



**FOR LEASE OFFICE  
SPACE**

## **COURTYARD PLAZA OFFICE BUILDING**

315 W MILL PLAIN BLVD.  
VANCOUVER, WA 98660

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**R. Tom Smith, ABR, GRI, EMS, RECS**  
Senior Advisor  
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# Executive Summary



### OFFERING SUMMARY

Available SF:	245 - 509 SF
Lease Rate:	\$25.00 SF/yr (Gross; MG)
Lot Size:	0.23 Acres
Year Built:	2000
Building Size:	8,445
Zoning:	CX [Commercial Office]
Market:	Portland/Vancouver
Submarket:	CBD Vancouver

### PROPERTY OVERVIEW

Currently two Executive Office Suites are available in this 8,500 square foot, Class A Office Building that you will be proud to bring your clients to. One large suite left with many amenities available. Five year term leases all at Full Service or Modified Gross Rates. One small suite could be rented in tandem with the larger as they are directly across the hall from each other.

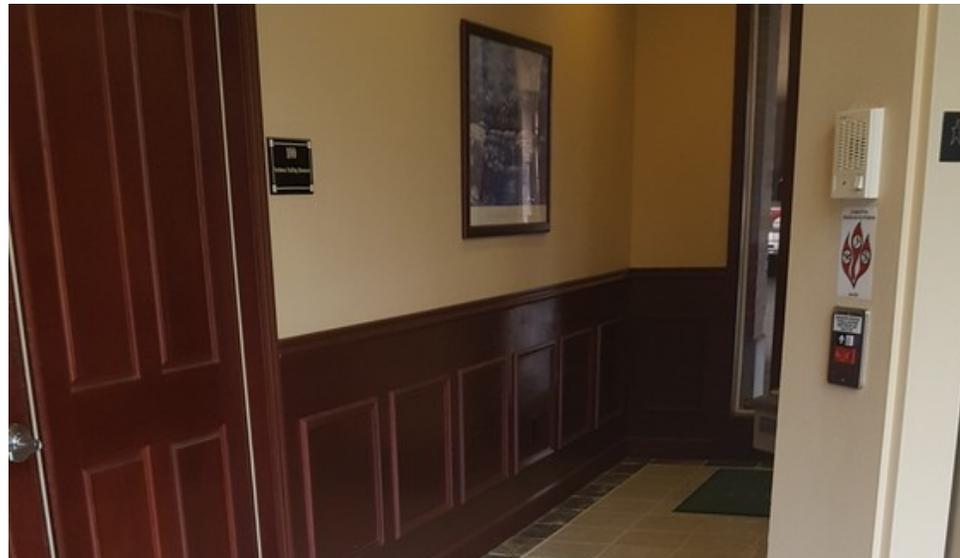
### PROPERTY HIGHLIGHTS

- Excellent downtown Vancouver location.
- Just Two Blocks to the Clark County Court House and Administrative Offices.
- Parking available on-site, offsite and street parking available.
- High walkability Score.
- Quick access to retail, dining and entertainment options of the downtown.
- Quick access to arterials and freeways make this building the perfect building for the active professional firm.

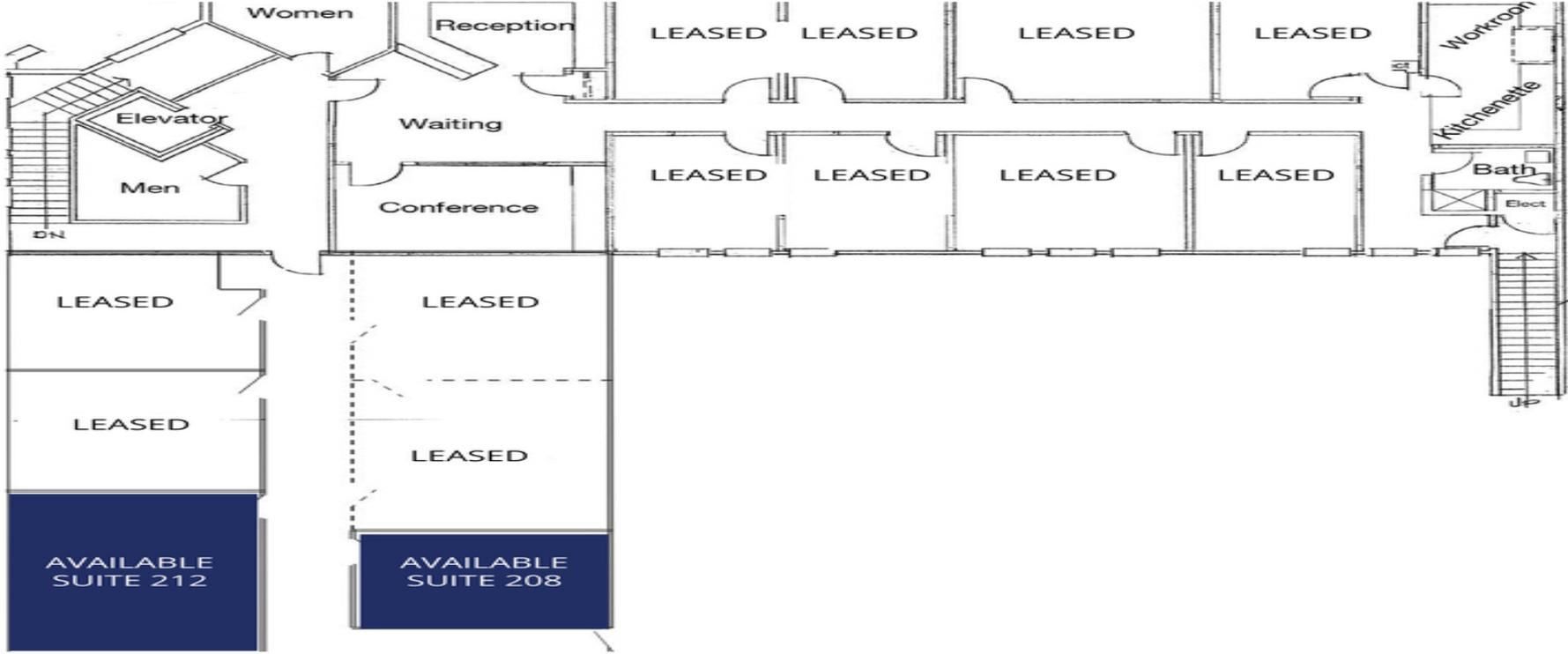


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos



# Floor Plans Suites 208 & 212



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# Available Spaces

**LEASE RATE:** SPECIFIC TO EACH SUITE

**LEASE TYPE:** Gross; MG

**TOTAL SPACE:** 509 - 3,060 SF

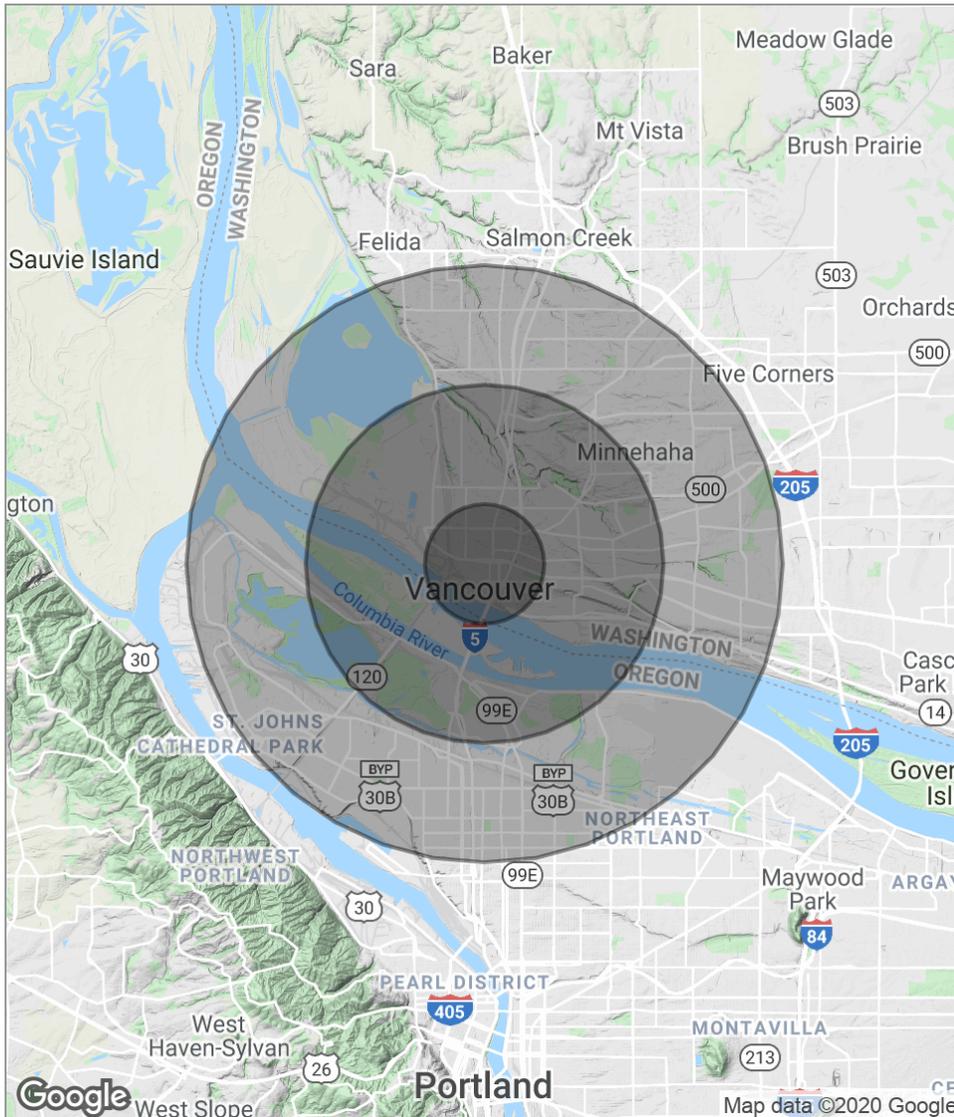
**LEASE TERM:** 3year to 5 year

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Executive Office Suite 212	Executive Suites	\$1,018 per month	Gross	509 SF	60 months	Private Executive Office Suite on the second floor with elevator service, in a well appointed, nicely cared for building.
Executive Office Suite 208	Executive Suites	\$510.00 per month	Modified Gross	245 SF	60 months	Nice small suite on second floor. Lots of natural light.

# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,589	54,889	194,540
Median age	39.4	37.0	35.7
Median age [male]	36.9	36.0	34.8
Median age [Female]	41.9	38.1	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,449	23,979	80,686
# of persons per HH	2.1	2.3	2.4
Average HH income	\$49,490	\$56,486	\$59,893
Average house value	\$292,756	\$250,535	\$270,450

\* Demographic data derived from 2010 US Census

# Advisor Bio

## R. TOM SMITH, ABR, GRI, EMS, RECS

Senior Advisor

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## PROFESSIONAL BACKGROUND

R. Tom Smith is a Senior Advisor and a managing broker at SVN Imbrie Realty for the Vancouver, Washington office.

Nineteen years in brokerage of commercial investment property including syndication of assisted living facilities, office, retail, mixed use and multifamily. Tom holds a managing broker license in Washington State and was the designated broker at CPCP, LLC. Tom has twenty-two years of commercial property and asset management for residential, office and retail property portfolio[s] experience.

Twenty-five years' experience in the automotive industry in fixed operations for retail and wholesale sides of the business: Including technical troubleshooter for a German automotive manufacturer, product liability investigator and engineer's liaison. Tom held positions as a district manager for large districts on the west coast. Sole operations support for one region, including vehicle allocation and new vehicle distribution. Tom held a corporate auditor position for a large Japanese automotive distributor, which entailed extensive travel and working with dealer principals in difficult circumstances.

Specialties: Brokerage of multi-family, office and retail properties from \$500,000.00 to \$5,000,000.00. Leasing (tenant rep./landlord rep) for retail and office products.

## EDUCATION

Course work in Business Administration and Business Law at Chabot College, Hayward, California

## MEMBERSHIPS & AFFILIATIONS

ICSC, CCIM, GRI, EMS, SCORE, CERT

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