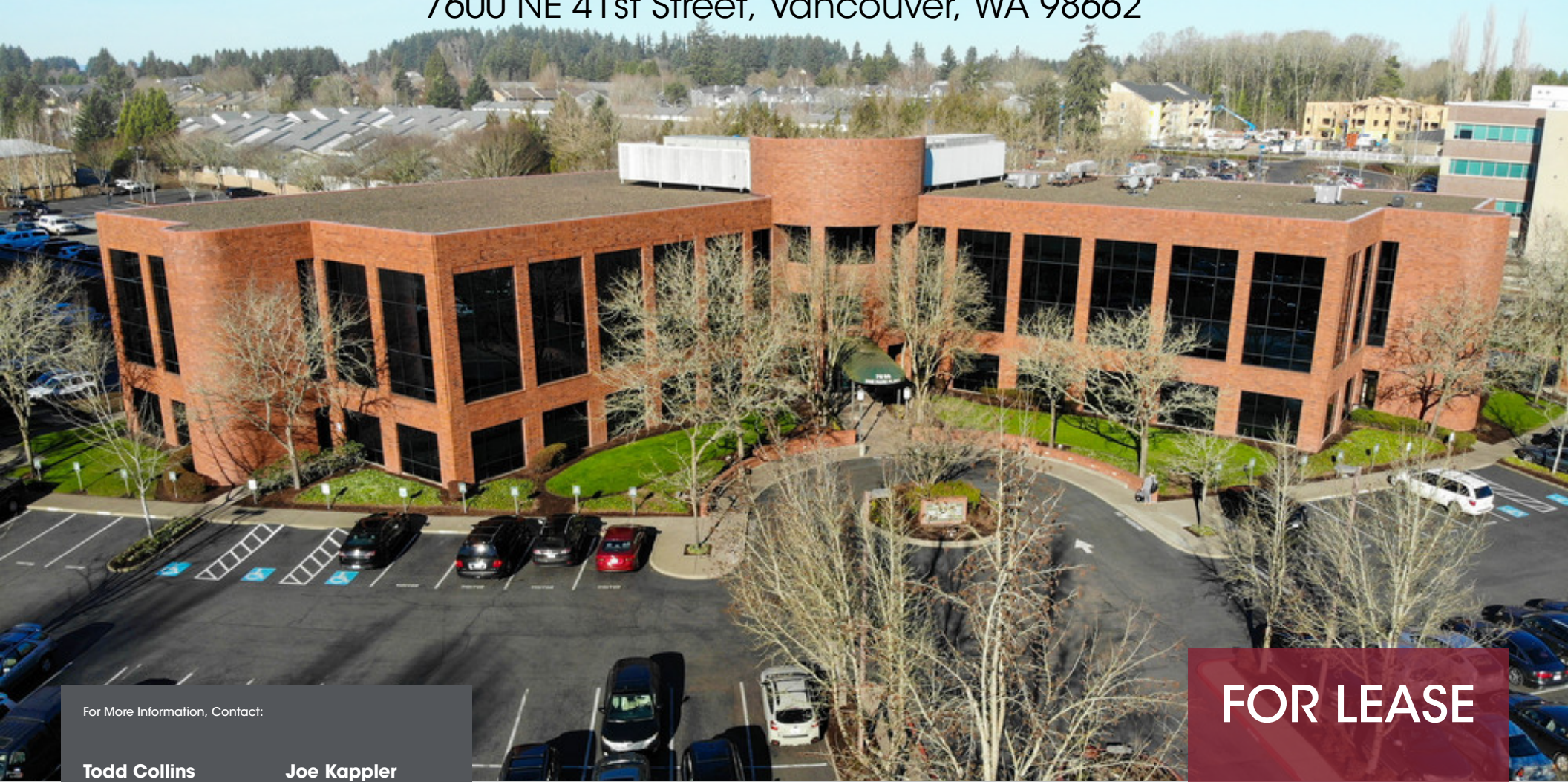


ONE PARK PLACE

7600 NE 41st Street, Vancouver, WA 98662



For More Information, Contact:

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FOR LEASE

1800 SW First Avenue, Suite 650 | Portland, OR 97201

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.





PROPERTY DESCRIPTION

One Park Place is one of Vancouver's premier suburban office buildings. It features a beautiful contemporary brick and glass exterior, lush landscaping, covered parking structure, roof-top satellite feeds, and extra capacity HVAC systems. It also offers locker rooms with showers, high tech conference room, on-site deli, covered outdoor patio, and upgraded interior finishes.

LOCATION DESCRIPTION

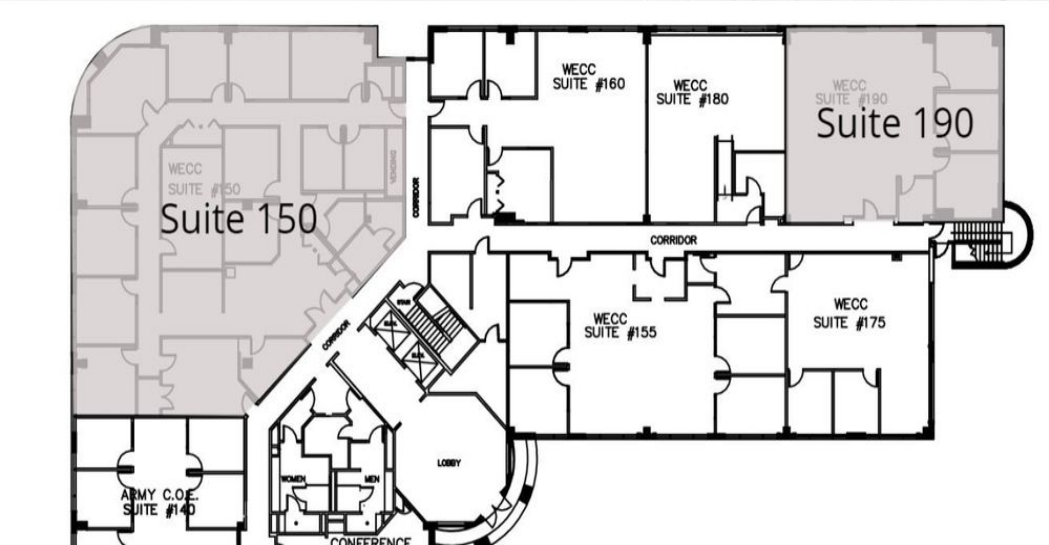
The site is situated adjacent to Heathman Lodge, The Staybridge Hotel, Vancouver Mall, and is only 10 minutes from Portland International Airport.

PROPERTY HIGHLIGHTS

- Large 13,700 RSF opportunity
- Abundant parking including covered parking at \$30/mo per stall
- Common conference room
- Showers on the first floor

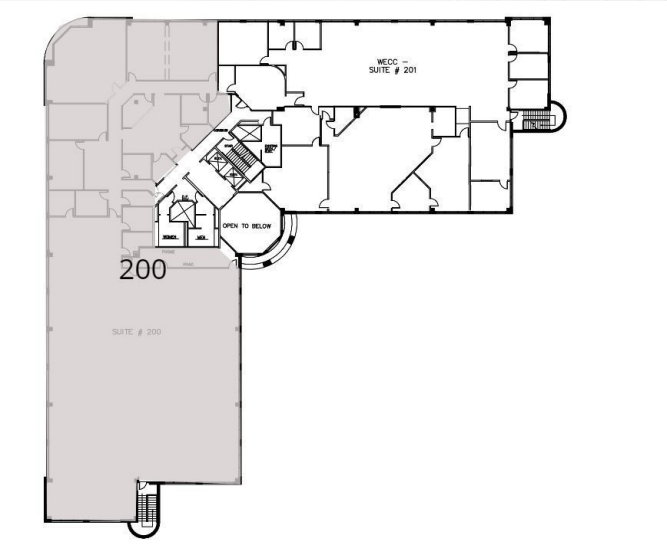
OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	1,236 - 13,701 SF
Building Size:	67,700 SF
Parking Ratio:	4.6/1,000 RSF



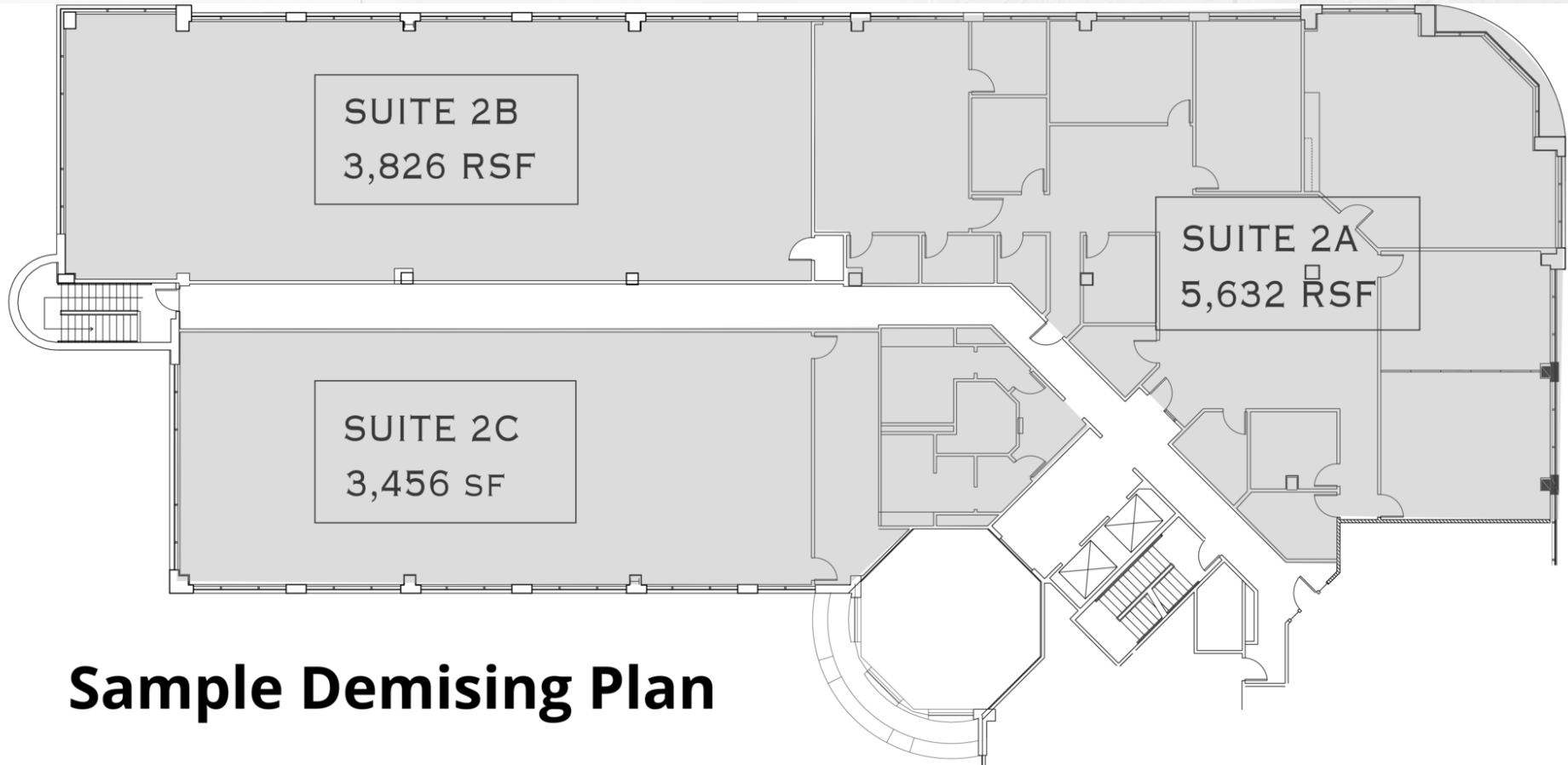
AVAILABLE SPACES

SUITE		SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 150	4,901 SF	Full Service	\$25.00 SF/yr
■	Suite 190	1,852 SF	Full Service	\$25.00 SF/yr



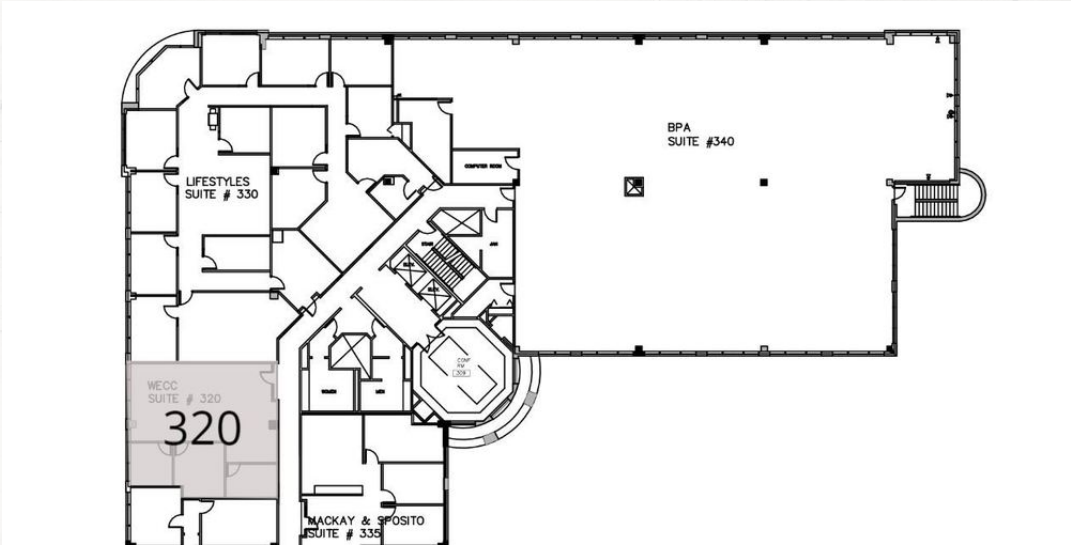
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 200	13,701 SF	Full Service	\$25.00 SF/yr	Suite is divisible to a smaller size.



LEGEND

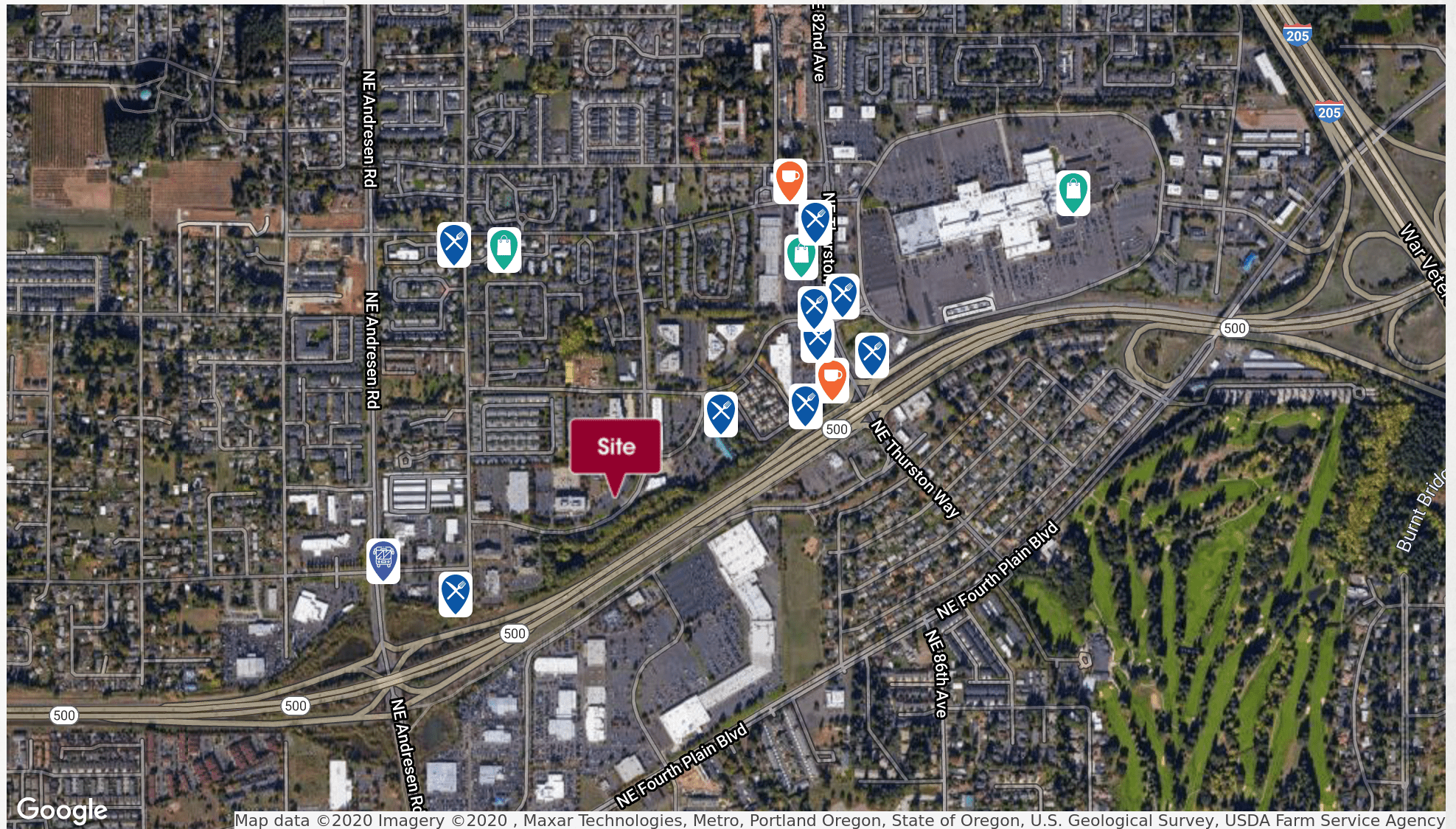
Now Available



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 320	1,236 SF	Full Service	\$25.00 SF/yr





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