

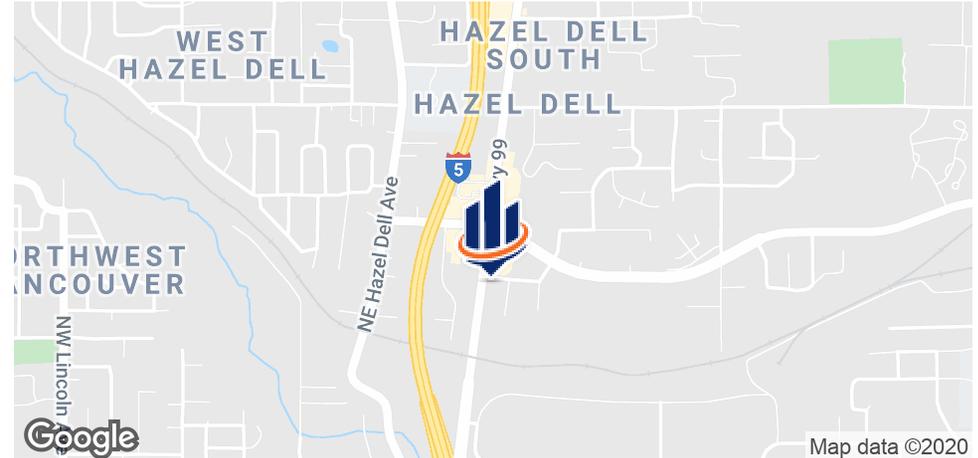


SUITE 208 (209) 61ST STREET OFFICE BUILDING

717 NE 61ST STREET
VANCOUVER, WA 98665

R. Tom Smith, ABR, GRI, EMS, RECS
Senior Advisor
360.949.1331
tom.smith@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	495 SF
Lease Rate:	\$26.00 SF/yr (MG)
Lot Size:	0.48 Acres
Year Built:	2002
Building Size:	6,100 SF
Renovated:	2017
Zoning:	General Commercial (GC) District. These commercial areas provide a full range of goods and services necessary to serve large areas of the county and the

PROPERTY OVERVIEW

Suite #208 [209] in the 61st Street Office Building is available. This beautifully built out corner suite features 495 square feet with two private offices, with sink in the West office. Available for general office use. Minimum of a 3-5 year lease is required. Ample parking, pylon sign and many more amenities. Call listing broker for details.

PROPERTY HIGHLIGHTS

- General Office Suite Available
- Small Suite 495 RSF two room, corner office suite on second floor.
- Just off of Highway 99 in Hazel Dell (Vancouver) Washington.
- Quick and convenient access to I-5, SR 500 and I-205.
- 15 minutes to PDX

Additional Photos

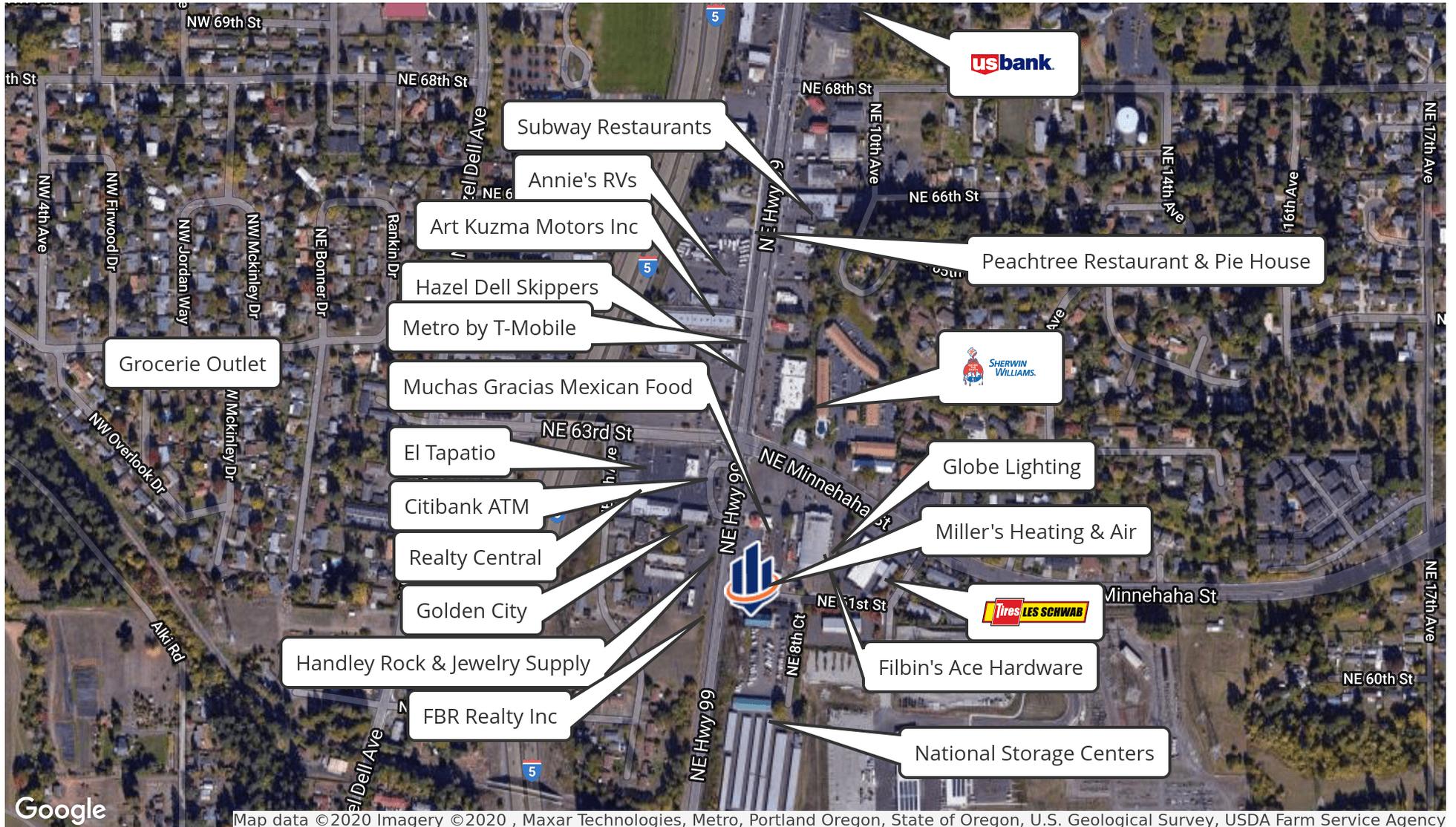


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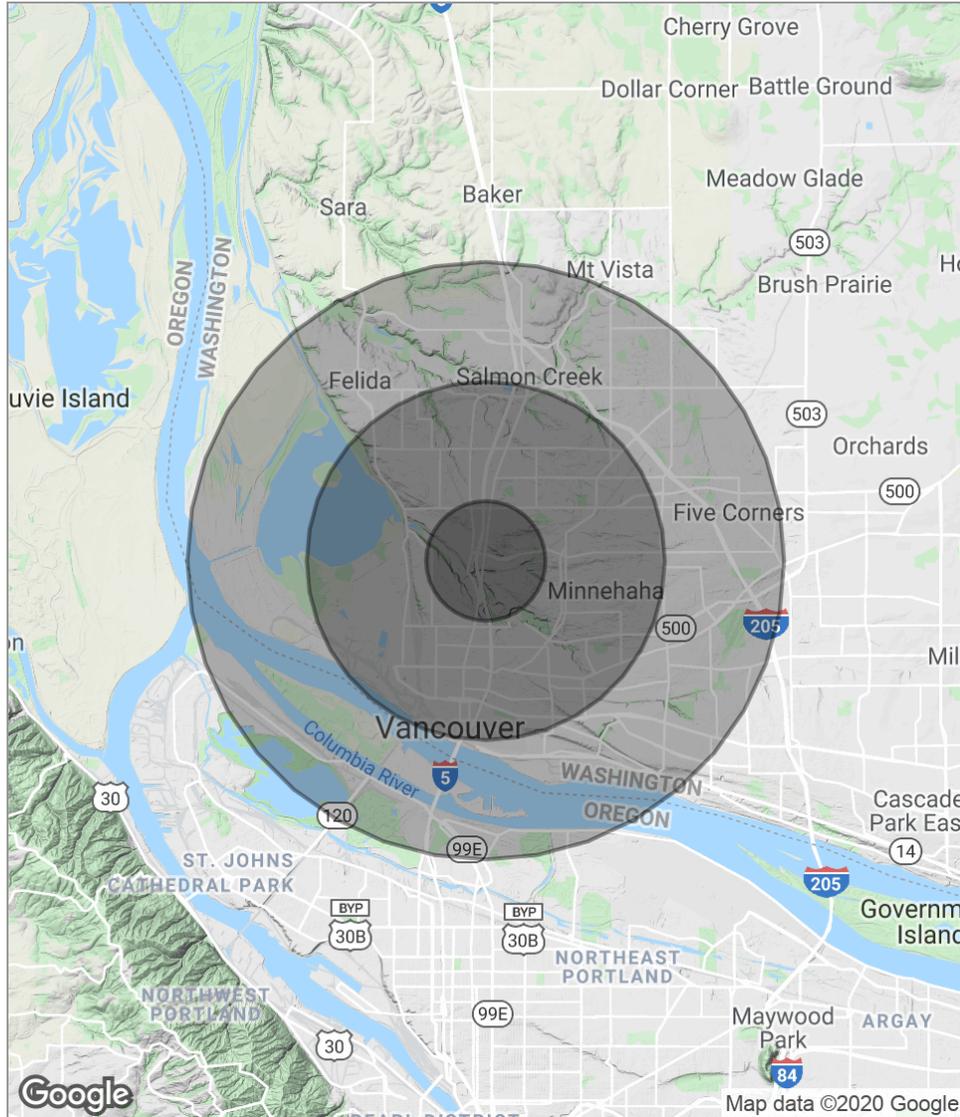
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,466	95,864	180,840
Median age	37.0	36.2	36.6
Median age [Male]	36.2	35.2	35.4
Median age [Female]	37.7	37.5	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,902	38,902	73,548
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,171	\$61,166	\$65,939
Average house value	\$238,572	\$247,968	\$270,987

* Demographic data derived from 2010 US Census



10300 SW Greenburg RD. Suite 240
Portland, OR 97223
360.949.1331
www.svnimbrie.com