

FOR LEASE

CLASS A OFFICE

5101 NE 82nd Avenue | Vancouver, WA 98662



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

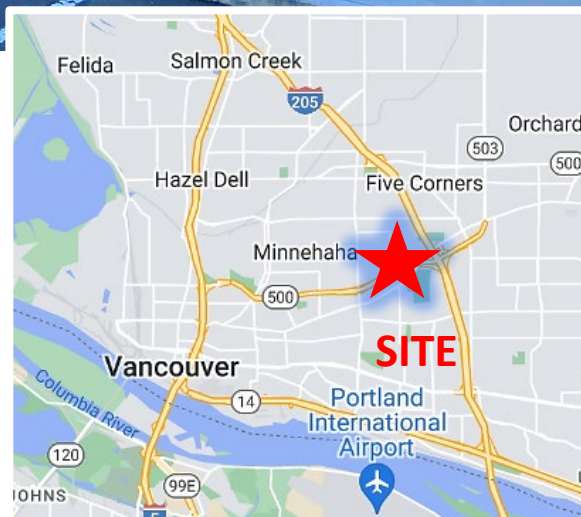


PROPERTY HIGHLIGHTS

Direct access to I-205 and SR-500, this Class A office building sits next to Vancouver Mall and is surrounded by retail, dining, and amenities for maximum visibility and convenience.

Suite 240 - Executive Suites:

- 119 to 156 SF available
- \$600 - \$850-month, full service
- Building signage available
- 4/1,000 parking ratio



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR
360.597.0568 | aroselli@fg-cre.com

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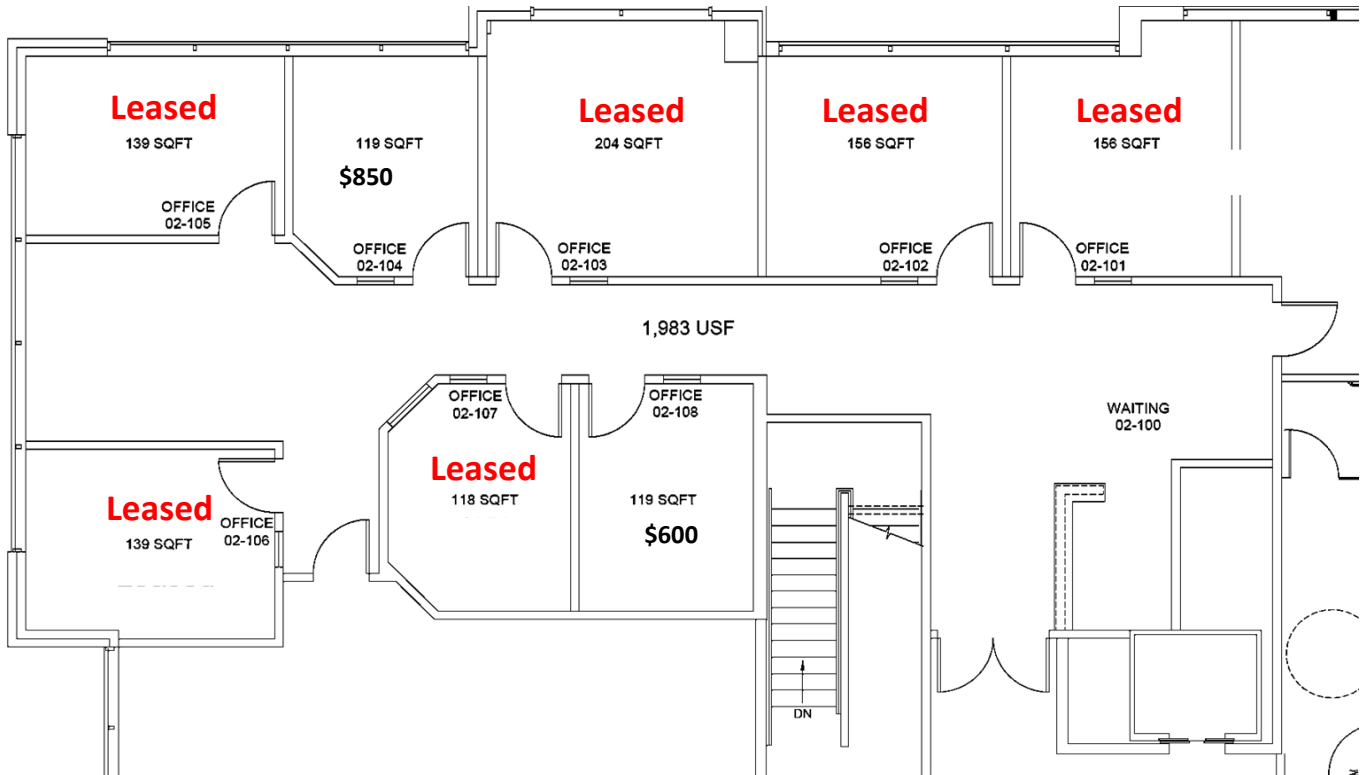
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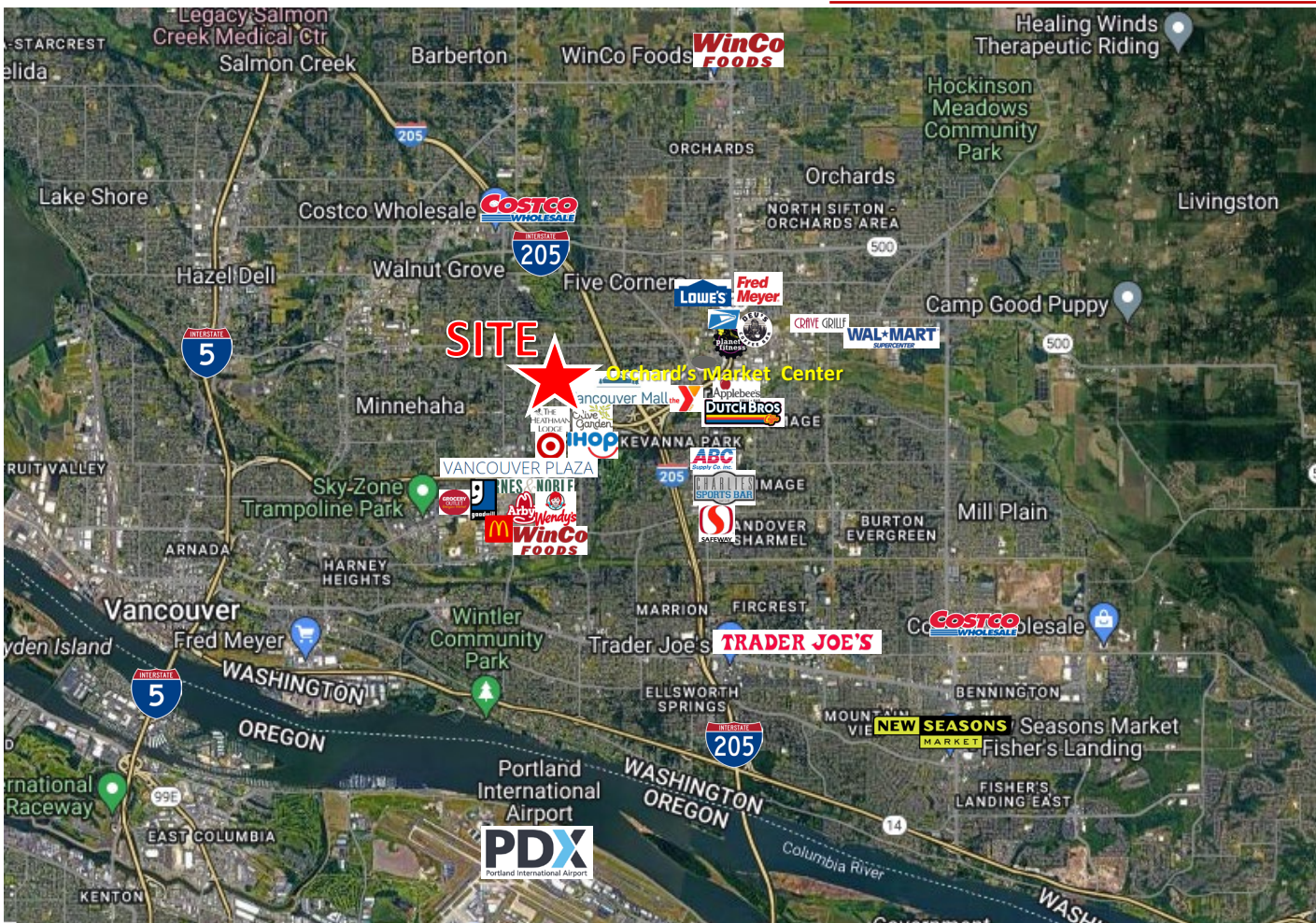
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2025 / 2026 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,871	137,499	298,618
2030 Projected Population	18,488	141,931	308,519
Est. Average Household Income	\$94,437	\$99,152	\$106,573
Est. Total Businesses	1,217	6,600	14,808
Est. Total Employees	9,545	48,722	105,574

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 – 14,471

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.