitalization of Vancouver's urban waterfront focusing on residential and office users supported by significant public access, recreation, cultural, hospitality, entertainment and limited commercial opportunities.

## ANGELO BUILDING

Recently completed, 60,000 square foot commercial space just off of Interstate 5 as you enter downtown is Phase I of a total 150,000 square foot redevelopment project.

## VANCOUVERCENTER

Mixed-use development offering 200,000 square feet of office space, 20,000 square feet of retail space, 34 condominiums with panoramic views of Vancouver and Portland, 194 condominiums adjacent to Esther Short Park and a 3-level, 800-stall underground parking facility.

## PRESTIGE PLAZA

Residential tower with ground floor retail near Mill Plain and Interstate 5.

## WEST BARRACKS

The Vancouver National Historic Reserve partners, including the City of Vancouver, National Parks Service, State of Washington, US Army and the Vancouver National Historic Reserve Trust are working with the private sector partners to renovate 16 historic buildings on the West Barracks for a variety of uses, from education and the arts to recreation and hospitality.



# Property Photos



# Property Photos



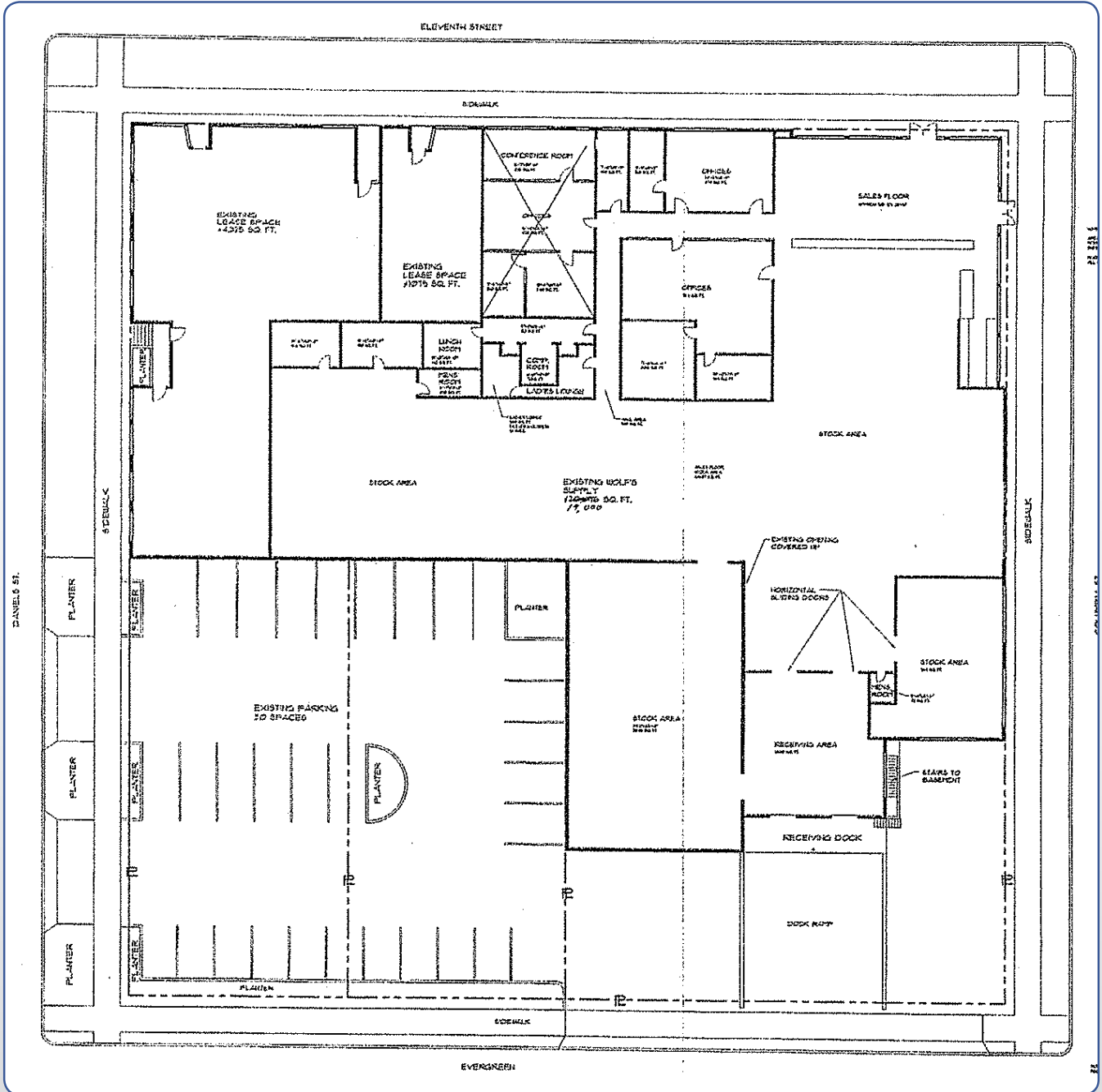
# Parking Locations



- |                             |                            |                                                        |
|-----------------------------|----------------------------|--------------------------------------------------------|
| 1. Riverview Tower Garage   | 6. West Coast Bank Garage  | 10. Washington & Mill Plain                            |
| 2. Riverview Tower Garage   | 7. Vancouver Center Garage | 11. 15th & Main                                        |
| 3. Evergreen & Columbia Lot | 8. 11th & Washington Lot   | 12. 108 E Mill Plain Lot                               |
| 4. Evergreen & Broadway Lot | 9. 13th & Columbia Lot     | 13. Pioneer /Washington/13th/<br>Mill Plain / Columbia |
| 5. The Academy Lot          |                            |                                                        |



# Floor Plan



# Walking Map



**Walking & Biking Routes**

- Esther Short Loop 1 mi
- Main St Broadway Loop 2 mi
- Historic Discovery Loop 3 mi
- Evergreen Columbia Loop 6 mi

Multi Use paths (closed to motor vehicles)

City Center Detail

Parking Garage P



For more information on all of the great travel options in our downtown, please visit [www.MyDestinationDowntown.com](http://www.MyDestinationDowntown.com)

**KEY**

- ★ Points of Interest
- Art & Entertainment
- Accommodations
- Beauty & Wellness
- Restaurants, Beverages & Sweets
- Retail & Grocery
- Services & Info

★ POINTS OF INTEREST ★	ACCOMMODATIONS	RESTAURANTS, BEVERAGES & SWEETS	RESTAURANTS, BEVERAGES & SWEETS	RETAIL & GROCERY
<ul style="list-style-type: none"> <li>Clark County Historical Museum 1511 Main</li> <li>The Academy 400 East Evergreen Boulevard</li> <li>Officers Row E. Evergreen</li> <li>Flying Umbrellas by Cobalt Designworks Evergreen &amp; Main</li> <li>Vancouver Community Library 901 C. St.</li> <li>Turtle Place 7th &amp; Main</li> <li>Sculpture Garden 805 Broadway</li> <li>Visitor Information Center 1501 E Evergreen</li> <li>Vancouver Farmers Market 8th &amp; Esther Short</li> <li>Bell Tower &amp; Esther Short Park 6th &amp; Columbia</li> <li>Kinetic Sculpture by Andrew Carson 8th &amp; Main</li> <li>Fort Vancouver E 5th</li> <li>Pearson Airfield &amp; Museum 1115 E 5th</li> <li>Old Apple Tree Columbia Way</li> <li>Land Bridge Columbia Way</li> <li>Wendy Rose &amp; Lichee Monuments SE Columbia River Dr</li> </ul>	<ul style="list-style-type: none"> <li>Comfort Inn &amp; Suites 401 E 13th</li> <li>Econo Lodge 601 Broadway</li> <li>Hilton Hotel &amp; Convention Center 301 W 6th</li> <li>Homewood Suites 701 Columbia Shores Blvd</li> <li>Red Lion Hotel at The Quay 100 Columbia</li> </ul>	<ul style="list-style-type: none"> <li>A Little Fine Tree 585 W 8th</li> <li>Beaches 1919 SE Columbia River Dr</li> <li>Black Angus 416 E 13th</li> <li>Brewed 603 Main St</li> <li>Brickhouse Bar and Grill 109 W 15th</li> <li>Burnt Bridge Cellars 1500 Broadway</li> <li>By the Bottle 108 B W Evergreen</li> <li>Cafe Al Dente 907 Main</li> <li>Charles Bistro 1220 Main</li> <li>Chronis 819 Main</li> <li>City Sandwich 111 E 8th</li> <li>Compass Coffee 1304 Main</li> <li>Cream &amp; Sugar 700 Washington</li> <li>Divine Bites 904 Main</li> <li>Dolce Gelato 535 W 8th</li> <li>Dipsater by River Maiden 701 Main</li> <li>Dublin Down Irish Pub 813 Main</li> <li>Eagles Nest 107 E 7th</li> <li>El Presidente 312 E Evergreen Blvd</li> <li>Fudge Fix 607 Washington</li> <li>Gala Java 1104 Main</li> <li>Grays of the Park 301 W 6th</li> <li>Hula Boy 1109 Washington</li> <li>Java House 210 W Evergreen</li> <li>Jerusalem Cafe 106 E Evergreen</li> <li>Joe Brown's Café 817 Main</li> <li>Joe's Crab Shack 101 SE Columbia Way</li> <li>Lapellah 2420 Columbia House Blvd</li> <li>Loawit Brewing 507 Columbia St</li> <li>Little Italy's 901 Washington</li> <li>Low Bar 809 Washington</li> <li>Main Event Sports Grill 800 Main</li> <li>Malibu 115 East 7th</li> <li>McMenamin's 1801 SE Columbia River Dr</li> <li>Mt. Tabor Brewpub 113 West 9th St</li> <li>Niche Wine &amp; Art 1015 Main</li> <li>Oriental Fast Bowl 905 Main</li> <li>Rosemary's Cafe 1001 Main</li> <li>Old Ivy Taproom 108 A W Evergreen</li> <li>Savona Cafe 1898 SE Columbia River Dr</li> </ul>	<ul style="list-style-type: none"> <li>Starbucks 304 W 8th</li> <li>Subway 406 W 8th</li> <li>Sunrise Bagel &amp; Bakery 808 Harney</li> <li>Sweetie Pies 1006 Main St</li> <li>Thal Orchid 1004 Washington</li> <li>The Atrium Lounge 606 Broadway</li> <li>The Grant House at 1101 Officers Row</li> <li>The Quay 100 Columbia</li> <li>Tea Bar Downtown 1015 Main St</li> <li>The Rock Woodfired Pizza 2420 Columbia House Blvd</li> <li>Tiger's Garden 312 W 8th</li> <li>Tommy O's Bistro 801 Washington</li> <li>Top Shelf Martini Bar 600 Main</li> <li>Torque Coffee 501 Columbia St</li> <li>Touch of Athens Greek Restaurant 100 W 13th St</li> <li>Treat 210 W Evergreen Blvd #600</li> <li>Vinnie's Pizza 1000 Main</li> <li>Weiner Wagon corner of 12th and Main St.</li> <li>Who Song &amp; Larry's Cantina 111 SE Columbia Way</li> <li>Woody's Tacos 210 W Evergreen</li> </ul>	<ul style="list-style-type: none"> <li>Maxx Photography 703 A Main St.</li> <li>Most Everything 815 Washington St.</li> <li>My Jeweler 809 Main</li> <li>Nol Too Shabby 1515 Broadway</li> <li>Picadilly Pantry 514 Washington</li> <li>Paul Quackenbush Photography 204 West Evergreen Blvd</li> <li>Rand Jeweler 112 East Evergreen</li> <li>2nd Bloom 108 West 9th St.</li> <li>Sweet Spot Sports 105 W 6th St.</li> <li>C'est la Vie 1015 Main St.</li> <li>Vancouver Farmers Market 8th &amp; Esther Short</li> <li>Vancouver Food Cooperative 1002 Main St.</li> <li>Vancouver Rare Coins 110 W 9th St.</li> <li>Asian Mini Mart 812 Columbia St</li> <li>Young Art 420 W 8th</li> </ul>
	<p><b>BEAUTY &amp; WELLNESS</b></p> <ul style="list-style-type: none"> <li>About U 914 Esther</li> <li>Anytime Fitness 710 Esther</li> <li>BelgeBlond 909 Main</li> <li>Beyond Bliss Spa 1400 Main</li> <li>Cut Loose Hair Design 1003 Main St.</li> <li>Envy Me Salon 109 W 7th</li> <li>Freshly Aelier 309 East 15th Street</li> <li>Golena's Old School Gym 1001 Main St, Suite B</li> <li>Maie Hair Salon 914 Esther St</li> <li>Marshall Community &amp; Luepke Sr. Cntrs. 1009 East McLoughlin Blvd</li> <li>Natural Body Works 106 E 9th St.</li> <li>4W Personal Training 1011 Broadway</li> <li>Parkwest Studio 310 W 8th</li> <li>Pilates Plus Northwest 1010 NE Broadway #2 525 W 8th</li> <li>Pro Vitae 113 E 8th</li> <li>Studio Eight 1019 Main</li> <li>Salon Moxie 800 Franklin</li> <li>Shanti Yoga Center 800 Franklin</li> <li>Sole Purpose 102 E Evergreen</li> <li>Source Climbing Center 1118 Main St.</li> <li>Studio 514 A Hair Studio 514 Main Street</li> <li>4 Tangles 204 W Evergreen</li> <li>The Spa at Esther Short Park 410 W 8th St.</li> <li>Tommie's &amp; Sons Barber Shop 104 E 9th</li> <li>Vancouver School of Beauty 114 W 6th St.</li> <li>Vala Salon 205 W 6th St.</li> </ul>	<p><b>RETAIL &amp; GROCERY</b></p> <ul style="list-style-type: none"> <li>Artwear 110 E Evergreen</li> <li>Asian Mini Mart 812 Columbia St</li> <li>By the Bottle 104 W Evergreen</li> <li>Café's Pajamas Collectibles 1411 SW Broadway</li> <li>Comfort Interiors 901 Main</li> <li>Divine Consign Furniture 904 Main</li> <li>Erik Runyan Jewelers 900 Washington</li> <li>Fred Meyer 2500 Columbia House Blvd</li> <li>Linda Lee's Linen Boutique &amp; Poles &amp; Fun 517 Washington</li> <li>Lucky Loan 614 Main</li> <li>Luepke Flowers &amp; Gifts 300 Washington</li> <li>Market Place Flowers, News 210 W Evergreen</li> <li>Amour Mercanille 106 Main St.</li> </ul>	<p><b>SERVICES &amp; INFO</b></p> <ul style="list-style-type: none"> <li>Bank of America 805 Broadway</li> <li>Chase Bank 1205 Broadway</li> <li>Columbia Bank 400 E. Mill St 100</li> <li>Columbia Credit Union 703 Broadway, S-500</li> <li>Heritage Bank 700 Washington Street Suite 106</li> <li>Sterling Bank 1220 Main</li> <li>IQ Credit Union 1313 Main</li> <li>Key Bank 714 Main</li> <li>Pacific Continental Bank 911 Main St. #100</li> <li>Post Office 1211 Daniels</li> <li>Umpqua Bank 720 Esther Street</li> <li>Umpqua Bank 1400 Washington</li> <li>West Coast Bank 500 Broadway</li> <li>Sandy Scott Uplown Realty 1400 Main St.</li> <li>Vancouver City Hall 415 W. 6th St.</li> <li>zoomNet Postal+ 812 Columbia St.</li> <li>Vancouver's Downtown Association 811 Main St.</li> </ul>	

