



FOR LEASE

SPACE AVAILABLE
4800
SQFT

LEASE RATE
\$24 - \$28
/SF/YR

LEASE TYPE
**Full Lease/
Gross Lease**

OCCUPANCY
IMMEDIATE

SUITE 101 - 5115 NORTH EAST 82ND AVENUE VANCOUVER, WA 98662



INTERIOR HIGHLIGHTS



- High Ceilings with Abundant natural and LED lighting throughout.
- Professional Lobby/Reception area with welcoming client entrance
- 12–14 private offices featuring window glasses.
- Open office seating area accommodate 25–35 individual workspace
- Large open office workspace for bullpen or modular workstations.
- Expansive conference room accommodating 10–30 people.
- Two private restrooms within the suite.
- Kitchen and breakroom with dishwasher and full cabinetry.
- 1 Data/Server room with pre-installed CAT cabling rack.
- High-Speed Internet infrastructure in place.
- Modern electrical distribution for dense office use.
- Dedicated storage and copy areas.
- Flexible layout ideal for one tenant or multiple departments
- Large open area near exit door
- Additional large open area located in front of the conference room.
- Property features a fully integrated emergency fire alarm system



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PROPERTY HIGHLIGHTS

- **Professional Office Environment** – well-maintained multi-tenant building with modern infrastructure
- **Digital HVAC Infrastructure** – modern, energy-efficient climate control system.
- **24/7 Secure Facility** : Video surveillance, Monitored security alarm system, Electronic building access control system.
- **Abundant On-Site Parking** – generous parking ratio for employees and visitors
- **Prime Vancouver Mall Submarket Location** – highly visible position directly across from Vancouver Mall with excellent daily traffic counts
- **Exceptional Regional Access** – immediate connectivity to SR-500, I-205, I-5 and minutes to Portland International Airport



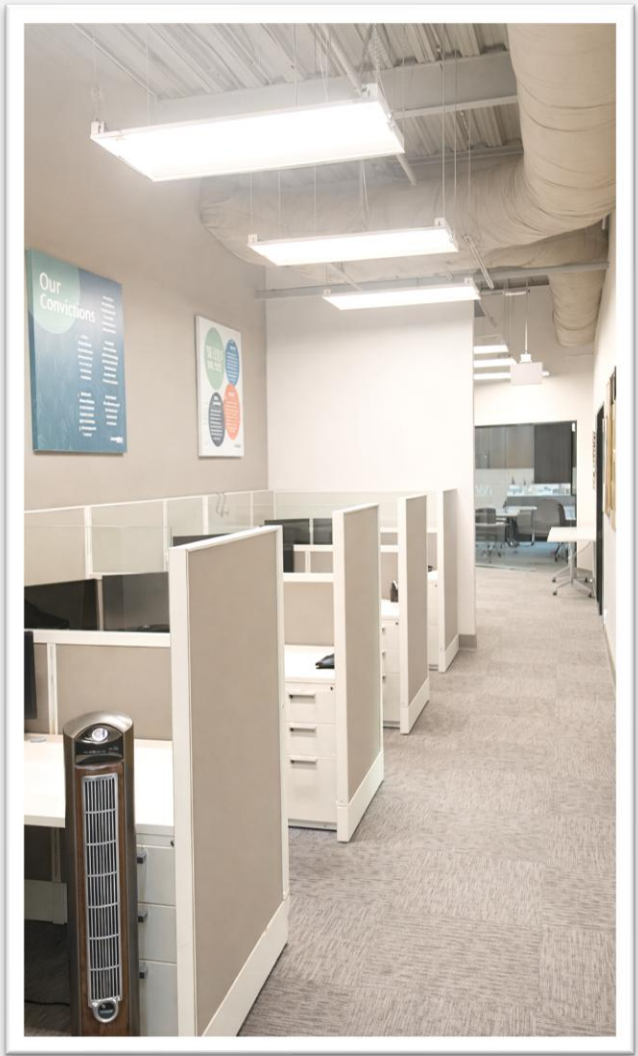
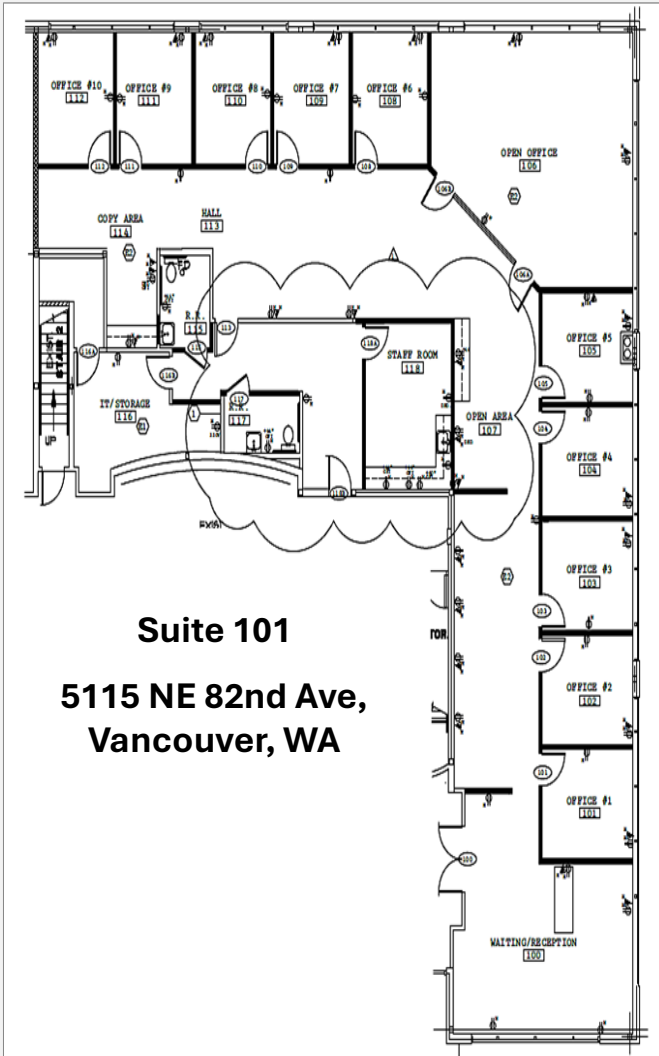


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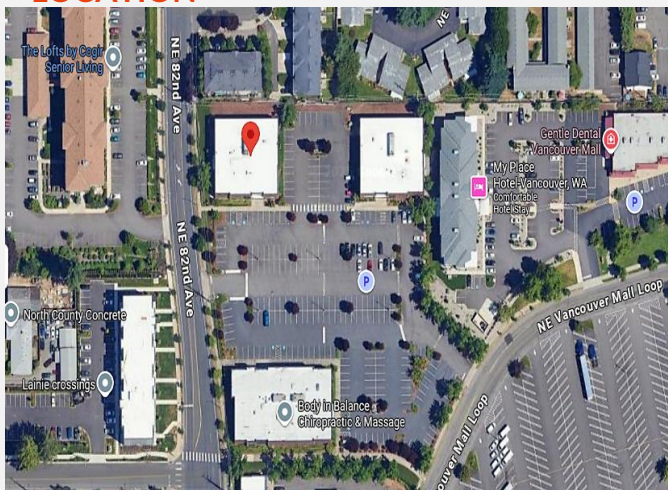
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FLOOR PLAN



LOCATION



CONTACT

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LOCATION FACTS & DEMOGRAPHICS

CITY, STATE
Vancouver, WA

POPULATION
158,004

AVG. HHSIZE
2.51

MEDIAN HH INCOME
\$53,819

HOME OWNERSHIP

Renters:	30,152
Owners:	32,830

EMPLOYMENT

45.28 % Blue Collar
21.17 % White Collar
33.55 % Services

47.00 % Employed
2.41 % Unemployed

EDUCATION

High School Grad:	28.37 %
Some College:	29.74 %
Associates:	7.82 %
Bachelors:	20.98 %

GENDER & AGE

49.16 % Male
50.84 % Female

RACE & ETHNICITY

White:	73.11 %
Asian:	3.25 %
Native American:	0.38 %
Pacific Islanders:	0.84 %
African-American:	2.74 %
Hispanic:	10.91 %
Two or More Races:	8.77 %

INCOME BY HOUSEHOLD

HH SPENDING

Housing	\$16,875
Grocery	\$6,048
Travel	\$6,371
Entertainment	\$2,745
Electricity	\$1,622
Apparel	\$1,206
Furniture	\$202
Gas	\$372

Population by Distance and Age (2020)

Ethnicity within 5 Minute

Home Ownership 3 Minute

Home Ownership 5 Minute

Home Ownership 10 Minute

Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,089	145	2.74 %
5-Minute	9,760	558	2.71 %
10-Minute	74,269	3,813	3.44 %