

CAMAS MEADOWS CORPORATE CENTER

4800 NW Camas Meadows Dr Suite #220, Camas, WA 98607



AVAILABLE SF:	3,305 SF
LEASE RATE:	\$21.50 RSF/Yr (Full Service)
LOT SIZE:	2.0 Acres
BUILDING SIZE:	27,738 SF
BUILDING CLASS:	A
ZONING:	IND

PROPERTY OVERVIEW

This class A office sublease of approximately 3,300 RFS is a rare opportunity on Camas Meadows Drive. The 2nd floor office includes eight private office suites, a large open work area, a shared kitchen facility and a reception desk in the entry, plus views of Camas Meadows Golf Course. Abundant parking and a large common area conference room makes this a coveted opportunity. As an added bonus, the location is a short distance to the Camas Meadows' club house, putting green and driving range.

PROPERTY FEATURES

- Full Service Lease
- Great Common Areas
- Abundant Parking
- Eight Private Offices

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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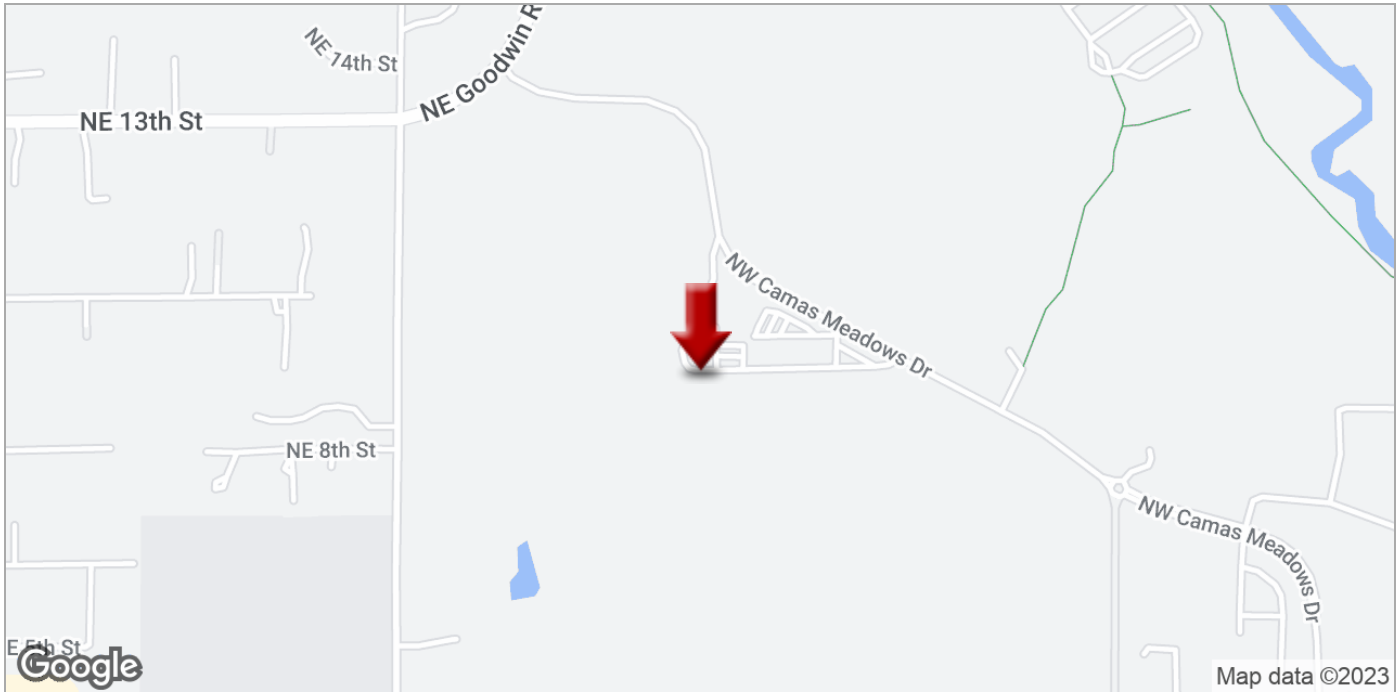
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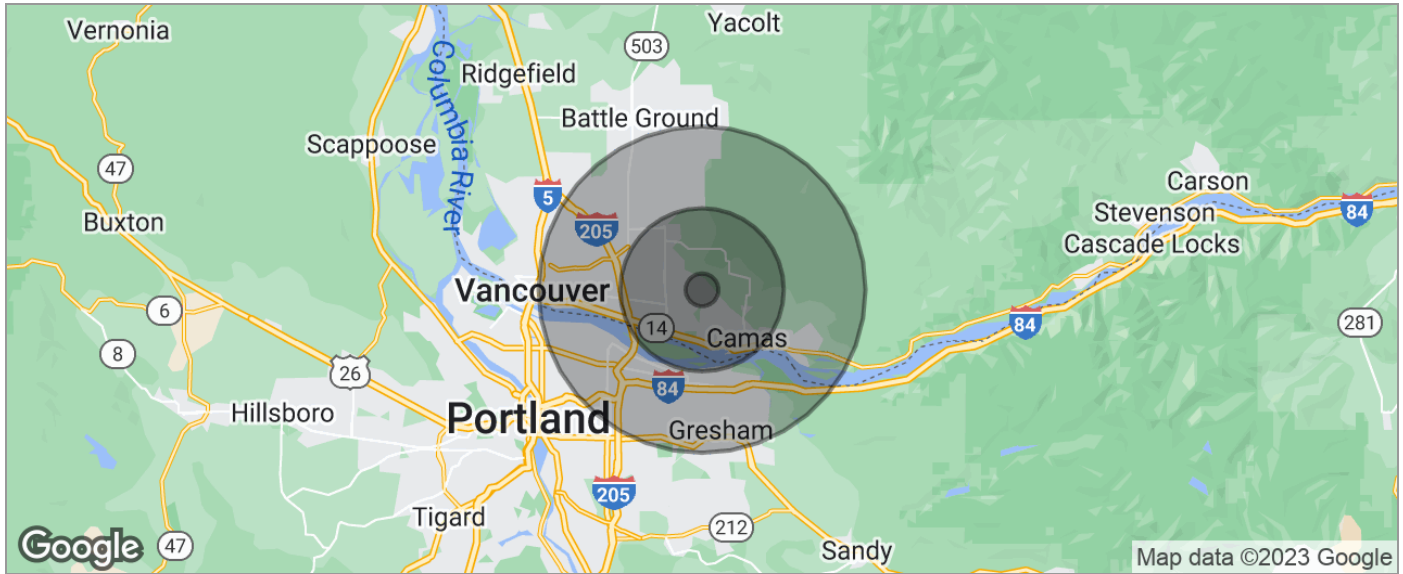
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,273	121,020	570,576
MEDIAN AGE	37.5	37.3	35.7
MEDIAN AGE (MALE)	37.2	36.4	35.0
MEDIAN AGE (FEMALE)	38.0	38.5	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,073	43,308	212,090
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$132,660	\$82,044	\$64,132
AVERAGE HOUSE VALUE	\$505,543	\$336,814	\$270,512
RACE	1 MILE	5 MILES	10 MILES
% WHITE	85.6%	83.0%	80.0%
% BLACK	1.0%	2.2%	3.8%
% ASIAN	9.4%	8.1%	6.1%
% HAWAIIAN	0.4%	0.6%	0.6%
% INDIAN	0.1%	0.6%	1.7%
% OTHER	0.5%	1.4%	3.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.9%	5.9%	11.9%

* Demographic data derived from 2020 ACS - US Census

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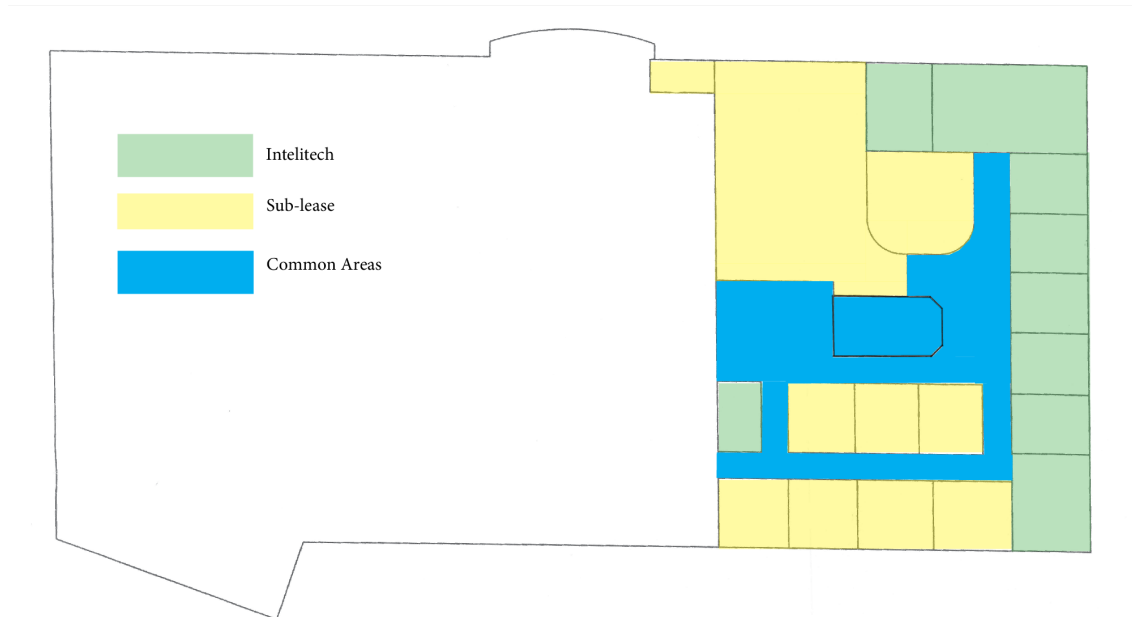
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
4800 NW Camas Meadows Dr	Office Building	\$21.50 SF/YR	Full Service	3,305 SF	VACANT

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