

FOR LEASE

PORTLAND / VANCOUVER BUSINESS CENTER

5131 NE 94th Ave | Vancouver, WA 98662



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

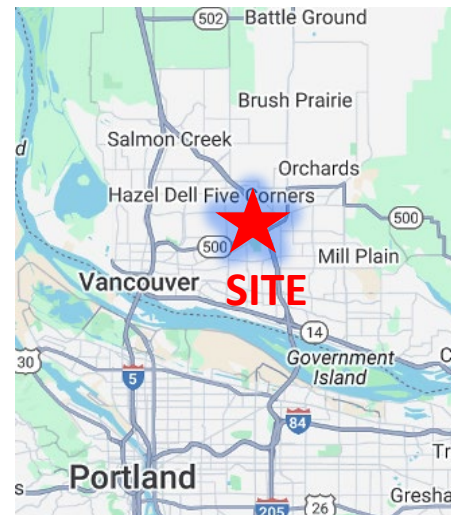


Velendo Vancouver Plaza (VVP) has over 44,000 square feet of office space, spread out in 6 separate buildings which are built on 2.4 acres of general commercial land. Located in the hub of everything, it's a great choice to set up shop for your business. Whether you set up an office, retail store or light industrial space, we have multiple spaces available for the everyday business owner.

Available:

- 5115 A – 4,128 SF flex space/ floor plan page 2
- 5115 B – 2,340 SF flex space/ floor plan page 3
- 5123 C – 1,975 SF office space/ floor plan page 4
- 5131 B – 1,135 SF office/ floor plan page 4
- 5131 C – 887 SF office/ floor plan page 4
- 5145 E – 2,211 SF office space w/mezzanine/ floor plan page 4

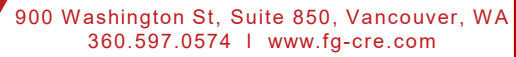
Rate : \$17.50 NNN (est. \$6.27)



FOR MORE INFORMATION:

Brett Irons | 360.597.0574 | birons@fg-cre.com

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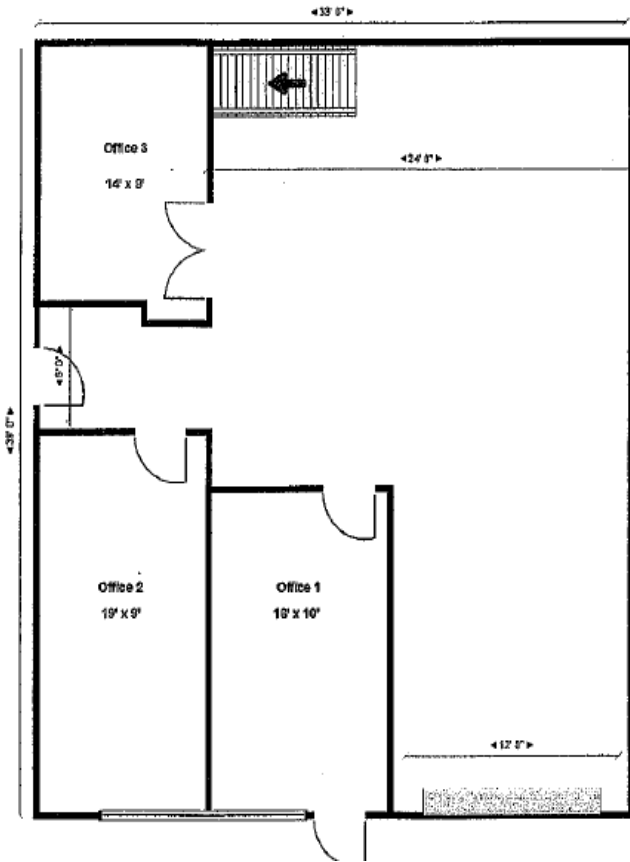
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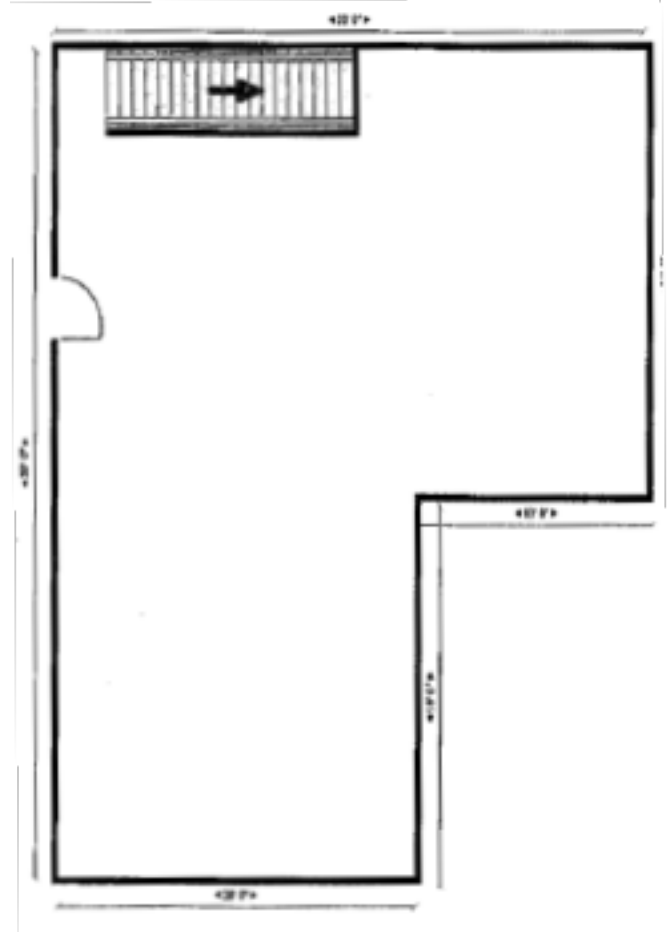


Main Level

Suite 5115 B - 2,340 SF

Upstairs

Suite 5115 B



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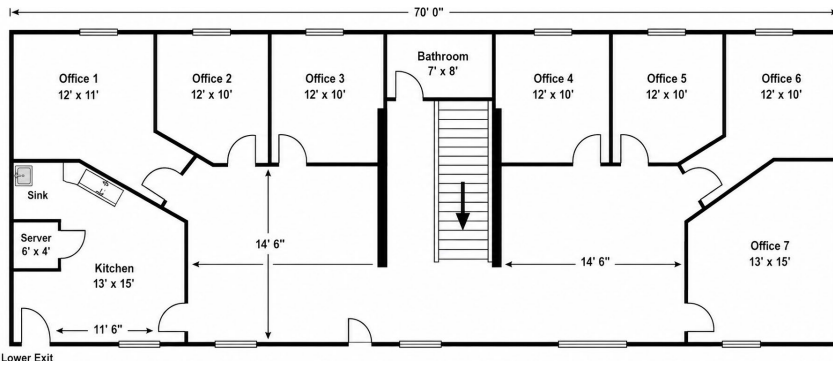
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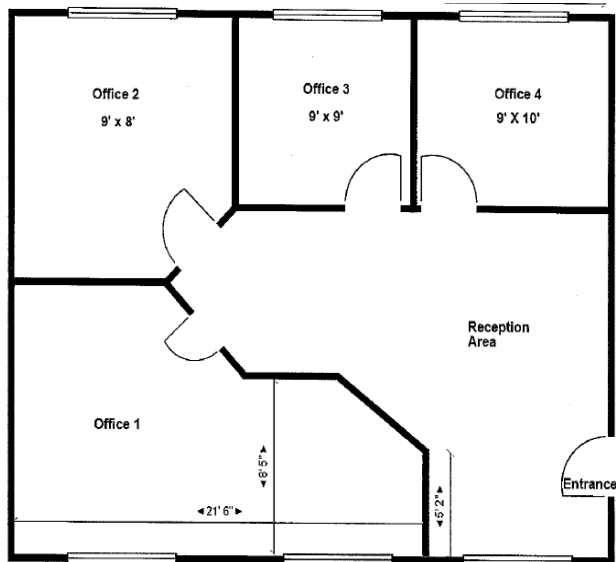


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Second Floor Suite 5123 C - 1,975 SF

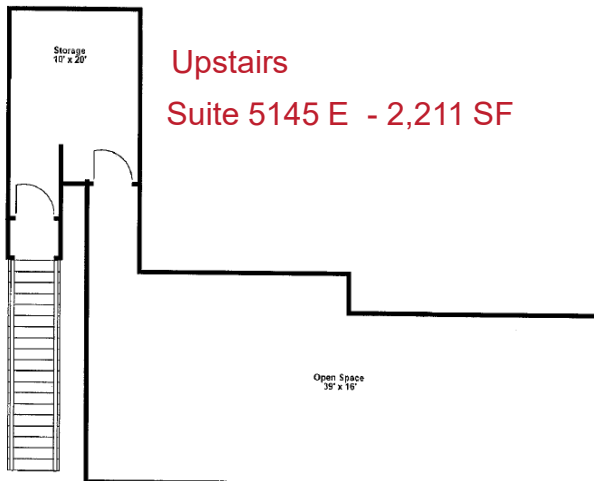


Second Floor Suite 5131 C - 887 SF

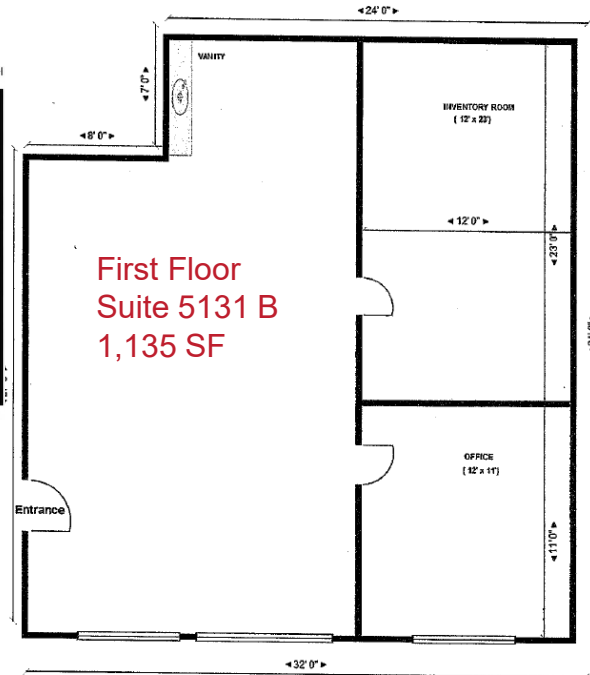


Upstairs

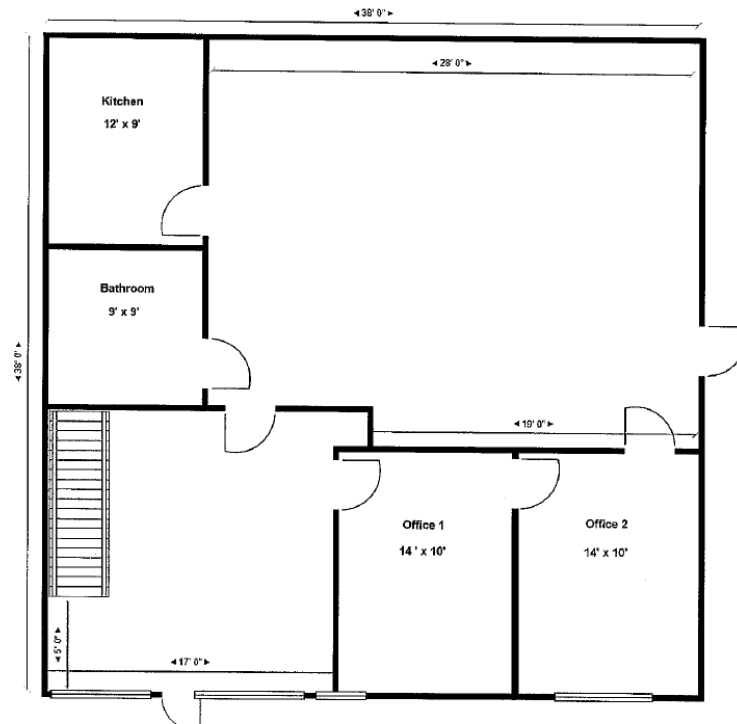
Suite 5145 E - 2,211 SF



First Floor Suite 5131 B
1,135 SF



Main Level Suite 5145 E - 2,211 SF



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VANCOUVER MALL / I-205 AMENITY MAP VANCOUVER, WA



2025 / 2026 DEMOGRAPHICS

METRIC	1 MILE	3 MILE	5 MILE
Est. Population	14,473	137,109	289,177
2030 Projected Population	14,904	141,559	298,636
Est. Average Household Income	\$90,119	\$100,383	\$107,198
Est. Total Businesses	1,051	6,711	13,584
Est. Total Employees	9,264	51,028	95,101

AVERAGE DAILY TRAFFIC

69,108 VEHICLES / DAY I205 NE Fourth Plain Blvd	16,164 VEHICLES / DAY NE Vancouver Mall Dr @ NE Fourth Plain Rd SE	17,826 VEHICLES / DAY State Hwy 500 SE
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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.