

FOR LEASE

192ND STATION SOUTH – RETAIL BUILDING

1905 SE 192nd Avenue | Camas, WA 98607



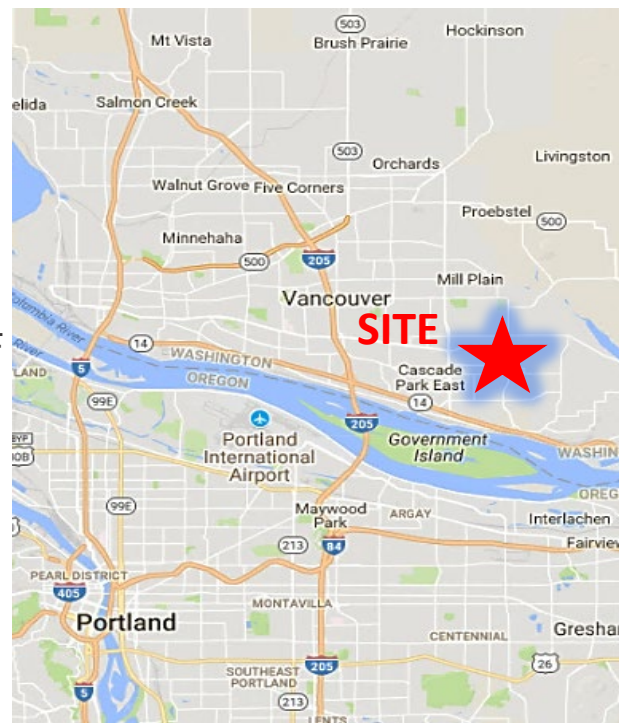
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

**NEW
RATE!**



PROPERTY HIGHLIGHTS

- 25,000 SF premier suburban Class A retail building
- Availabilities:
 - Suite 103 – 1,345 SF
 - Suite 205 – 2,486 SF
- \$24.50/SF NNN (triple nets estimated to be \$9.00/ RSF annually)
- General office use; professional services; medical; dental
- Free on-site parking
- Part of master planned commercial development including retail, hotel and office
- Great access to SR-14 and I-205, 15 minutes to Portland International Airport



FOR MORE INFORMATION:

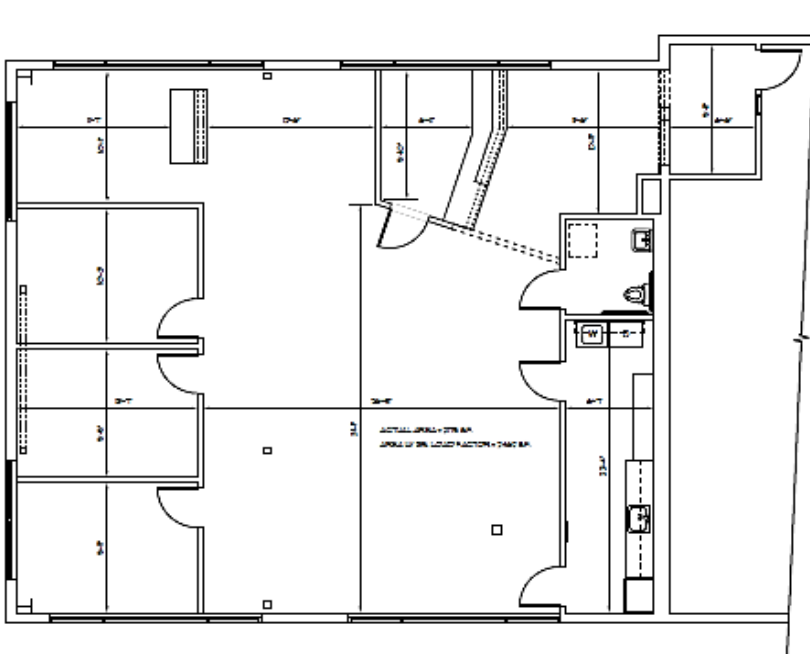
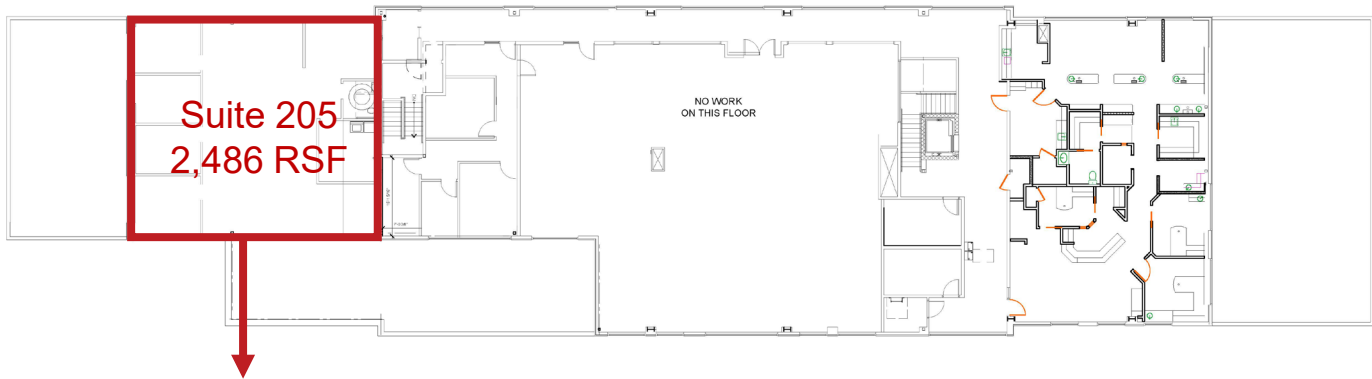
Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com
KC Fuller | 360.597.0569 | kfuller@fg-cre.com

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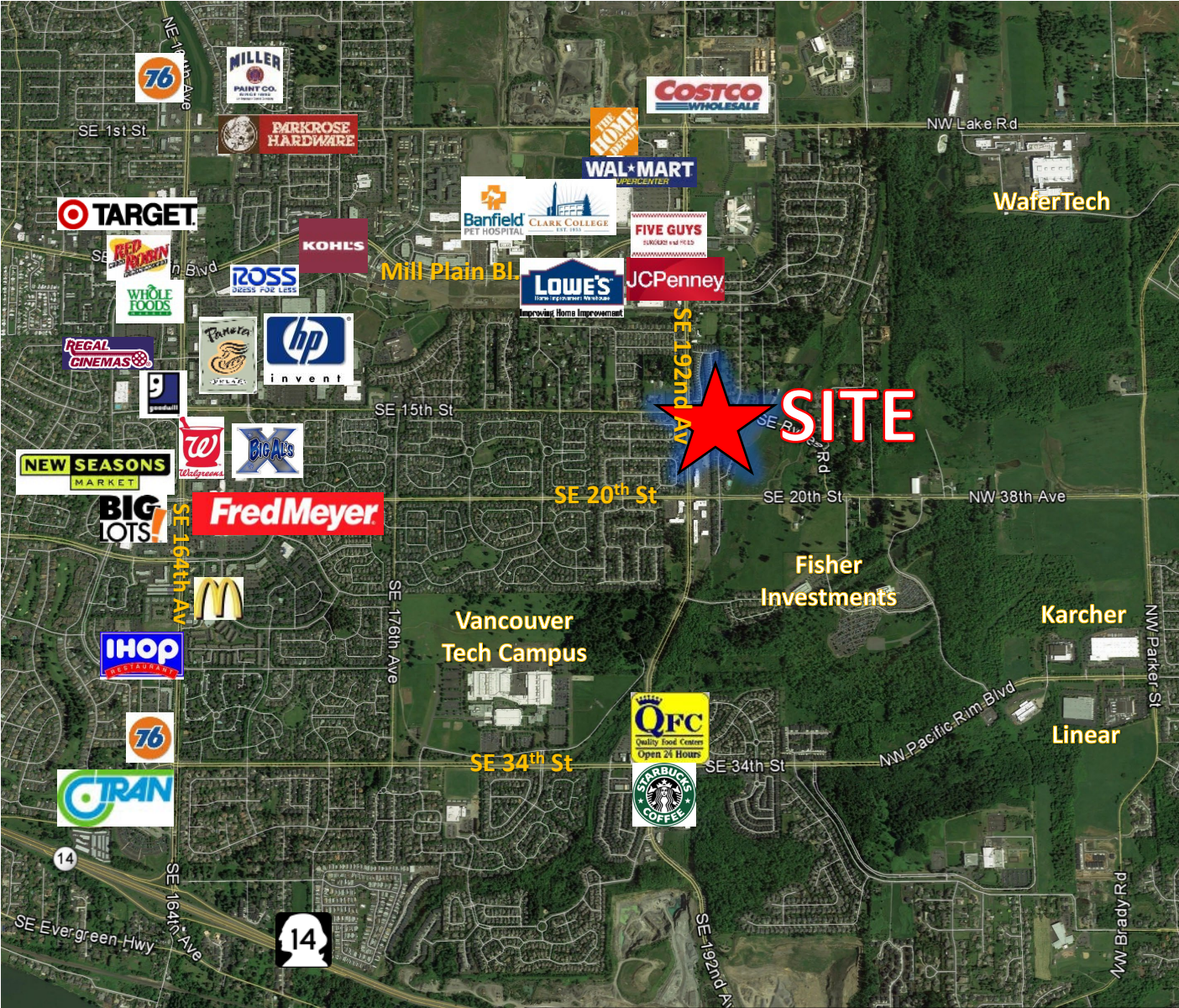


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2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	10,280	78,286	166,760
Avg. Household Income	\$126,212	\$119,063	\$105,186
Daytime Employment	6,727	22,019	68,052

Drive Times

To Downtown Vancouver: 5.7 miles; 13 min.
 To PDX: 10 miles; 15 min.
 To Downtown Portland: 17 miles; 33 min.

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.