



FOR LEASE



## PADDEN BUSINESS CENTER

### Industrial Space

± 4,368 SF with ± 1,560 SF Office | \$1.20/SF blended + NNN

8100 NE St. Johns Rd, Suite A-101, Vancouver, WA 98665

- Situated within Padden Business Center, located on St. Johns Road in Vancouver, Washington
- Zoning: IL - Light Industrial (Clark County)

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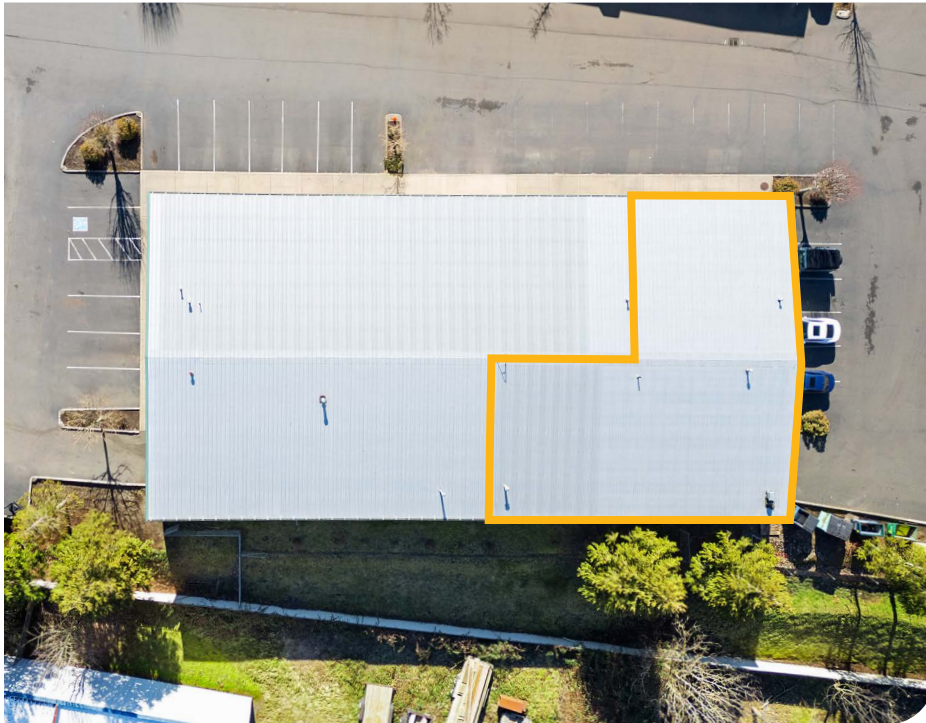
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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS	
Address	8100 NE St. Johns Rd, Suite A-101 Vancouver, WA 98665
Available Space	± 4,368 SF
Office SF	± 1,560 SF
Grade Loading	1 Grade Door
Clear Height	18'
Electrical	3-Phase Power
Zoning	IL - Light Industrial (Clark County)
Lease Rate	\$1.20/SF, Estimated NNN's: \$0.22/SF
Availability	60 Days

Location Features

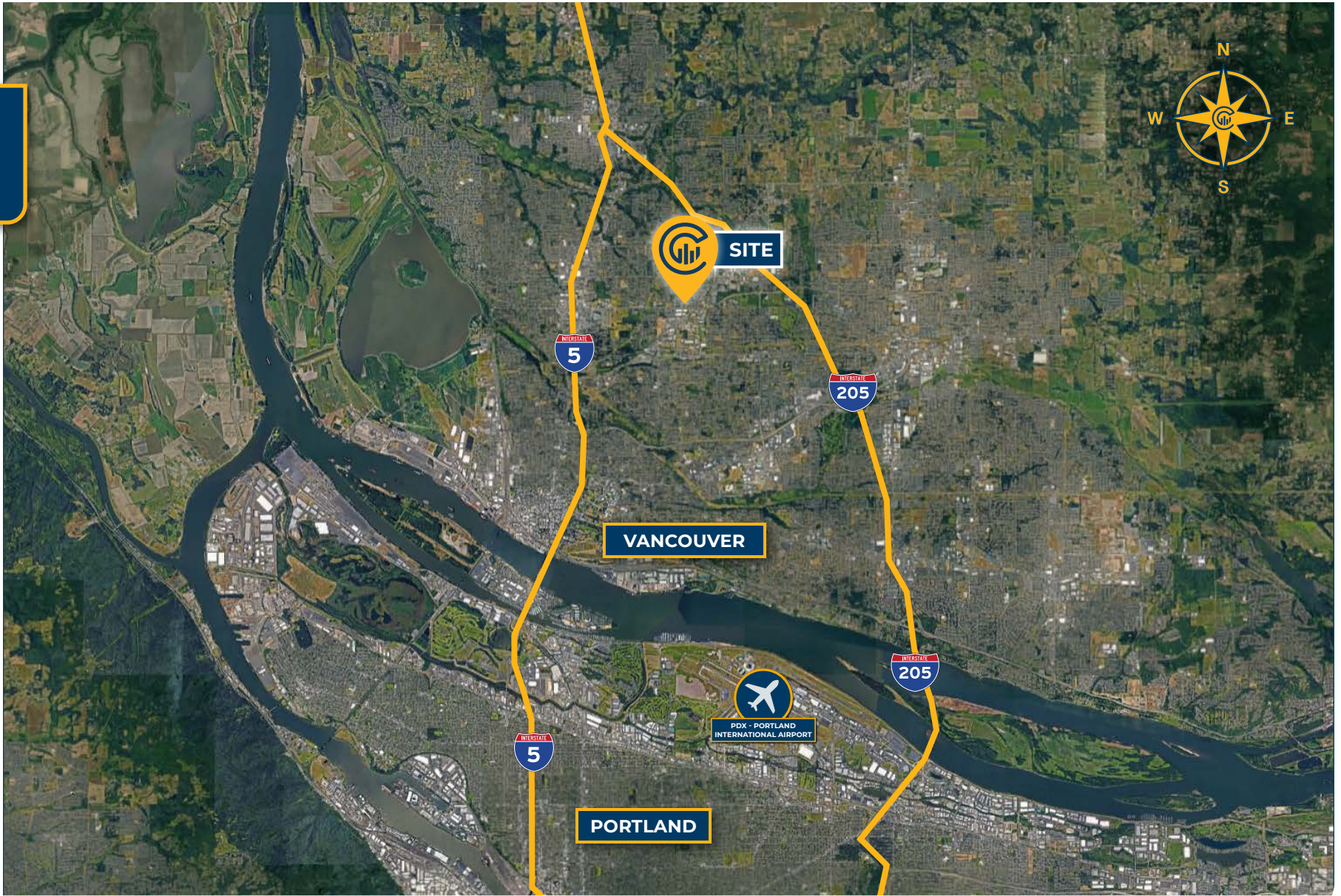
- Frontage on NE St Johns Road
- Established Industrial Corporate Neighborhood
- Excellent Exposure via NE St Johns Rd / NE 78th St
- Easy access to I-5, I-205, and Hwy-500







LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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