

OFFICE FOR LEASE

VANCOUVER COMMERCE CENTRE

101 E 8th Street, Vancouver, WA 98660



AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	0.24 Acres
BUILDING SIZE:	26,292 SF
ZONING:	CX
MARKET:	Downtown

PROPERTY OVERVIEW

Vancouver Commerce Centre is located in the heart of downtown Vancouver on the SEC of Main Street and SE 8th Street. VCC offers 3 floor levels in secure office building in the CBD. Flexible suite sizes, layouts competitive pricing and recently refreshed common areas. Potential on-site parking available.

PROPERTY FEATURES

- Aggressive Lease Rates
- Recently Updated Common Areas
- Flexible Floor Plans
- Mezzanine and Garden Level Suites Available
- High Traffic Location
- On-Site Parking Available (call for details)
- Secure Building
- Storage Space Available

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
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WA #25176

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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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 120	Office Building	\$12.00 SF/YR	Full Service	1,333 SF	Leased
Suite 130	Office Building	\$12.00 SF/YR	Full Service	1,105 SF	Leased
Suite 140	Office Building	\$9.50 SF/YR	Full Service	1,172 SF	Leased
Suite 220	Office Building	\$20.00 SF/YR	Full Service	1,076 SF	Leased
Suite 240	Creative/Loft	\$18.00 SF/YR	Full Service	4,643 SF	Leased
Suite 260	Office Building	\$18.00 SF/YR	Full Service	1,665 SF	Leased
Suite 270	Office Building	\$18.00 SF/YR	Full Service	1,160 SF	Leased
Suite 325-F	Office Building	\$20.00 SF/YR	Full Service	470 SF	Leased

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 350	Office Building	\$13.50 SF/YR	Full Service	2,674 SF	Leased
Suite 325-BD	Office Building	\$20.00 SF/YR	Full Service	450 SF	Leased
Suite 325-D	Office Building	\$20.00 SF/YR	Full Service	225 SF	Leased

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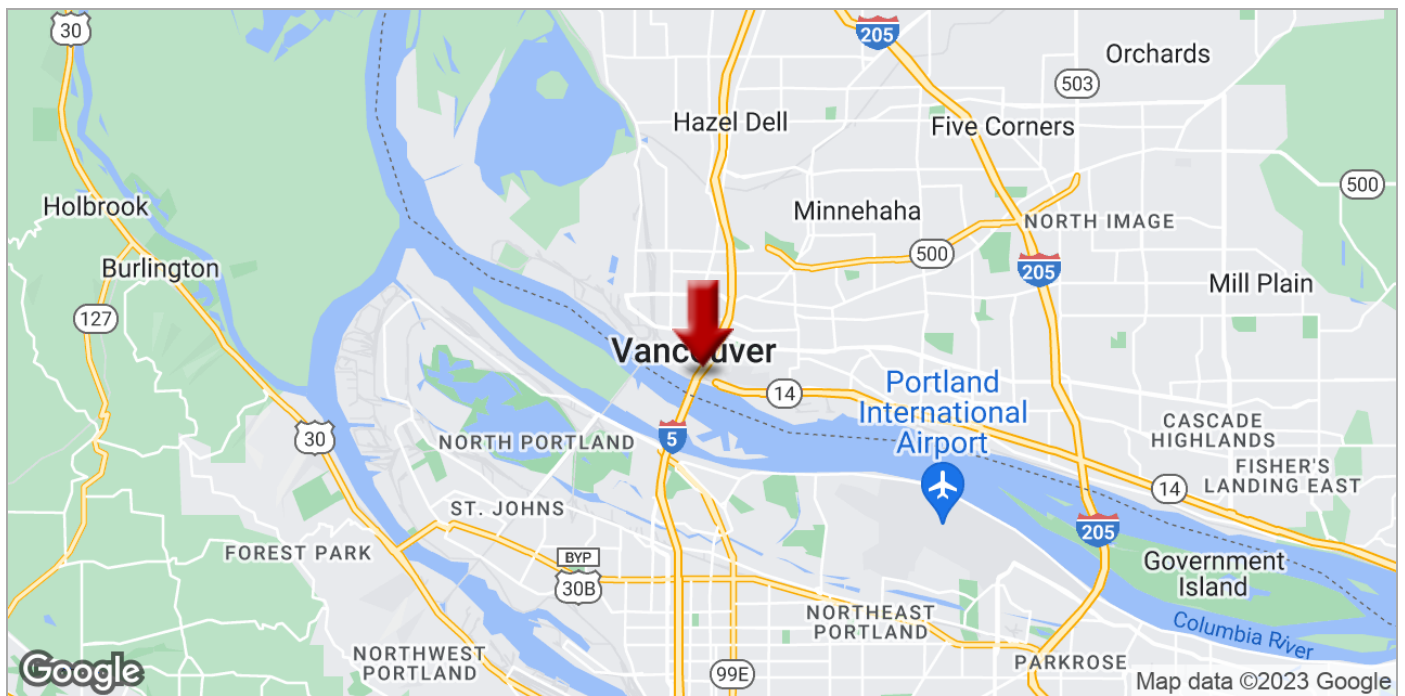
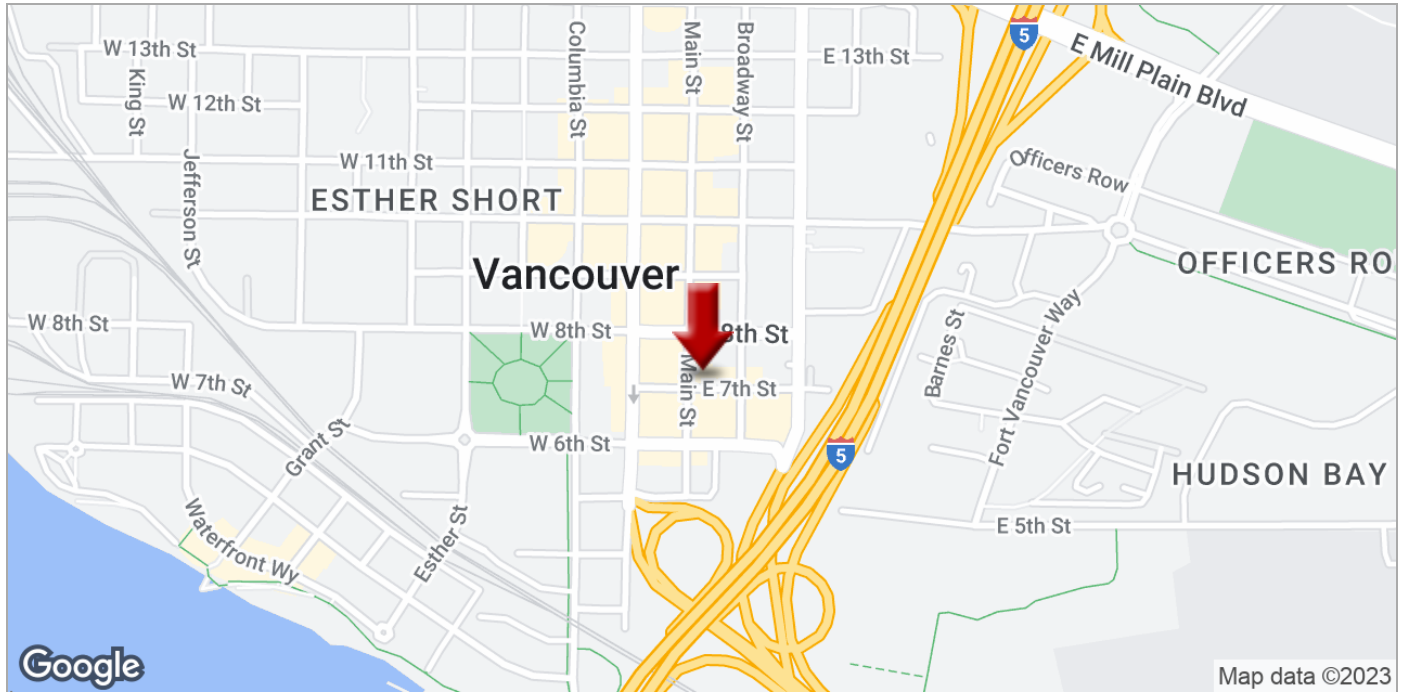
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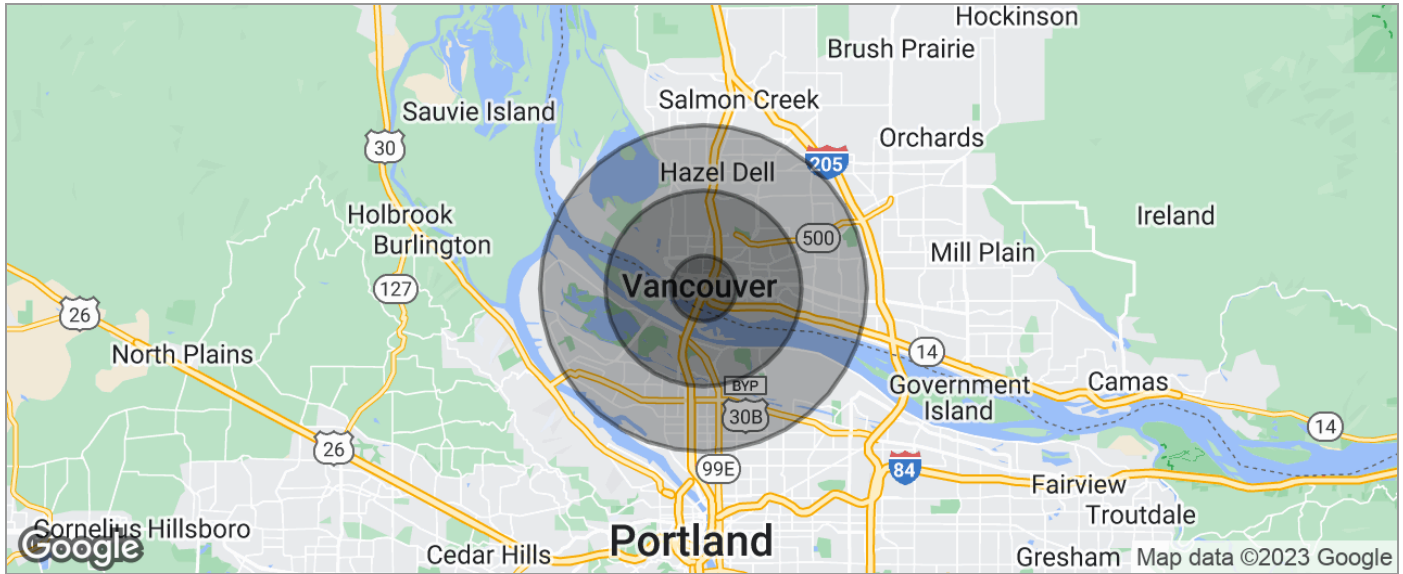
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,740	54,903	201,777
MEDIAN AGE	40.8	36.9	35.6
MEDIAN AGE (MALE)	38.8	35.9	34.7
MEDIAN AGE (FEMALE)	43.1	38.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,152	24,107	83,772
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$51,645	\$56,261	\$59,350
AVERAGE HOUSE VALUE	\$309,872	\$253,579	\$272,508
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.6%	82.0%	76.5%
% BLACK	4.3%	3.4%	8.8%
% ASIAN	2.8%	3.0%	3.2%
% HAWAIIAN	0.5%	0.4%	0.7%
% INDIAN	0.5%	1.2%	1.1%
% OTHER	1.4%	5.6%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.6%	12.9%	11.7%

* Demographic data derived from 2020 ACS - US Census

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