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Vancouver's Best Commercial Lease Value



The wait is over. Equity Northwest Properties has completed the main phase of construction on its fabulous 25,600 square foot main building. The entire 10,000 square feet of space on the second floor is occupied by our Real Estate operation. The lower floor is divided into three sections. First is a series of small class A, executive suites. Next is about 6750 square feet of general purpose class A space of which 2000 square feet is already leased. There is a 900 square foot space available west of the currently leased space and east of the executive suites. The remaining space in the second area is 3850 feet east of the currently leased space that can be configured to suit your needs or divided into as many as three suites running from 1100 to 1400 feet. The third area

of this building is best suited for a restaurant or brew pub. It is approximately 4000 square feet and features a patio area off the east end of the building.

The second of three total buildings is scheduled to break ground this spring and features nearly 5000 square feet of space all on the ground floor and right on Fourth Plain Blvd. The third building will be constructed on the west side of the property sometime in the near future. There is a Burger King and a Taco Bell that will be built on two ground lease pads at either end of the property. Next month a street front sign with an electronic banner will be erected.

The owner is offering a generous tenant improvement allowance on all of these suites. Each tenant will be provided with high speed internet and phone service with a triple net lease as low as \$19.75 a foot annually. This building offers great Fourth Plain exposure and fantastic traffic flow which is busy but not congested.



The East Side Suite



This roughly 5400 square foot suite would be ideally suited for a restaurant or brew pub facility. There is a wrap around patio area that could easily be used for outdoor dining. This suite has no space above it which will allow for any roof ventilation that may be required of a

restaurant type business.

The building is absolutely gorgeous with a rich brick exterior. The building's location is ideally suited for a food and drink establishment as data shows a large population of nearly 30 thousand and a scarcity of eating/drinking businesses in a three mile radius. The nearest area with any sit down restaurants is Orchards or Mill Plain and 164th both around four miles away.

The owner has, or will shortly commission a sales leakage study for a restaurant operation at this location. The entire area North of Fourth Plain is largely developed with thousands of homes and this area is very close to affluent Brush Prairie and Hockinson



Local Demographics

98682 Median Home Price \$279,900 HH Income \$50,553
 98606 Median Home Price \$389,900 HH Income \$64,865

98682 2008 Estimated Population 53,931 Median Age 29.7
 98606 2008 Estimated Population 8,268 Median Age 37.7

98682 Area 30 square miles; 98606 Area 38 square miles
 Office distance to PDX 6.97 miles; actual drive miles, 12.11

The Executive Suites



Here is a golden opportunity for a small business professional that needs a simple small suite or office to work out of. We have six of the nine executive suites remaining for lease. These suites range in size from 150-300 square feet and can be leased for as little as \$400

with high speed internet and phones included!

These suites are accessed from a beautiful lobby area or through a doorway near the rear of the building. This is top quality class A space. Ideal for executive offices or a financial services professional or perhaps an appraiser or small independent insurance agent.

If you would rather have a small professional space with a truly upscale feel than a larger less desirable class B or even class C space then this is your opportunity. These types of small suites are not easy to come by.

The executive suites will have access to a conference room near the suites and it may be possible to book a larger conference room or a large classroom that can easily seat 75 people in the real estate office upstairs.

