

# 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



## PROPERTY HIGHLIGHTS

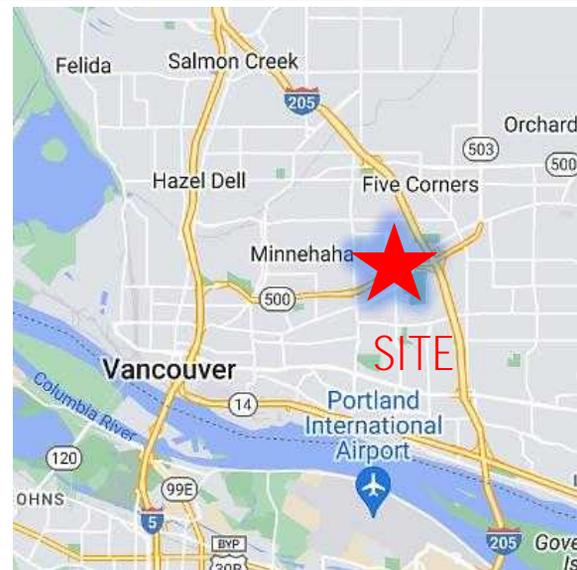
Direct access to I-205 and SR-500, this Class A office building sits next to Vancouver Mall and is surrounded by retail, dining, and amenities for maximum visibility and convenience.

Spacious Office Suites:

- Suite 210 – 3,974 RSF
- \$24.50/SF full service

Suite 240 - Executive Suites:

- 118 to 156 SF available
- \$250 - \$1,100/month, full service
- Building signage available
- 4/1,000 parking ratio



**FOR MORE INFORMATION:**

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360.597.0568 | aroselli@fg-cre.com

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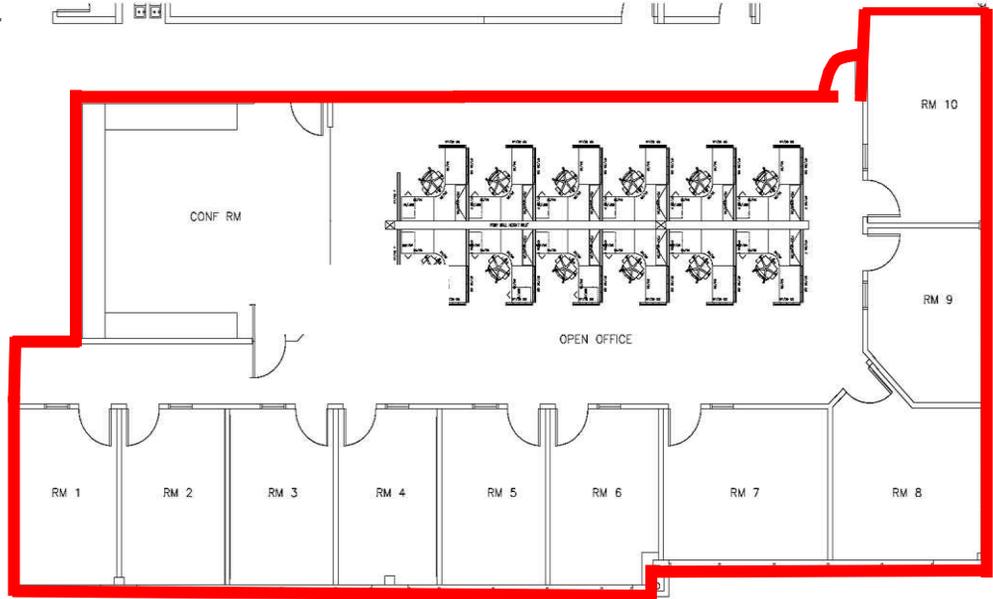
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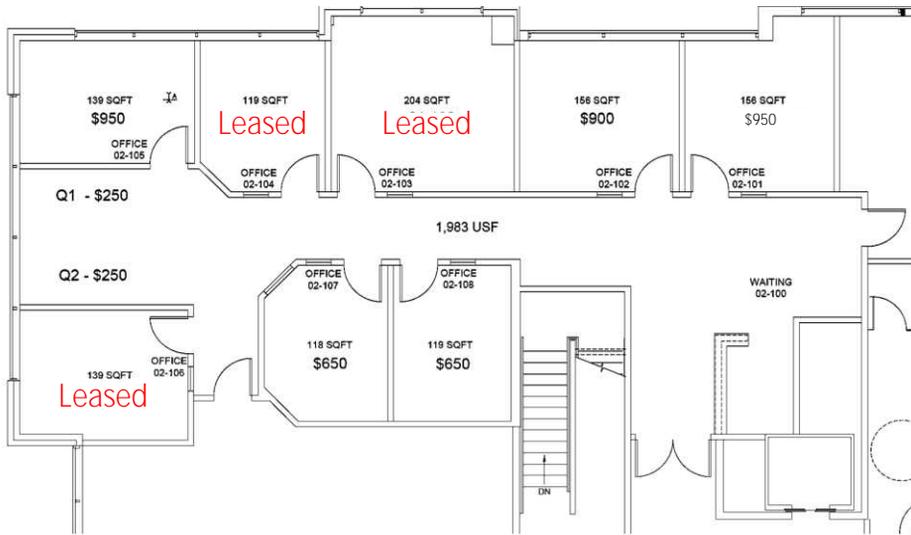


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Suite 210 – 3,974 RSF



Suite 240 –  
Executive Suites



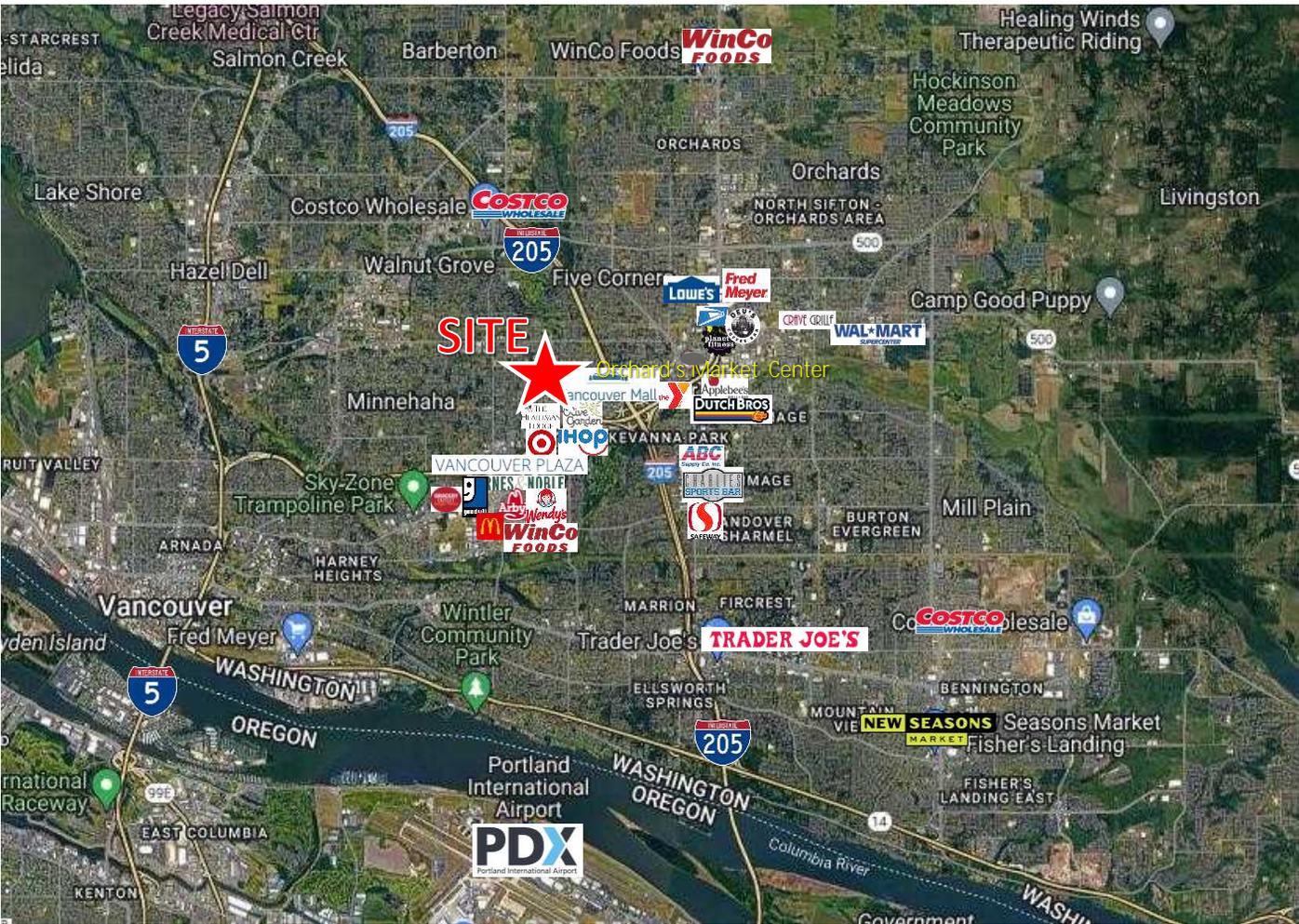
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## 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,960	136,736	298,942
2029 Projected Population	19,420	147,498	322,798
Est. Average Household Income	\$77,636	\$83,998	\$91,554
Est. Total Businesses	1,183	6,441	14,417
Est. Total Employees	10,010	49,254	107,153

## 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