

# SPACE AVAILABLE FOR LEASE

916 SE 164th Ave Suite 200  
Vancouver, WA 98683



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**1,247 SF | \$2,909.66/ Month - Gross Office Lease**

Crossroads Center is a highly desirable commercial destination, ideally situated at the busy intersection of 164th Avenue and Mill Plain Boulevard. This well-positioned 1,247 SF office space is perfectly suited for professional services, medical, administrative, or specialty business users seeking a convenient and recognizable location within a thriving commercial hub.

The vibrant, high-traffic center offers excellent street visibility, easy access, and abundant surrounding amenities, with strong daily foot traffic driven by a dynamic mix of established national retailers and local service providers. Businesses benefit from a steady customer base, convenient parking, and proximity to densely populated residential neighborhoods, making this an ideal setting for both client-facing and operational uses.

Position your business in a well-maintained, professionally managed center that delivers exceptional exposure, accessibility, and long-term growth potential in one of the area's most active retail and professional corridors.

- TI IMPROVEMENT ALLOWANCE
- SHARED PARKING
- QUIET OFFICE LOCATION
- EXCELLENT ACCESSIBILITY AND VISIBILITY
- WASHER & DRYER HOOKUPS

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TEXT OR CALL

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# LOCATION



## KEY LOCATION ADVANTAGES



Prime position at the signalized intersection of SE 164th Avenue and Mill Plain Boulevard, one of East Vancouver's busiest commercial corridors.



Excellent visibility from major arterial roads with consistent daily traffic exposure



Easy connectivity to major commuter routes, making the location accessible from surrounding communities and employment centers



Ideal for businesses seeking high exposure, accessibility, and proximity to an established customer base.



Entrance



Office Space

# PROPERTY PHOTOS



Foyer

Room #1



# PROPERTY PHOTOS

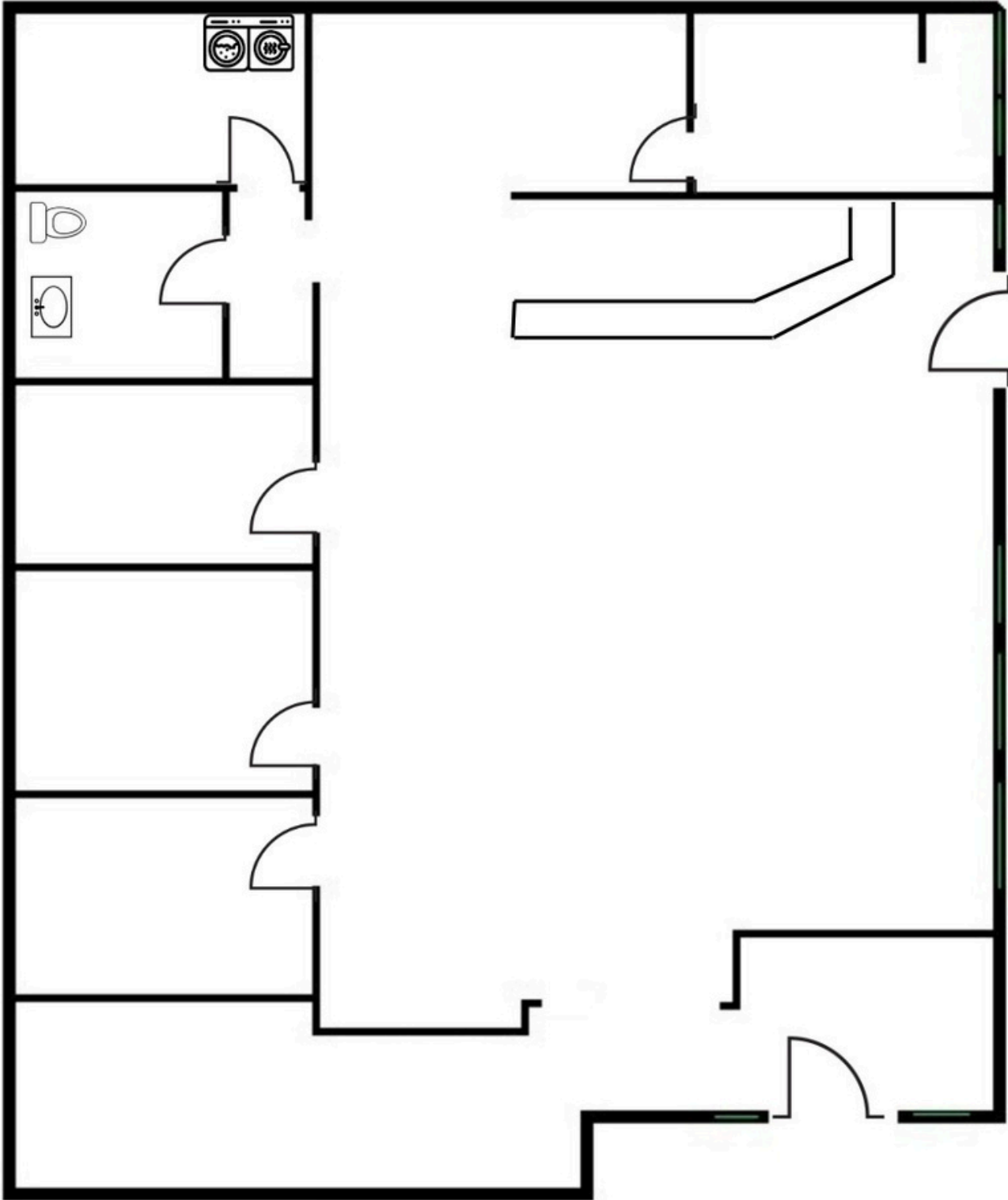


Room #2

Room #3



# FLOOR PLAN



While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

