

# FOR LEASE

## CLASS A OFFICE

5101 NE 82<sup>nd</sup> Avenue | Vancouver, WA 98662



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)

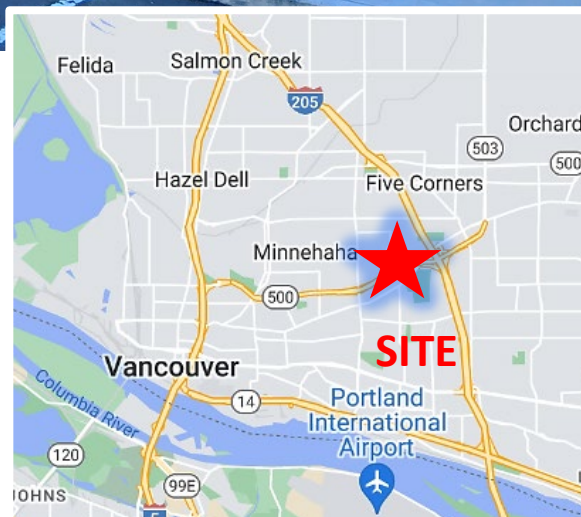


## PROPERTY HIGHLIGHTS

Direct access to I-205 and SR-500, this Class A office building sits next to Vancouver Mall and is surrounded by retail, dining, and amenities for maximum visibility and convenience.

### Suite 240 - Executive Suites:

- 118 to 156 SF available
- \$600 - \$850-month, full service
- Building signage available
- 4/1,000 parking ratio



### FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR  
360.597.0568 | [aroselli@fg-cre.com](mailto:aroselli@fg-cre.com)



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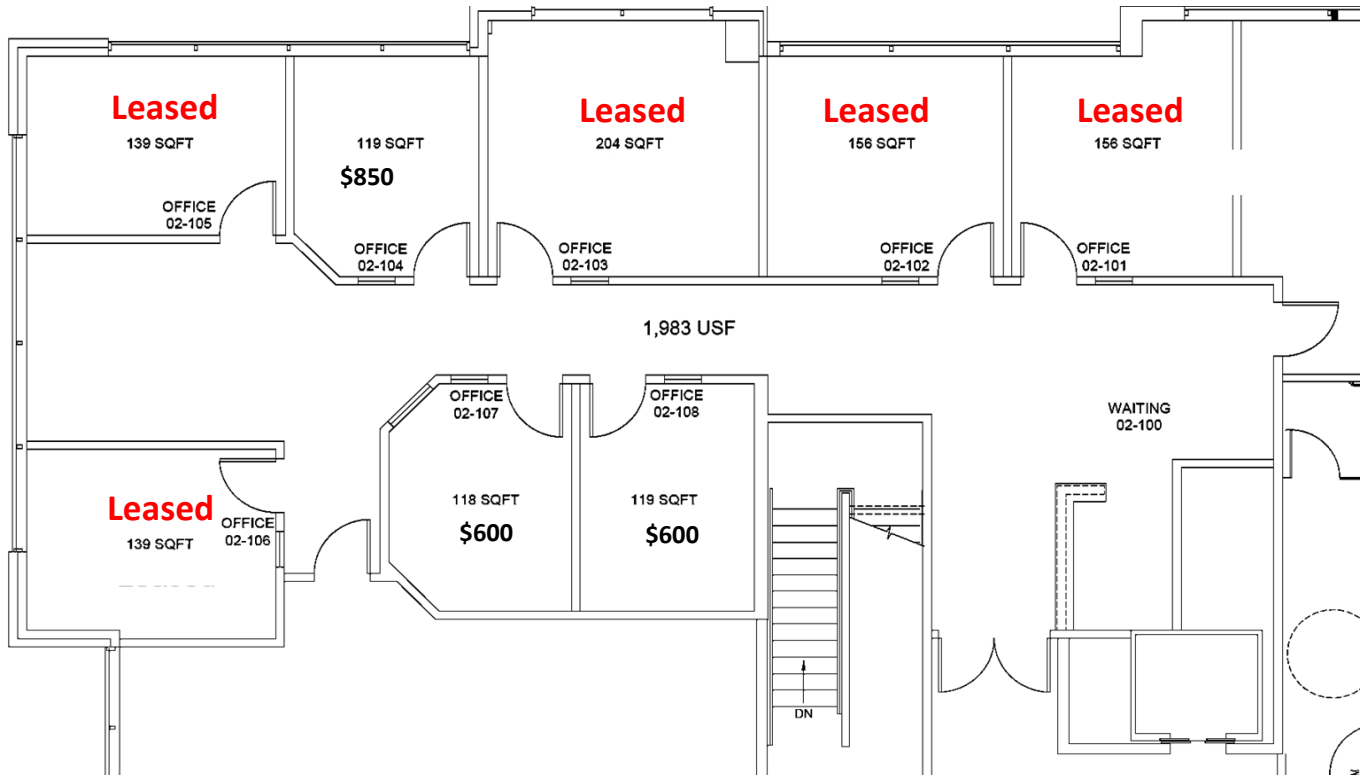
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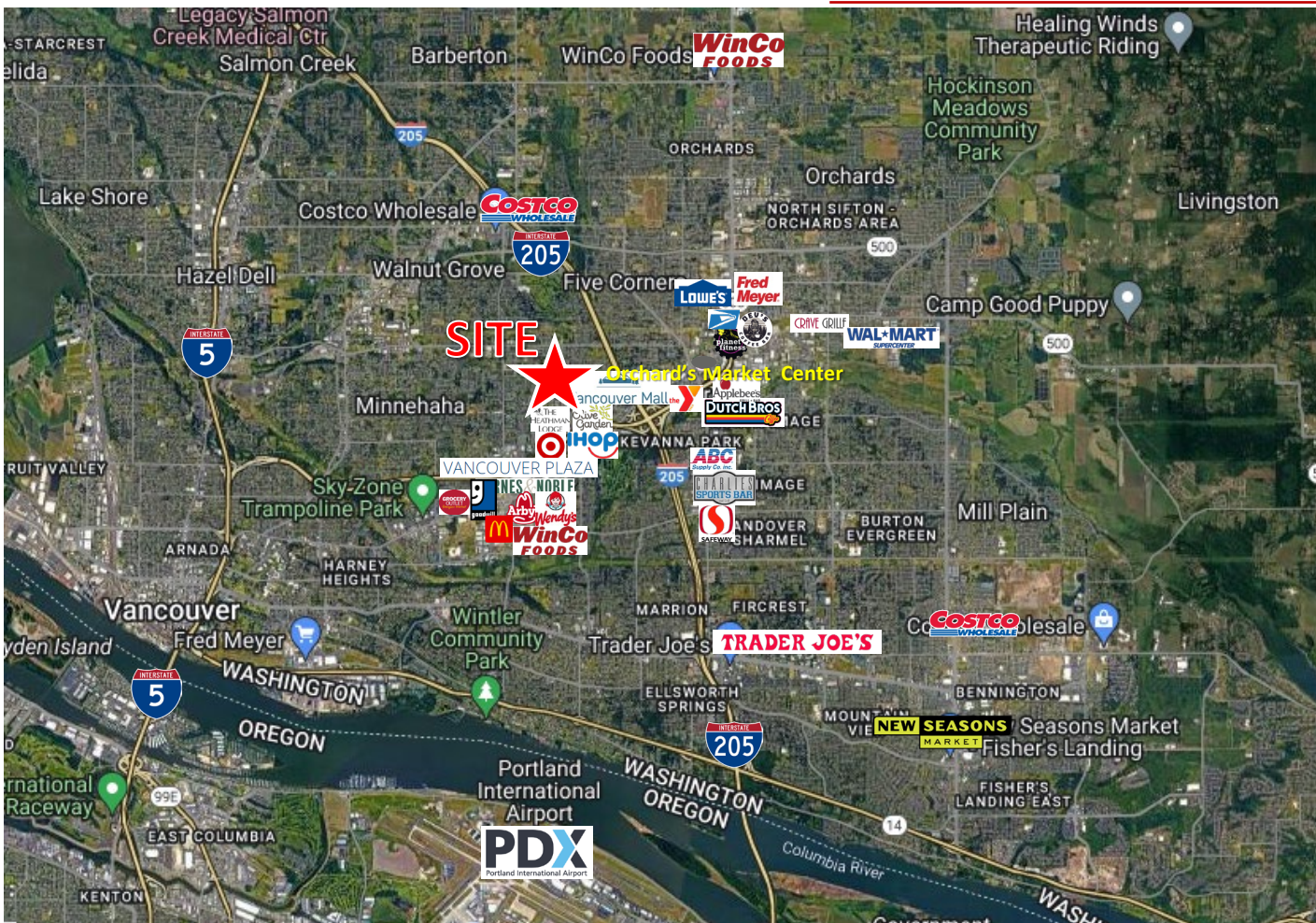
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### 2025 / 2026 DEMOGRAPHICS

|                               | 1 Mile   | 3 Mile   | 5 Mile    |
|-------------------------------|----------|----------|-----------|
| Est. Population               | 17,871   | 137,499  | 298,618   |
| 2030 Projected Population     | 18,488   | 141,931  | 308,519   |
| Est. Average Household Income | \$94,437 | \$99,152 | \$106,573 |
| Est. Total Businesses         | 1,217    | 6,600    | 14,808    |
| Est. Total Employees          | 9,545    | 48,722   | 105,574   |

### Average Daily Traffic

NE Vancouver Mall Dr @ NE Thurston Way E – 15,154

NE Thurston Way @ NE Pkwy Dr N – 31,098

NE Thurston Way @ NE Vancouver Mall Dr – 14,471

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.