

One Park Place

7600 NE 41ST STREET, VANCOUVER, WA 98662

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

7600 NE 41st Street, Vancouver, WA 98662



PROPERTY DESCRIPTION

One Park Place is one of Vancouver's premier suburban office buildings. It features a beautiful contemporary brick and glass exterior, lush landscaping, covered parking structure, roof-top satellite feeds, and extra capacity HVAC systems. It also offers locker rooms with showers, high tech conference room, on-site deli, covered outdoor patio, and upgraded interior finishes.

PROPERTY HIGHLIGHTS

- Parking ratio: 4.6/1,000 RSF
- Option for covered parking at \$30/mo per stall
- Common conference room
- Showers on the first floor

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (Full Service)
Available SF:	3,645 - 5,017 SF
Building Size:	67,700 SF



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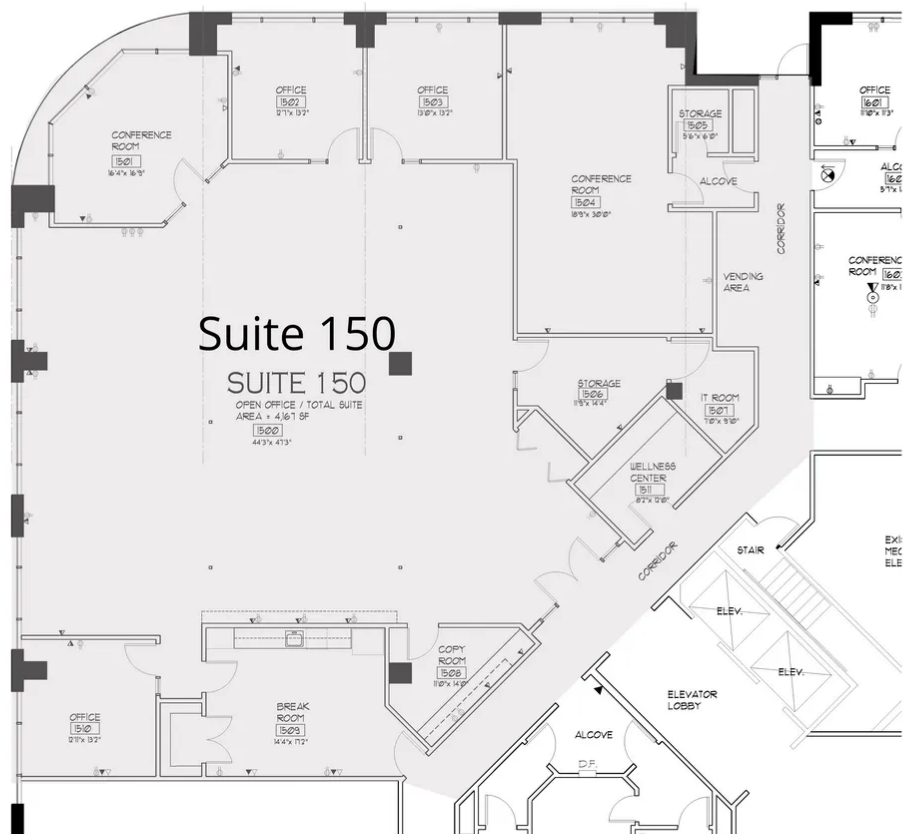
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LEGEND

■ Available

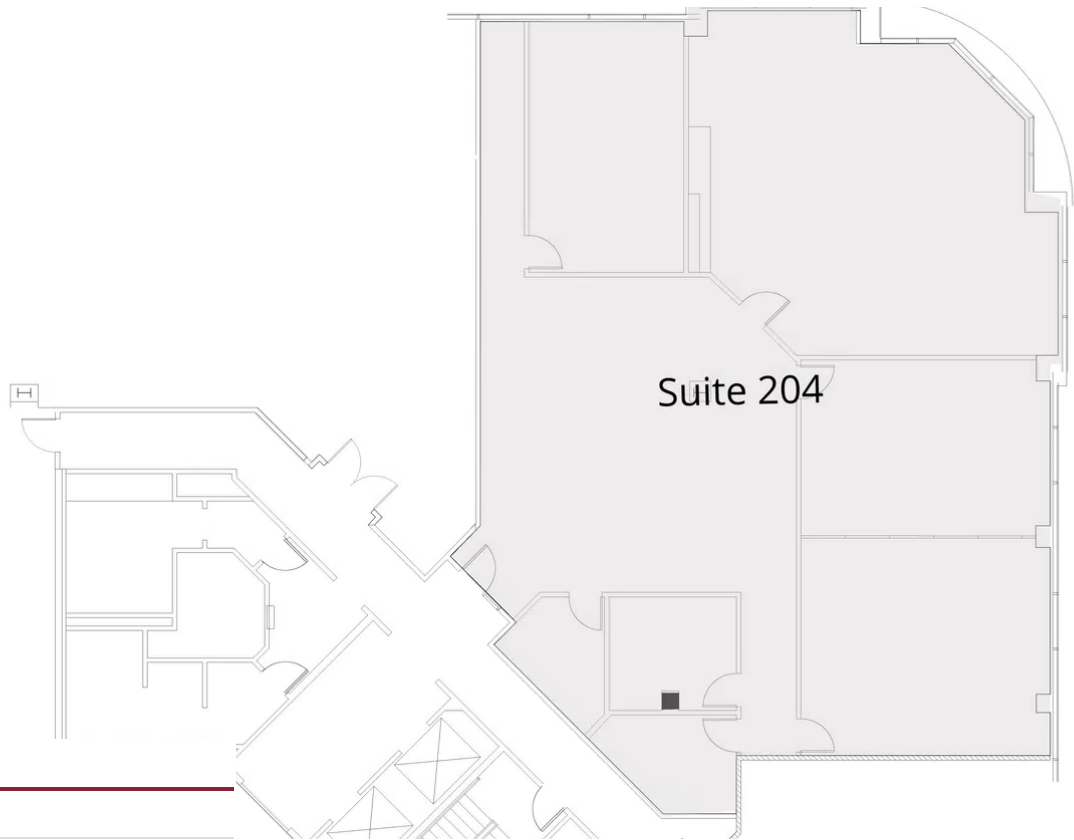
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ Suite 150	5,017 SF	Full Service	\$25.00 SF/yr



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LEGEND

■ Available

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ Suite 204	3,793 SF	Full Service	\$25.00 SF/yr



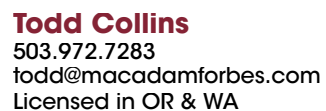
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AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	Suite 310	3,645 SF	Full Service	\$25.00 SF/yr



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	15,632	106,181	229,826
Median age	35.4	35.5	35.4
Median age (Male)	33.1	34.7	34.8
Median age (Female)	38.8	36.5	36.0
Total households	6,397	41,753	90,348
Total persons per HH	2.4	2.5	2.5
Average HH income	\$51,776	\$58,104	\$61,799
Average house value	\$212,331	\$236,278	\$232,148

LOCATION OVERVIEW

The site is situated adjacent to Heathman Lodge, The Staybridge Hotel, Vancouver Mall, and is only 10 minutes from Portland International Airport.

LOCATION

	DISTANCE	TIME
I-205	1.3 mi	3 min
I-5	3.1 mi	6 min
Downtown Vancouver	5.5 mi	10 min
Portland International Airport	9.6 mi	13 min
Portland City Center	14.0 mi	21 min



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