



FOR SUBLEASE

3204 NW 38TH CIR, SUITE F

3204 NW 38TH CIR - SUITE F , VANCOUVER, WA 98660

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

The available office space totals approximately 10,000 SF across two floors, offered in increments from 4,000 SF to 10,000 SF, and features multiple private offices, 2 conference rooms, a kitchenette, workrooms, and an open reception area. The elevator-served 2nd floor offers pastoral views of neighboring agricultural fields.

PROPERTY HIGHLIGHTS

- Space can be divided to 4,000 SF.
- Plentiful free parking.
- Elevator served 2nd floor.
- Close proximity to Port of Vancouver and surrounding industries.

OFFERING SUMMARY

Lease Rate: \$26 SF/yr (MG)

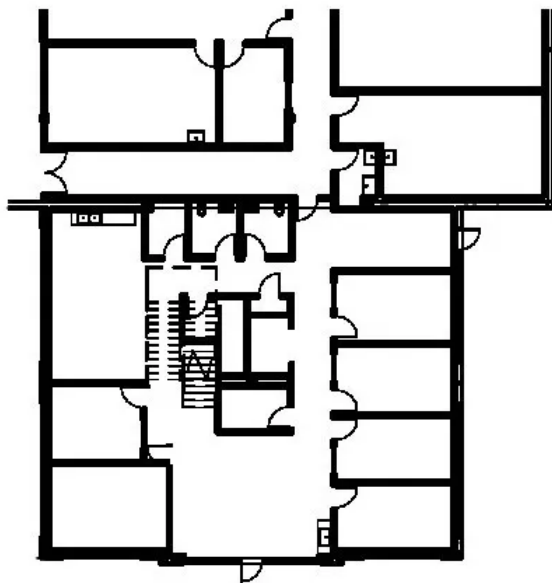
Available SF: Approx. 4,000 - 10,000 SF



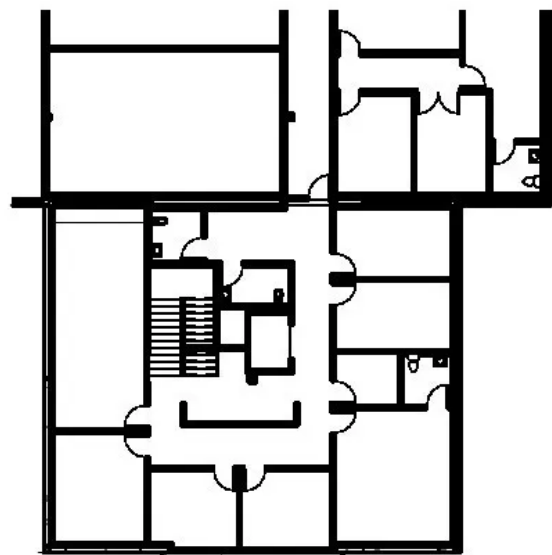
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1st Floor Plan



2nd Floor Plan



Subject Property Space



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LOCATION OVERVIEW

The Portside Industrial neighborhood is located just west of downtown Vancouver, WA with close proximity to the Port of Vancouver. The location is a 5-minute drive and 2.5 miles from Interstate 5.

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