

FOR SALE OR LEASE • ASKING PRICE: \$3,500,000
11,000 SF CREATIVE OFFICE SPACE



OFFERING MEMORANDUM

1714 BROADWAY STREET

VANCOUVER, WA

HUGHES MARINO

Property Details

ADDRESS

1714 Broadway Street
Vancouver, WA

ASKING PRICE

\$3,500,000

BUILDING SIZE

11,000 SF

STATUS

Ready for owner-user or investor

RENOVATED

2011

PARKING

9 off-street spaces

WALK SCORE

93

BIKE SCORE

94

PROPERTY HIGHLIGHTS

- Historic bow truss ceiling with exposed wood and architectural character
- Open floor plan supporting 50+ workstations with flexible configuration
- Dedicated conference room ideal for client presentations and team meetings
- Partitioned test lab area suited for R&D and technical operations
- Recent infrastructure upgrades including new roof, 3-phase power and climate control
- On-site lifestyle amenities including bike storage, climbing wall and modern kitchen/lounge



Building Details



Office and R&D Space



Grade-level Loading Door



Heavy Power – 1000A 3PH
480V available, with 400A
and 600A panels



Security System



New Roof Membrane



Oversized HVAC



Location Advantages

Vancouver, WA sits at the southern edge of the Pacific Northwest's fastest-growing metro corridor, positioned directly across the Columbia River from Portland, OR, with immediate access to Interstate 5 and Interstate 205. Seattle is approximately 3 hours north, and both the Oregon Coast and Mount Hood are within 2 hours. Over the past decade, Vancouver has emerged as one of the most dynamic business destinations in the Pacific Northwest. The city has attracted significant corporate investment across technology, advanced manufacturing, healthcare and professional services, driven in part by Washington's lack of a state income tax—a key advantage over neighboring Oregon. Major employers including SEH America, PeaceHealth and Nautilus have long anchored the local economy, and the region continues to attract companies relocating from higher-cost markets.

Clark County has been one of the fastest-growing counties in Washington State, with population and employment growth consistently outpacing state and national averages. A surge in industrial and commercial development along the I-5 and I-205 corridors reflects strong demand from distribution, logistics and light manufacturing users drawn to the area's freeway access, workforce availability and relative affordability compared to Portland and Seattle.

Vancouver's continued investment in infrastructure, a pro-business environment and its position as a gateway between two major West Coast markets make it one of the more compelling locations for businesses evaluating the Pacific Northwest.

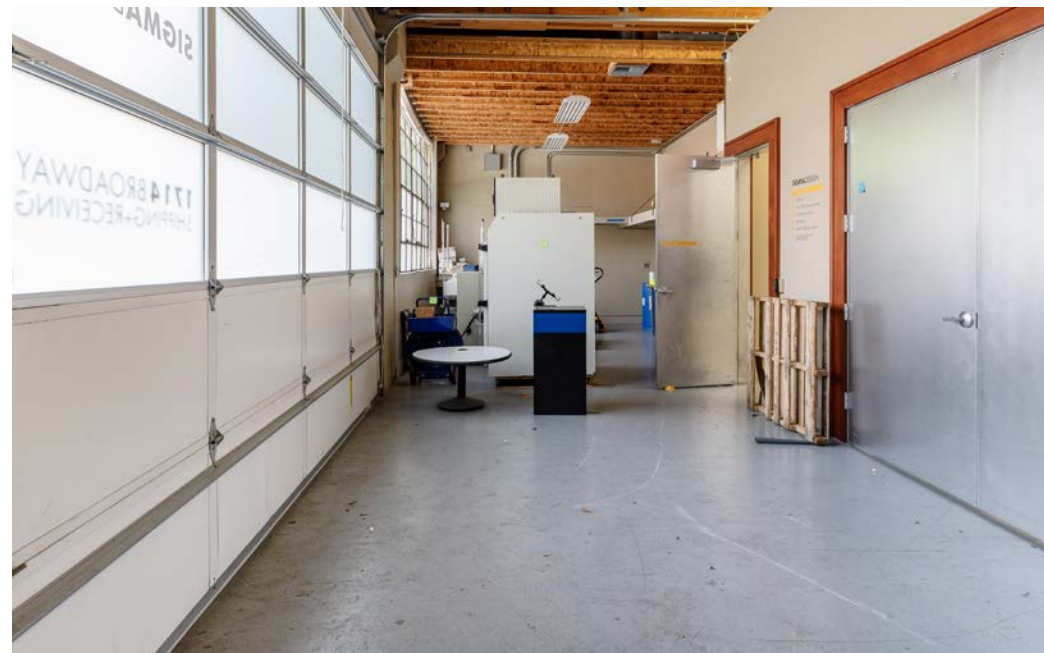


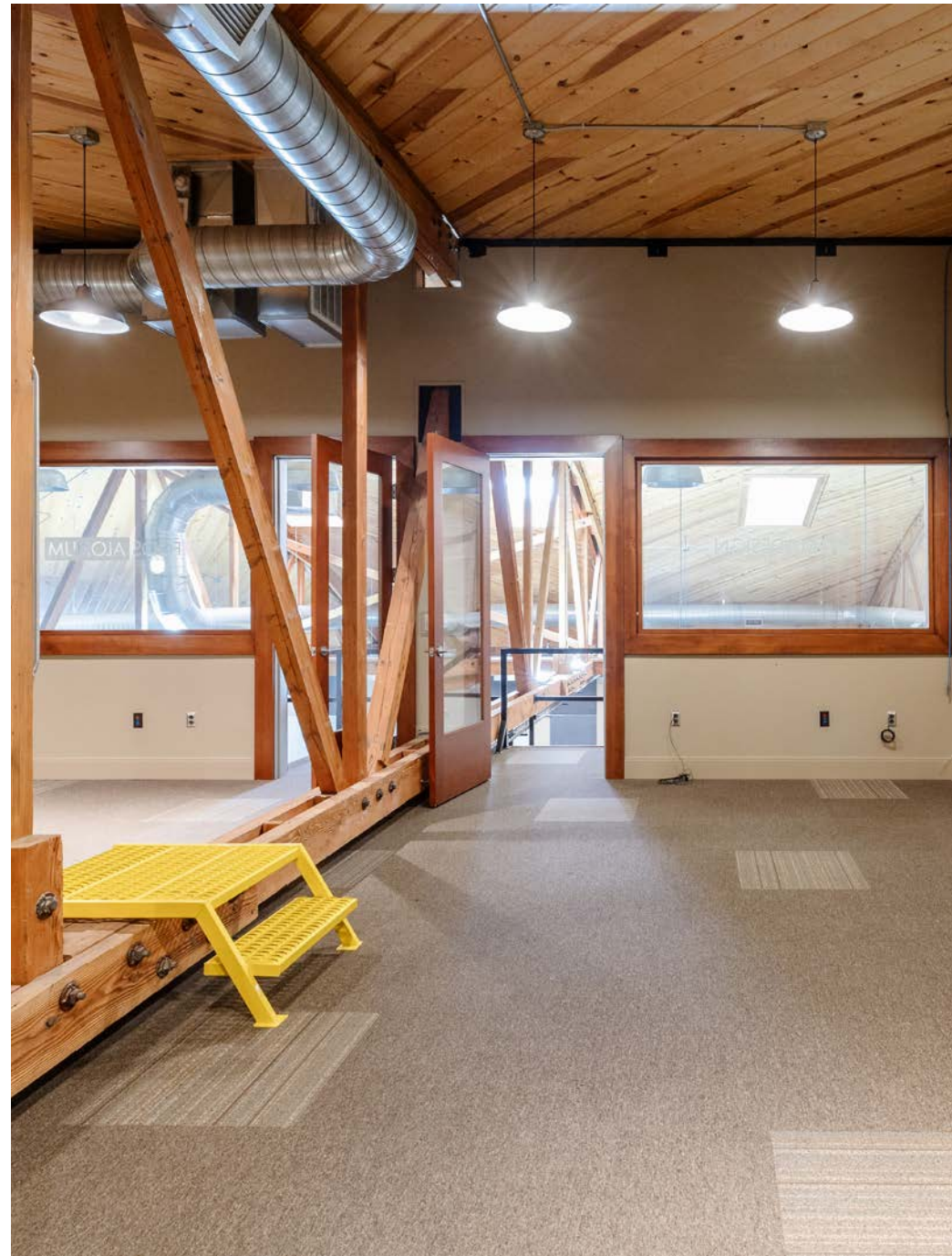














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