

FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683

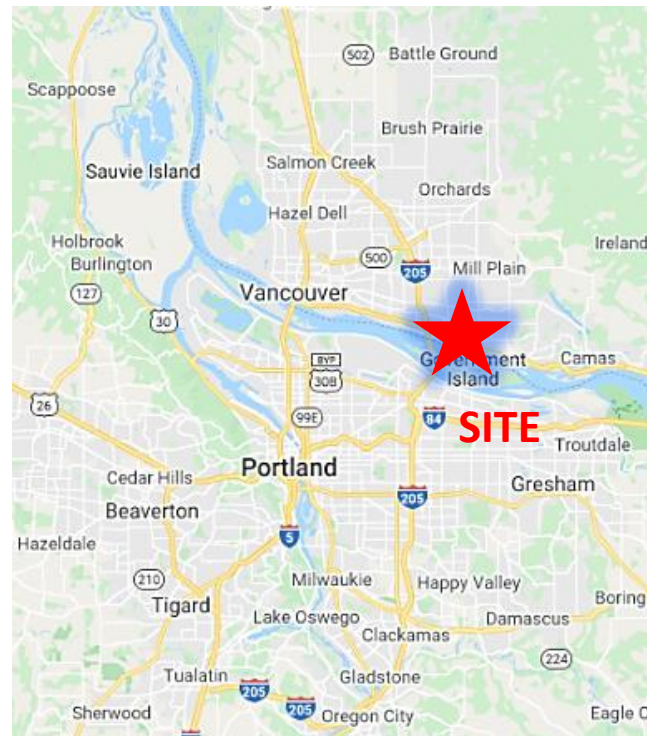


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Frontage on 164th Avenue
- Nearby restaurants and services
- Adjacent to C-Tran Park and Ride
- Quick access to and from I-5 and I-205
- Ample parking
- Call for lease terms
- Availabilities
 - Suite 102: 550 SF - Executive office
 - Suite 103: 1,200 SF - Raw space
 - Suite 104: 900 SF - Raw space } Combine for 2,100 SF
 - Suite 106: 1,516 SF
 - Suite 108: 5,500 SF - Medical space, former radiology; building signage permitted
 - Suite 201: 3,317 SF - Building signage permitted
 - Suite 208: 1,500 SF - Shell space
 - Suite 212: 1,000 SF - Built out medical
 - Suite 219: 2,148 SF
 - Suite 301: 1,800 SF



FOR MORE INFORMATION:

Brett Irons | 360.597.0574
biron@fg-cre.com

FOR LEASE

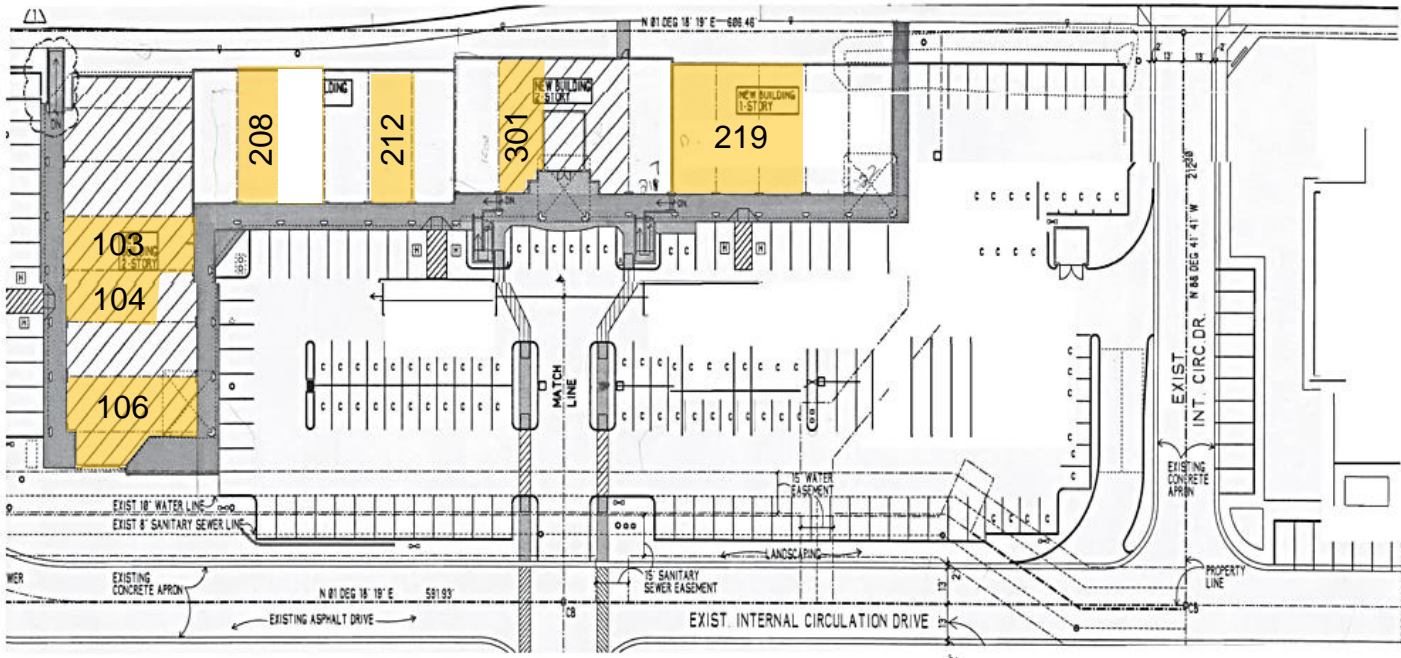
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Site plan



FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Suite 102:
550 SF
Executive office



FOR LEASE

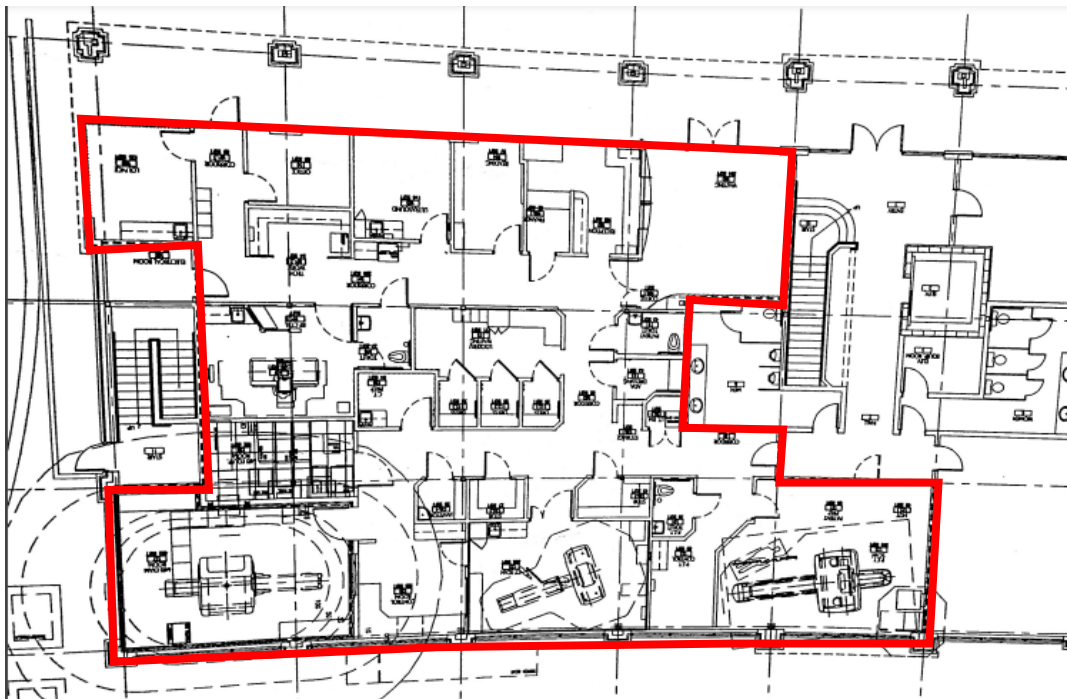
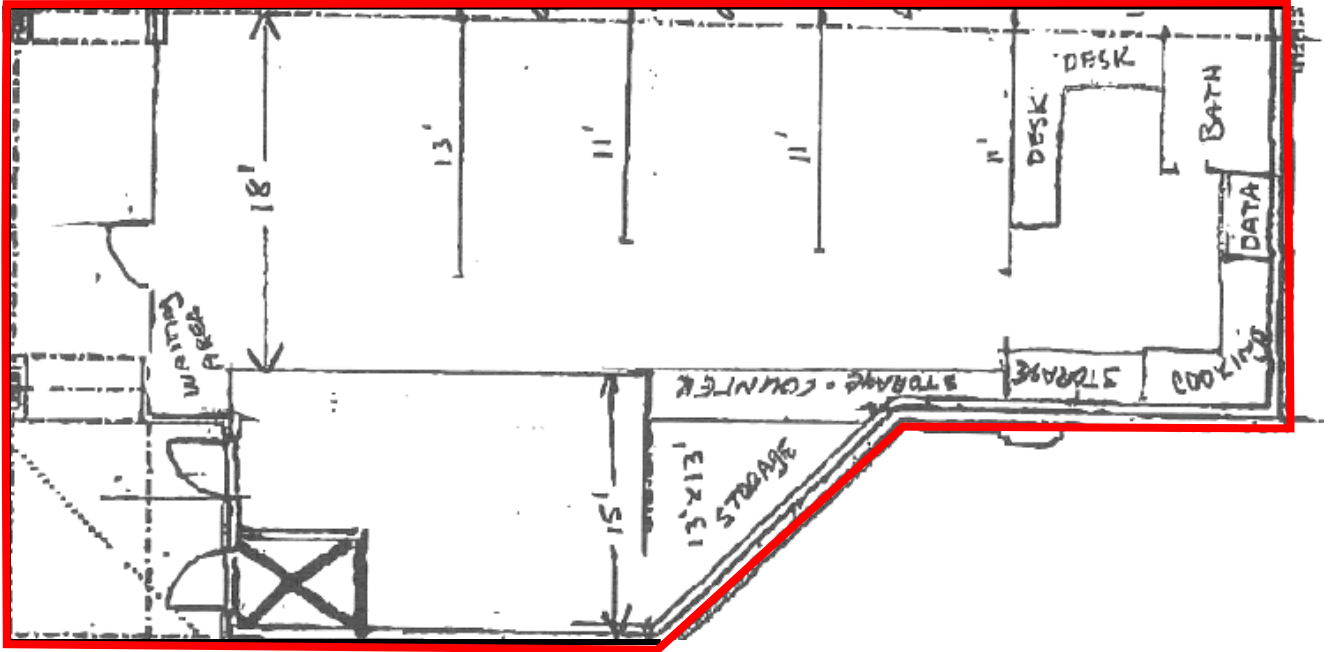
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Suite 106:
1,516 SF



Suite 108:
5,243 SF
medical space,
former radiology

FOR LEASE

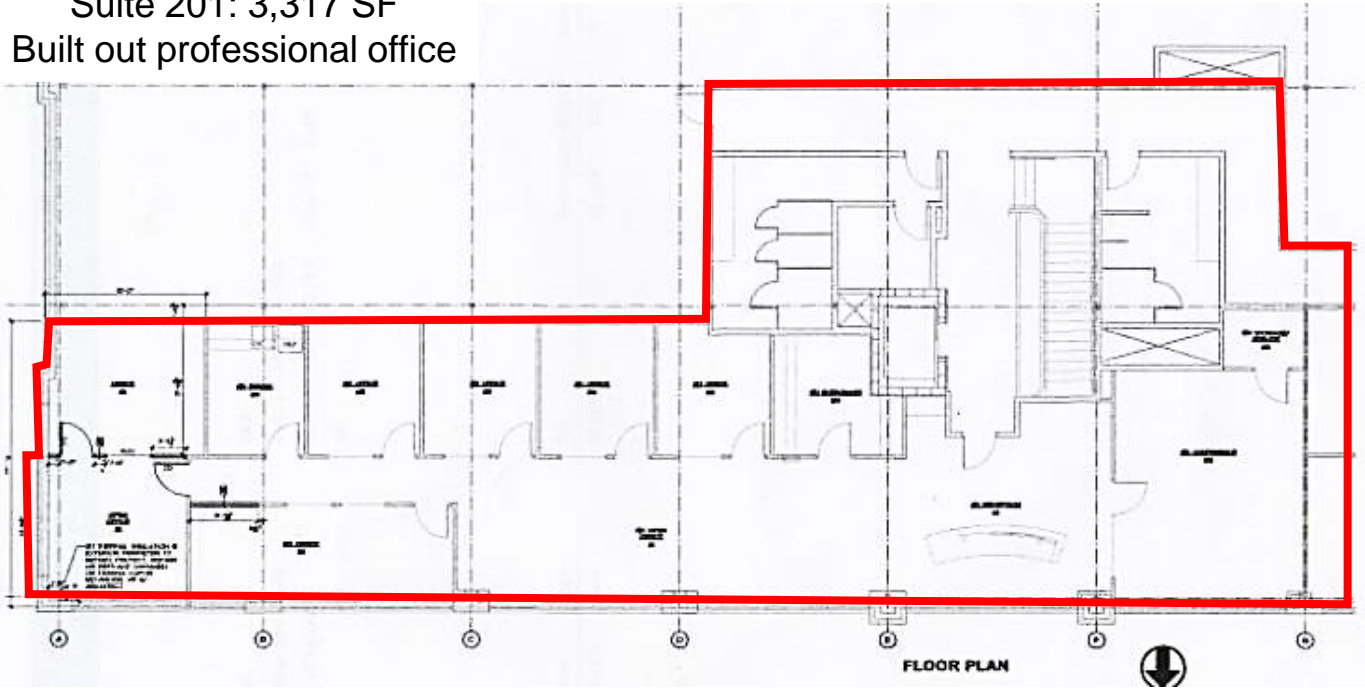
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Suite 201: 3,317 SF
Built out professional office



Building signage



FOR LEASE

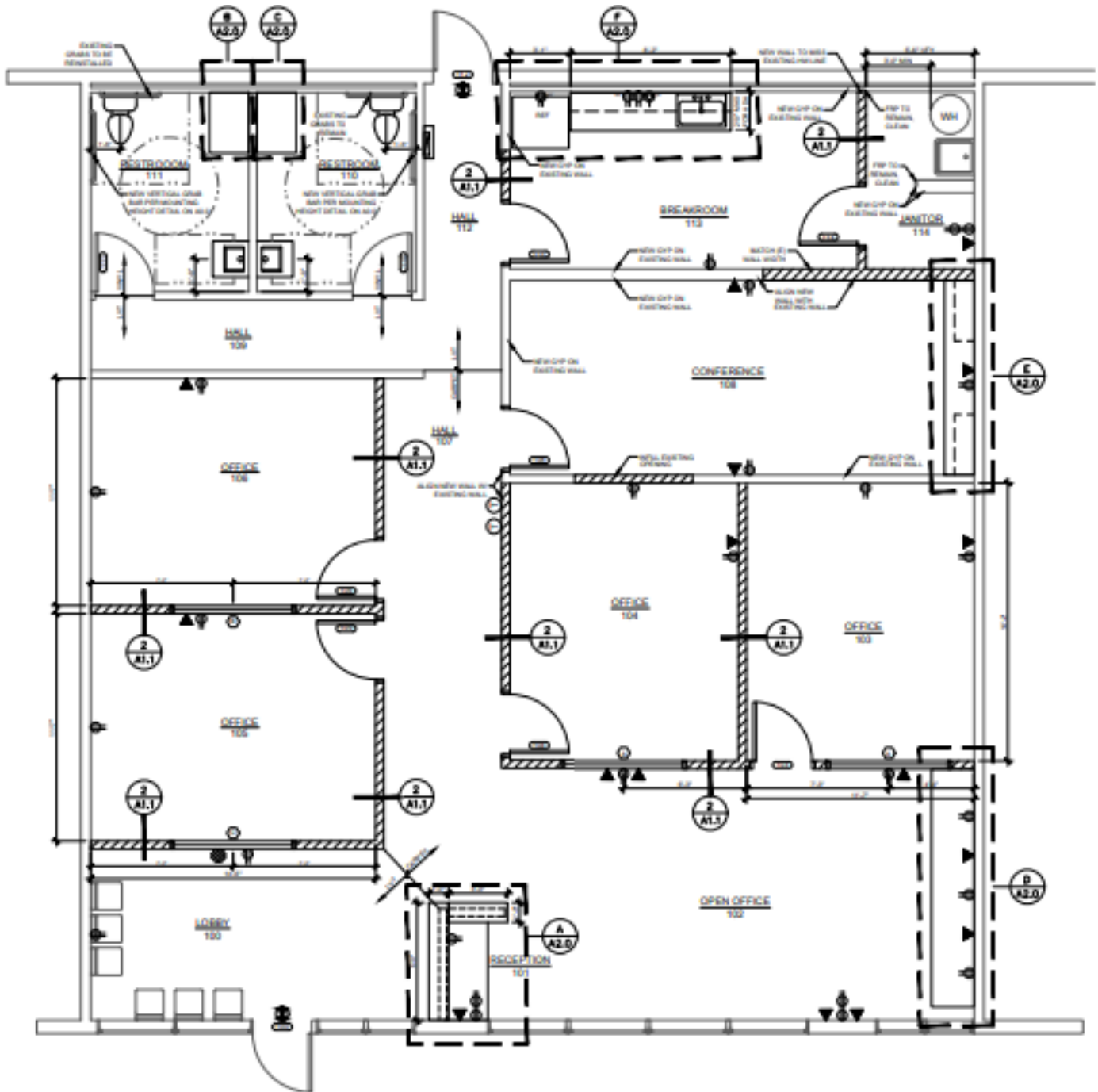
SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

Suite 219: 2,148 SF



FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



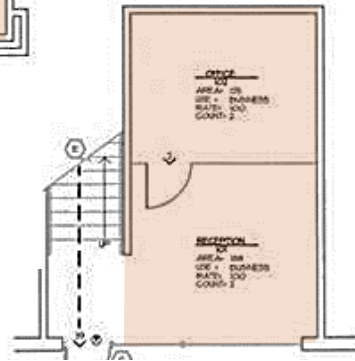
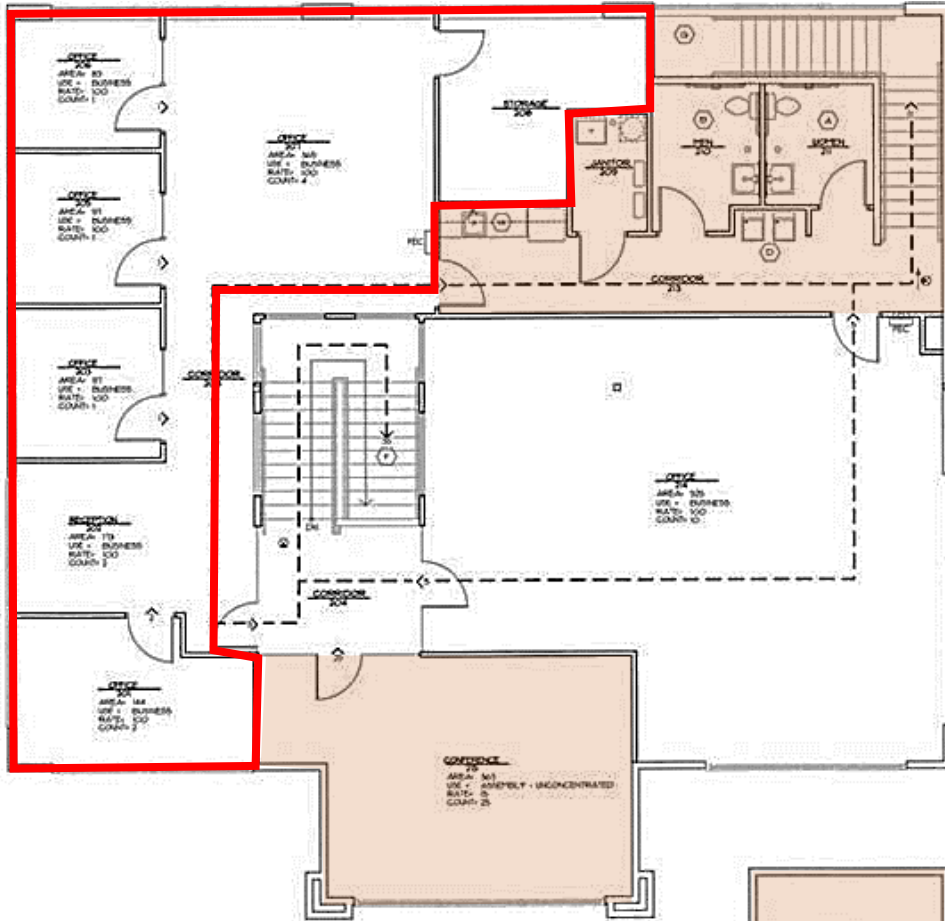
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

Suite 301: 1,800 SF

Shared Conference Rooms, restrooms and kitchen. Furnished.

Tenant SF

Shared SF



FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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



South View Center

SE 20th Street

SE 176th Avenue

SE 34th Street

SE 164th Avenue

HWY 14

- DRIVETIMES**
- > PeaceHealth SW Medical Center - 8 Minutes
 - > Downtown Vancouver - 13 Minutes
 - > Washington State University - 20 Minutes
 - > Portland International Airport - 11 Minutes
 - > Downtown Portland - 24 Minutes

2023 Demographics			
	1 Mile	3 Mile	5 Mile
Est. Population	13,113	73,017	211,141
Est. Average HH Income	\$105,926	\$106,534	\$98,624
Est. Total Employees	4,298	37,723	84,370

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.