

FOR LEASE

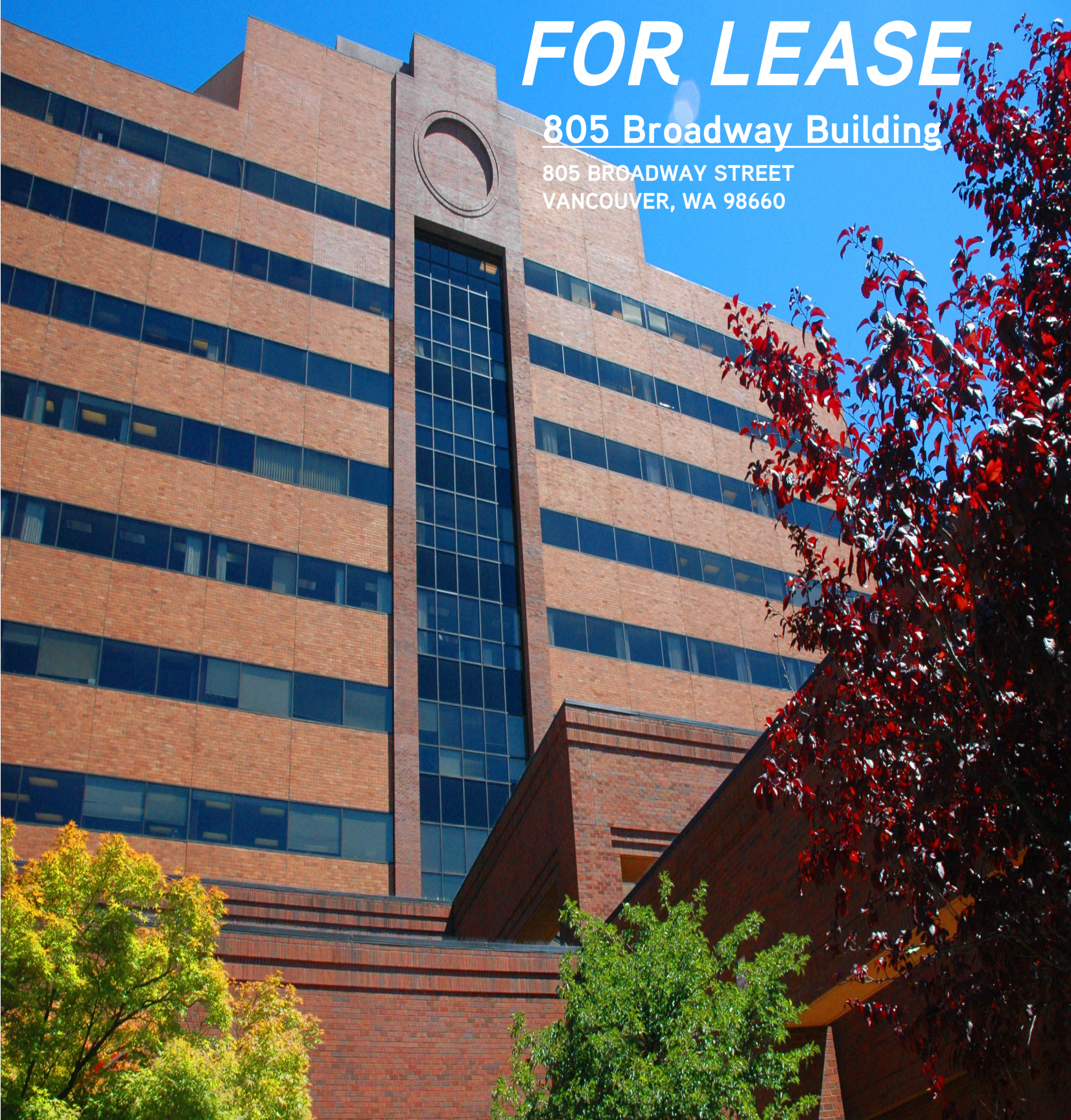
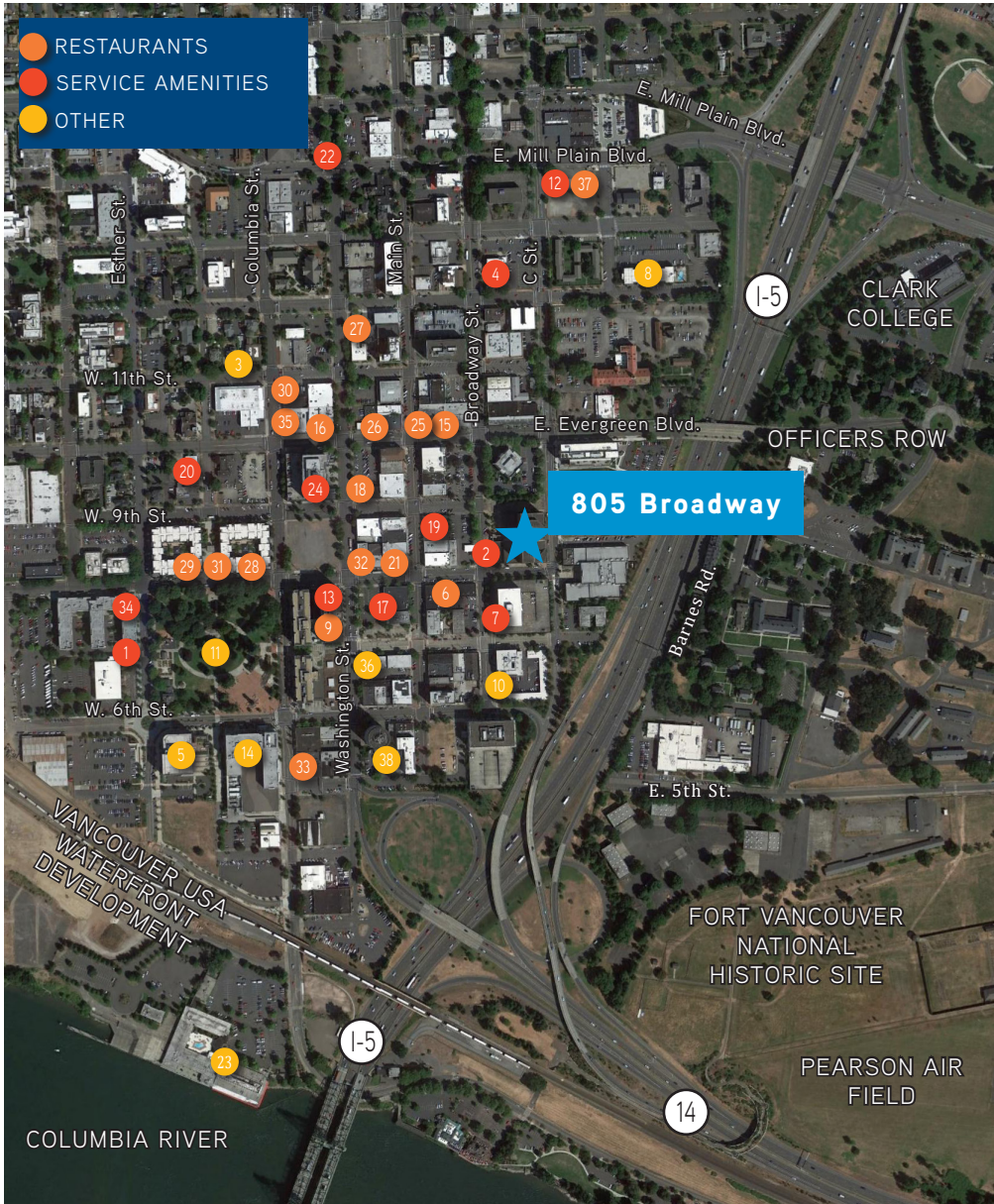


FOR LEASE

805 Broadway Building

805 BROADWAY STREET
VANCOUVER, WA 98660

- Anytime Fitness - #1
- Bank of America - #2
- Briar Rose Inn - #3
- Chase Bank - #4
- City Hall - #5
- City Sandwich Co - #6
- Columbia Credit Union - #7
- Comfort Inn & Suites - #8
- Econo Lodge - #10
- Esther Short Park - #11
- Fedex Kinkos - #12
- Feral Public House - #27
- Foode Cafe & Catering - #37
- Grocery - #36
- Heritage Bank - #13
- Hilton Vancouver - #14
- Jerusalem Restaurant & Cafe - #15
- Jorge's Tequila Factory - #16
- Key Bank - #17
- Little Italy's Trattoria: Downtown - #18
- Luxe - #9
- Main Event Sports Grill - #21
- Pacific Continental Bank - #38
- Pacific House - #19
- Peoples Community Credit Union - #20
- QC Cleaners - #22
- Riverview Community Bank - #24
- Rosemary Cafe - #25
- Salmon Creek Brewery & Pub - #26
- Starbucks - #28
- Subway Sandwiches - #29
- Thai Orchid and Sushi Bar - #30
- Tigers Garden - #31
- Tommy O's Pacific Rim Bistro - #32
- Torque Coffee - #33
- Umpqua Bank - #34
- Warehouse 23 - #23
- Woodys Tacos - #35



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OPPORTUNITY

to be in the center of a vibrant community

Property Highlights

- Conveniently located in downtown Vancouver directly off the I-5 northbound exit to City Center
- Offers tenants the best of both worlds: Class A office and ground floor retail at competitive rates
- On-site amenities include building engineer, lobby concierge, cafe, fitness studio, common area conference room, banking center and valet parking for tenants and visitors
- High speed data, back-up generator, and telecommunications available
- Best views in Vancouver, offering panoramic, 360 degree views of the mountains and the Columbia River
- Can deliver creative environments

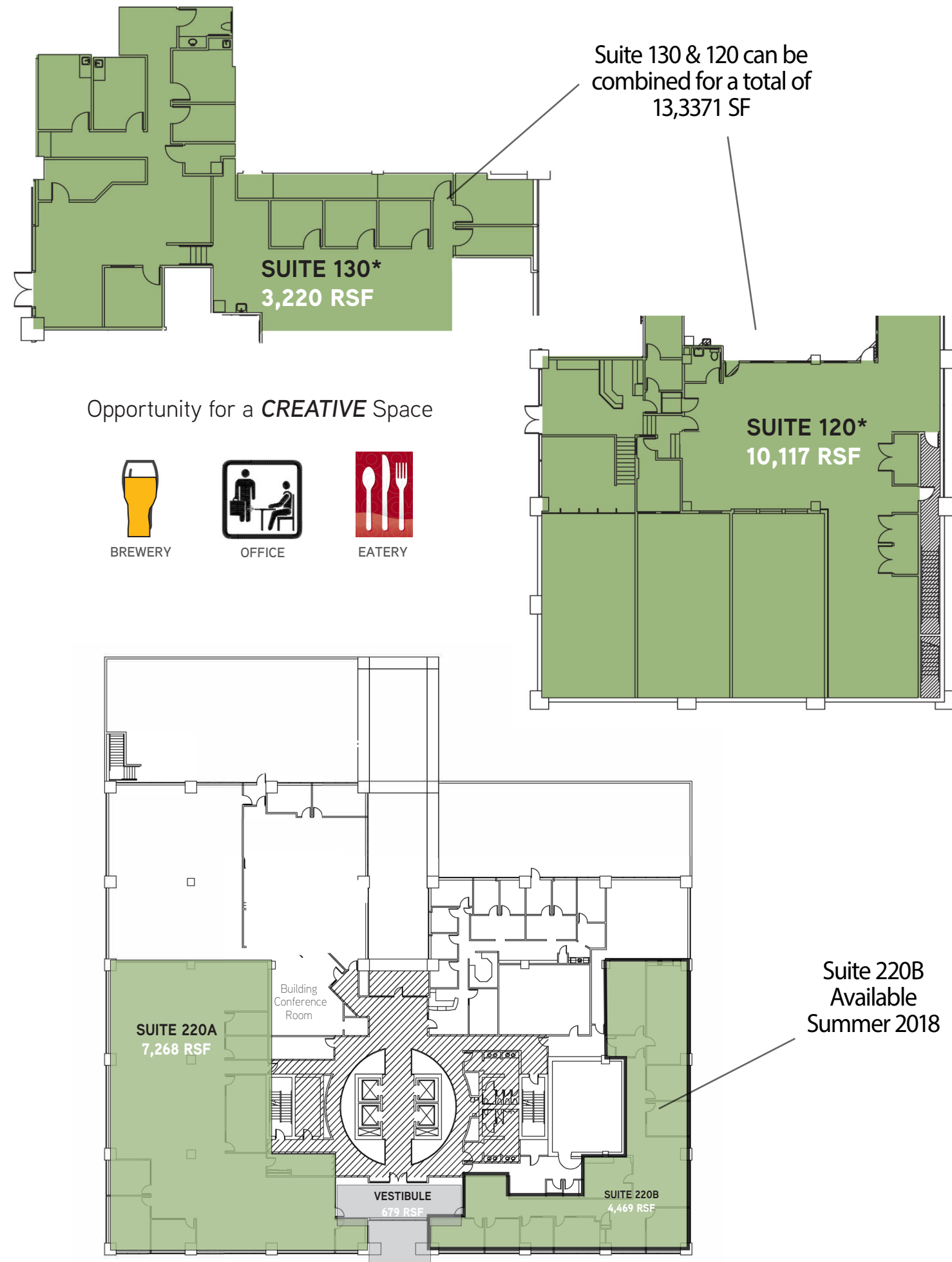
Availabilities

Floor / Suite	RSF	Rate
1st / 120*	10,117	Call For Rate
1st / 130*	3,220	Call For Rate
2nd/ 220A**	7,268	\$25.00 RSF - FS
2nd/ 220B**★	4,469	\$25.00 RSF - FS

* Can be combined for 13,337 SF

** Can be combined for 12,416 SF (includes vestibule)

★ Suite 220B Available Summer 2018

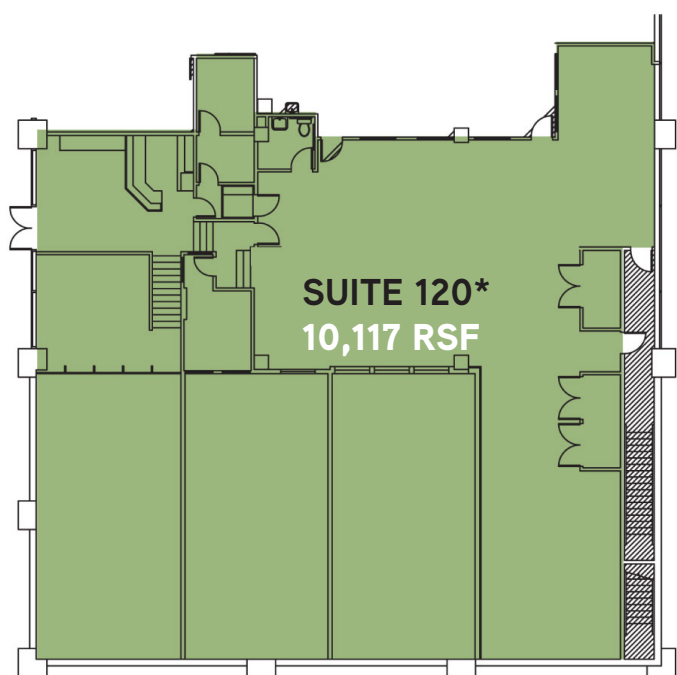
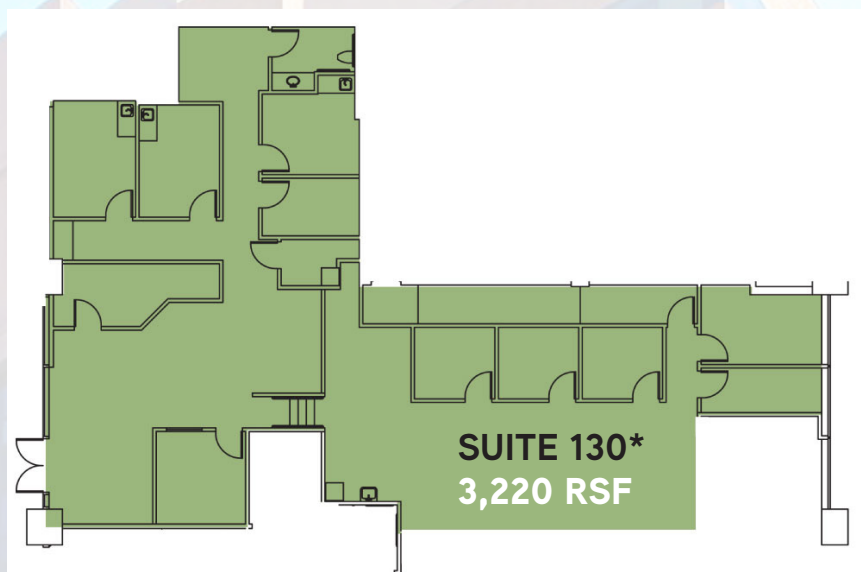


* The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

➤ Headquarters Opportunity with Building Signage

SUITES 120 & 130
COMBINED TOTAL
13,337 RSF

- Excellent choice for *Creative Office*
- *Unique groundfloor opportunity*, including tenant's own entrance with signage and easy access



Be part of a community-driven,
collaborative space



Achieve ***balance***, a comfortable
blend of work and play

Enjoy the ***flexibility*** and choice of
retail, dining and entertainment



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805 Broadway Building

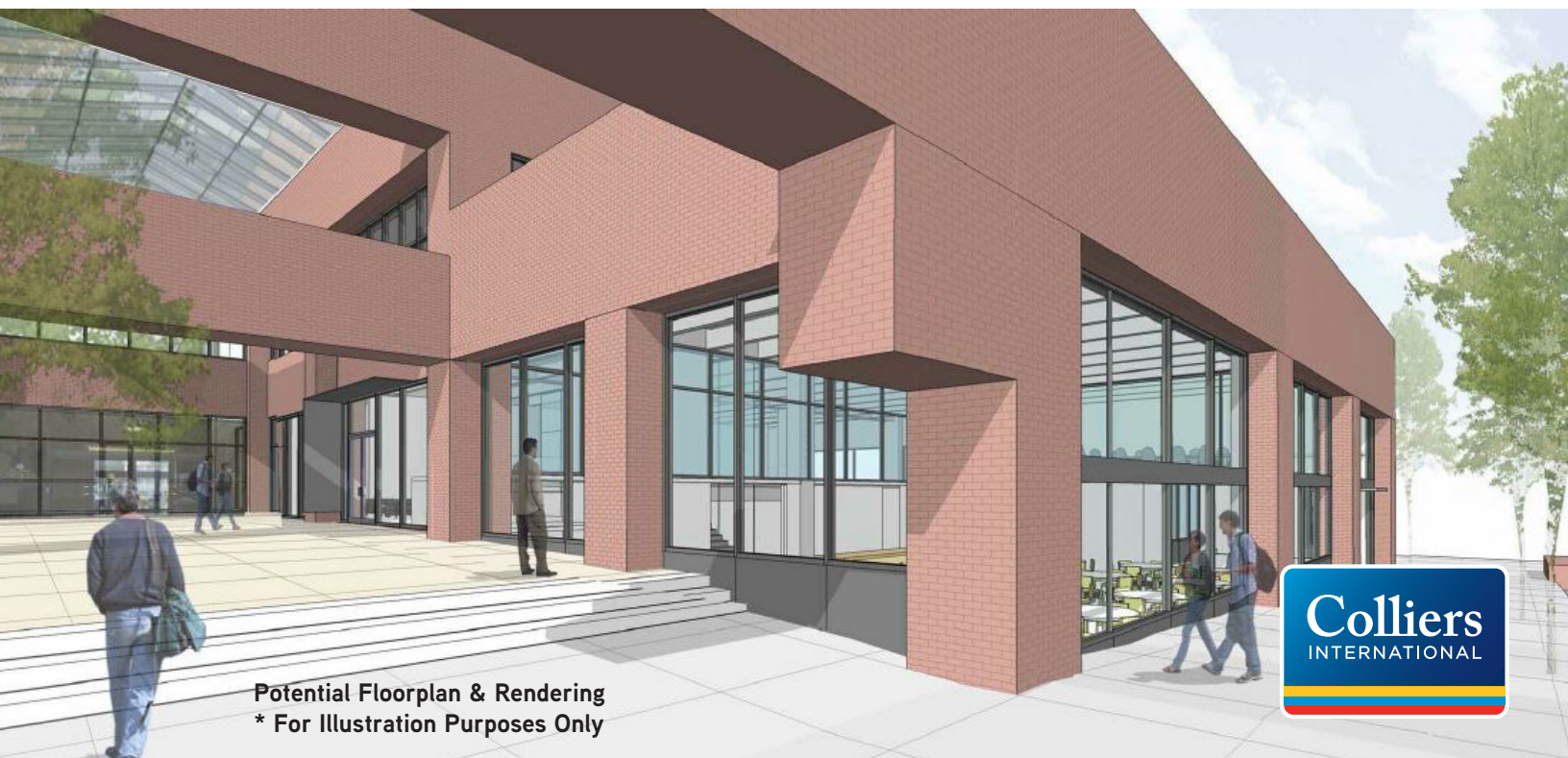
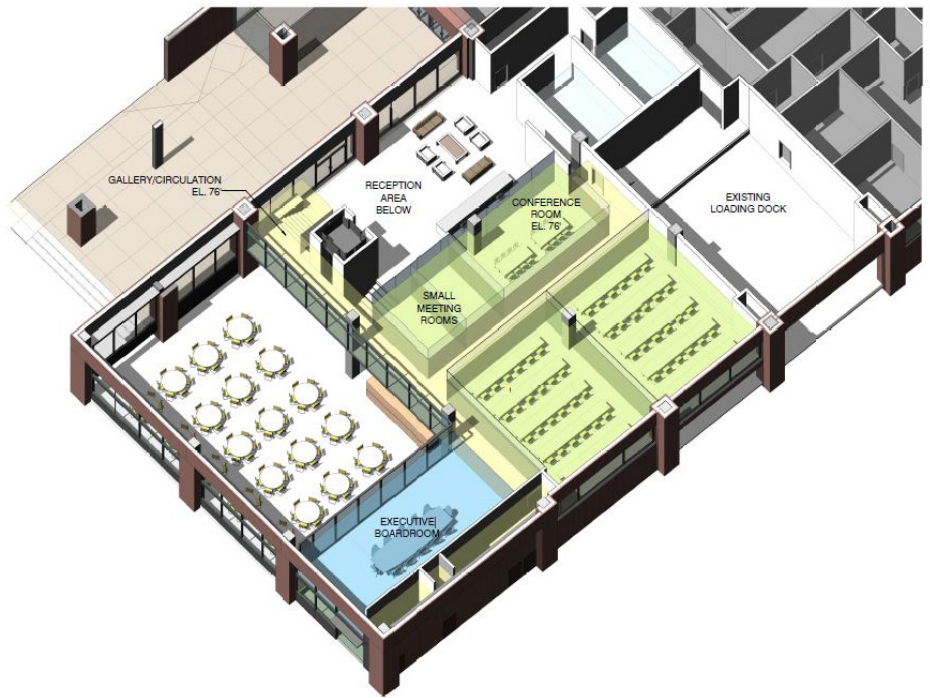
805 BROADWAY STREET,
VANCOUVER, WA 98660

➤ *LEED Certified & Located in the IPZ*

Potential Floorplan & Rendering
* For Illustration Purposes Only

805 BROADWAY is located within the Vancouver Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator declared by the Governor of Washington in 2013.

GREEN ZONE: The 805 Broadway Building is designated as a LEED Certified Existing Building under the rating system that evaluates buildings, homes and communities based on measurements of environmental and human health performance. All products currently used for floor covering materials including but not limited to carpet, pad, adhesives, vinyl flooring and rubber base as well as wood flooring products are “green;” all paint used on wall finishing is also “green”. All building standard light fixtures are retrofitted with new energy efficient electronic ballasts and T-8 fluorescent lamps.



Potential Floorplan & Rendering
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