

FOR LEASE

Independent Plaza

1406 SE 164TH AVENUE VANCOUVER, WA 98683

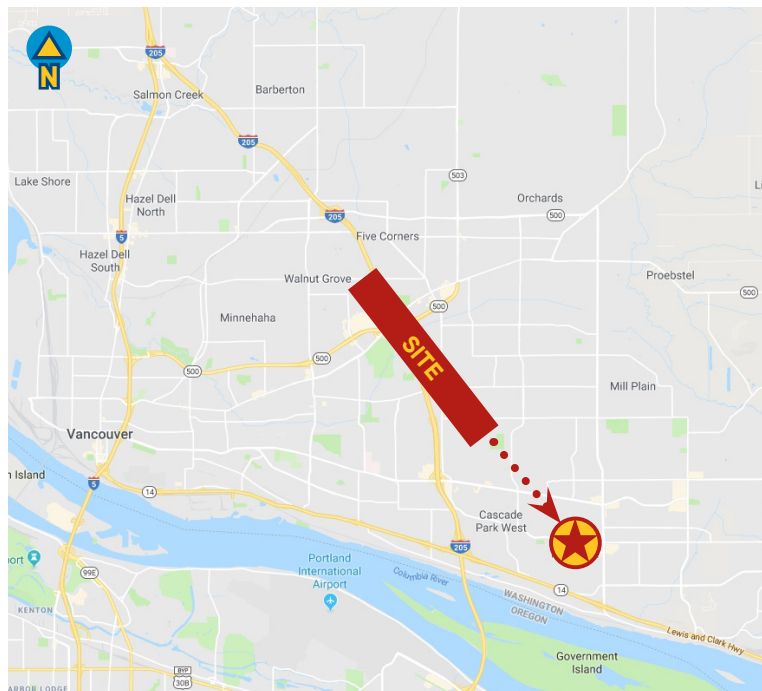


PROPERTY HIGHLIGHTS

- › Class A office space, fully built out and ready for immediate occupancy.
- › Unique design with glass, steel and brick construction creates a professional image.
- › Convenient location just 3 minutes to SR-14 and 10 minutes to PDX Airport.
- › Excellent visibility on the popular 164th SE Avenue corridor with excellent monument signage visibility.
- › 18 on-site parking spaces.
- › Walking distance to great amenities (see map on back for details).

AVAILABILITIES

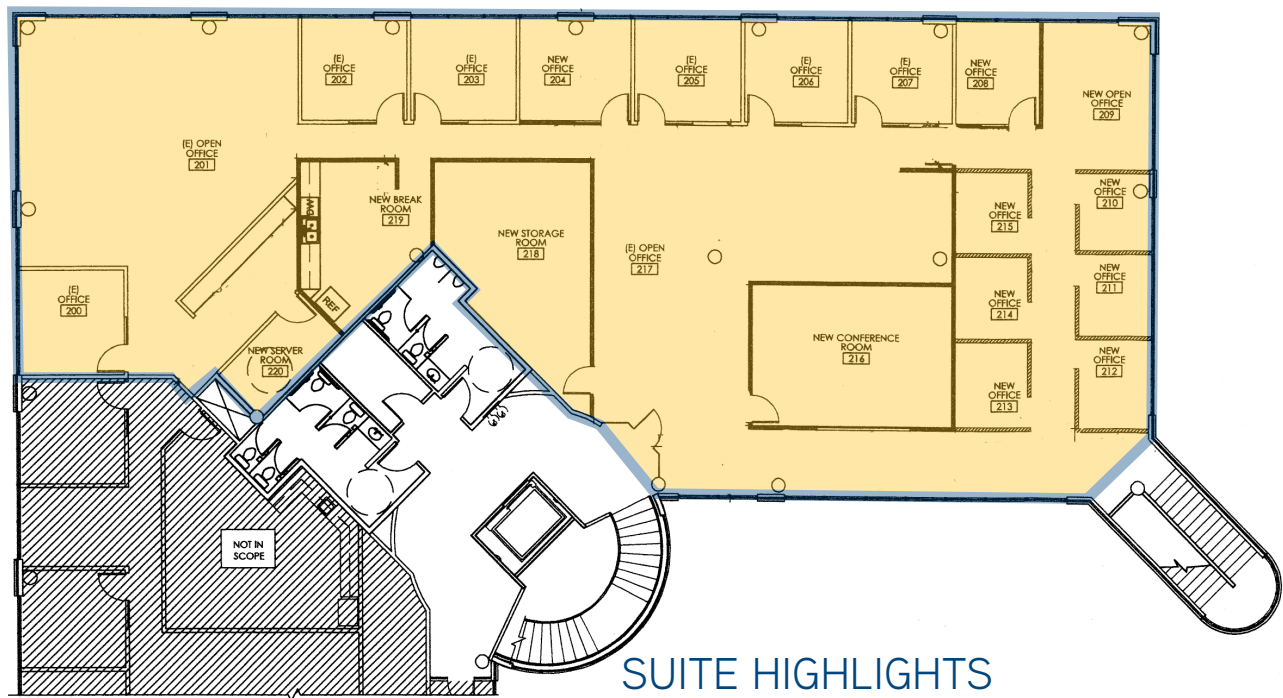
- › Suite 201 – 6,366 RSF - \$23.50/SF full-service
TI Allowance included, call for details



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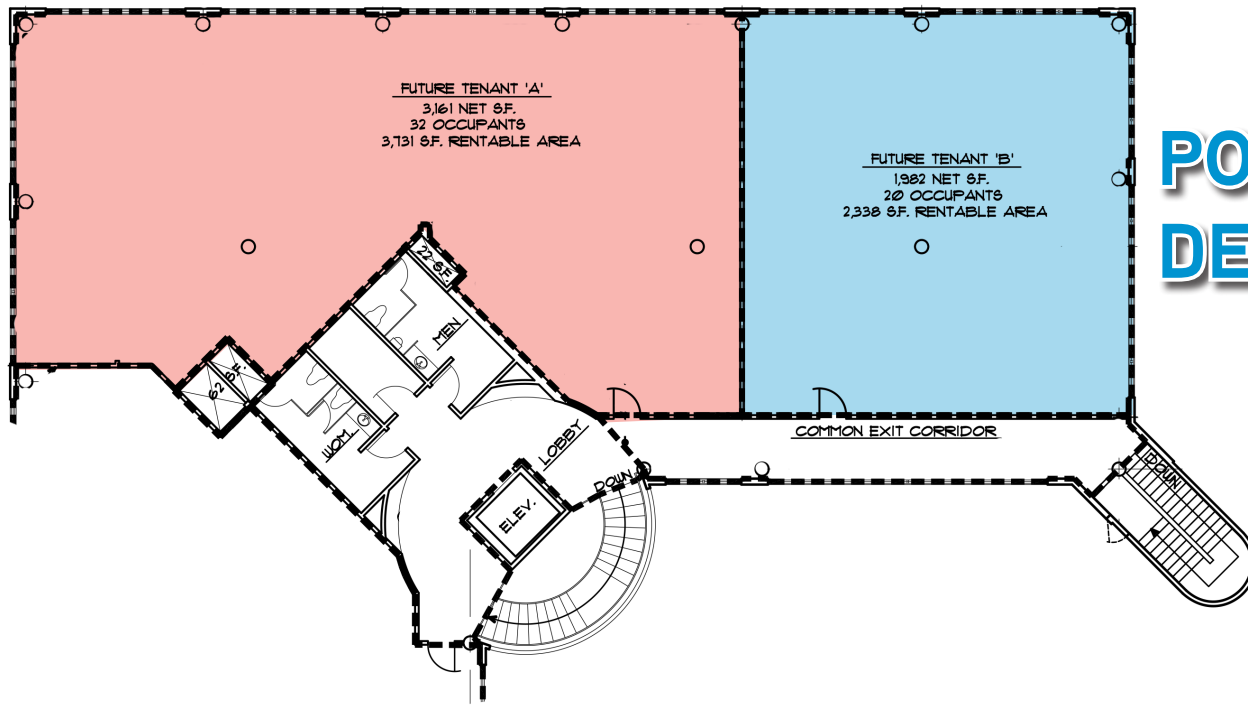


SUITE HIGHLIGHTS

SUITE 200 6,366 RSF

- › 6,366 RSF, divisible to 2,338 & 3,731 RSF.
- › Fully built out and ready for occupancy.
- › Space consists of 7 private window-line offices, large conference room, 6 built-in partially private offices, 2 large work areas, reception, server room with dedicated HVAC, large break area and storage.
- › Public entry through lobby, dedicated stair entry for employees.
- › 18 on-site parking spaces.
- › Some workstations included.





POTENTIAL DEMISES



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Amenities & Nearby Businesses

