

FOR LEASE

THE 4400 BUILDING

4400 NE 77th Avenue | Vancouver, WA 98662

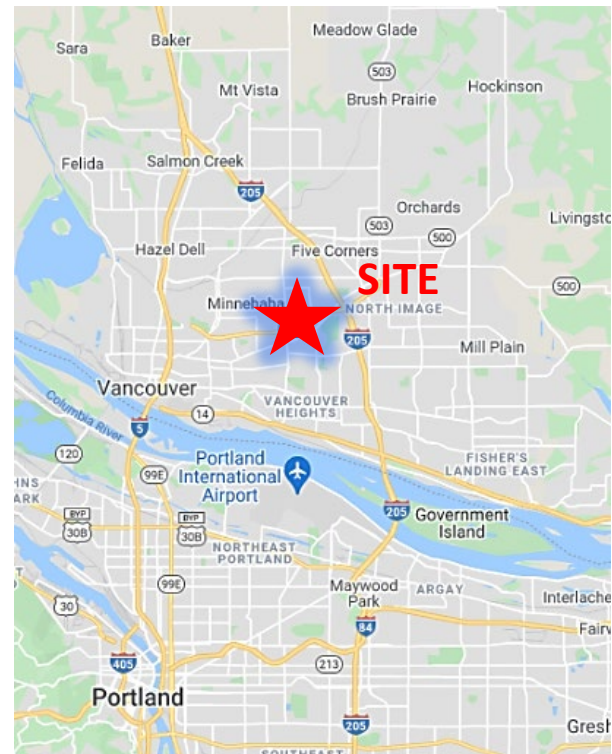


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available:
 - Suite 150 – 5,916 RSF
- \$26.50/RSF Full Service
- Premier suburban Class A office building
- General office/professional services
- Extensive fiber optic looped access
- Back-up power capabilities with N+1 UP supported by two 400KW generators
- 15 minutes to Portland International Airport
- Free on-site parking at a rate of 4/1000
- Served by mass transit
- Surrounded by over 1 million square feet of retail, hotels, restaurants and fast food
- Great access to I-205 and SR-500



FOR MORE INFORMATION:

Eric Fuller, CCIM
360.597.0564 | efuller@fg-cre.com

KC Fuller
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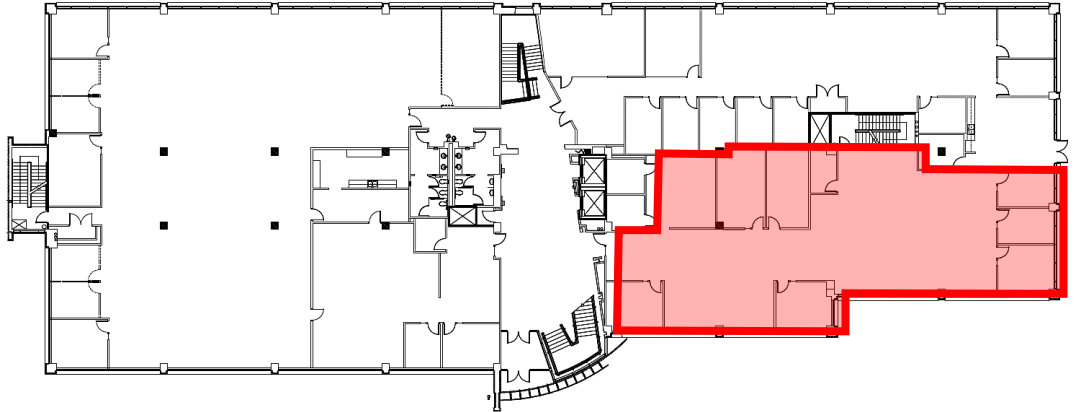
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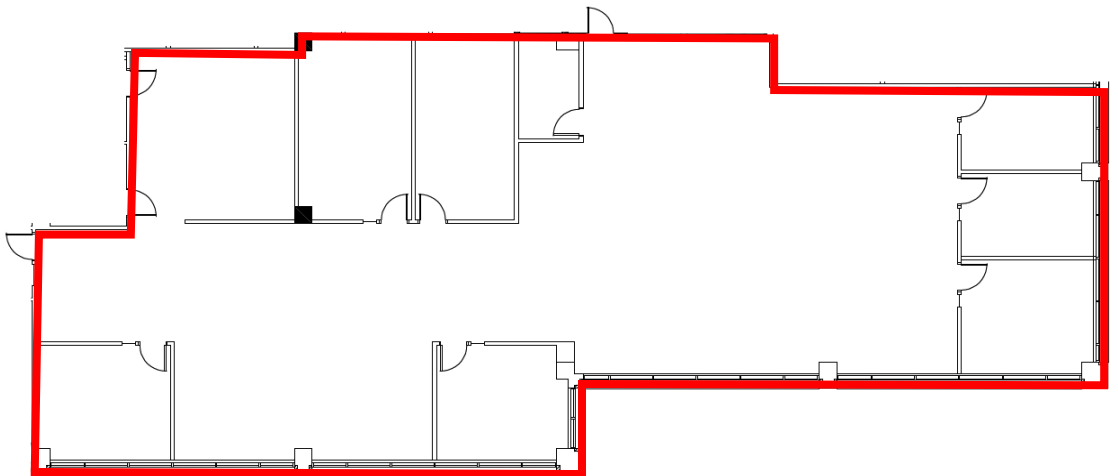


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1st floor



Suite 150 – 5,916 RSF



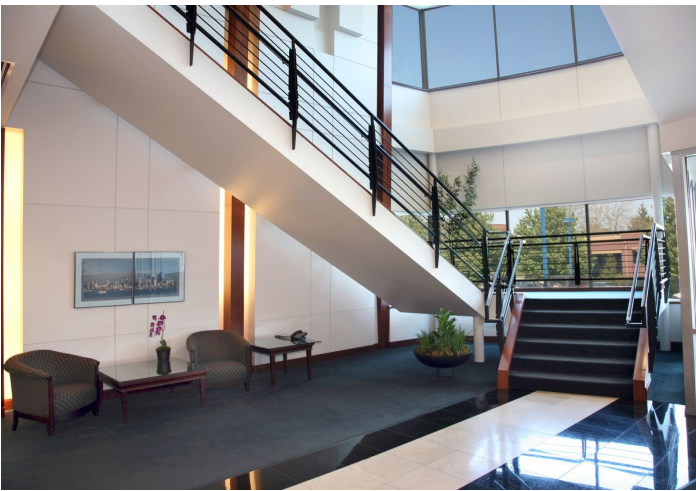
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2025/2026 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	21,400	137,811	298,326
Est. Average Household Income	\$90,780	\$98,474	\$105,434
Est. Total Businesses	1,597	6,550	14,850
Est. Total Employees	10,949	48,826	109,862

Drive Times

- To Downtown Vancouver: 5.7 miles; 12 minutes
- To Portland International Airport: 10 miles; 15 minutes
- To Downtown Portland: 13.6 miles; 20 minutes

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.