



For Lease

GLENWOOD INDUSTRIAL PARK UNIT 137

11413 NE 126th St, Vancouver, WA 98682



- BUILT IN 2022

- 4,320 SQ. FT.

- TWO 12' X 14' DOORS

- FIRE SPRINKLER SYSTEM

- CMU/STEEL CONSTRUCTION

- 18' MIN. CLEAR HEIGHT

- ROOF R-40 / WALLS R-25

- OFFICE BUILDOUT

PROPERTY HIGHLIGHTS

- MODERN INDUSTRIAL/WAREHOUSE/FLEXSPACE
- 107' CLEAR SPAN, CENTER POSTS EVERY 25'
- SPRINKLERS RATED CLASS IV COMMODITIES ON RACKS TO 18'
- INSULATION: WAREHOUSE/ROOF R-40, WALLS R-25
- AIRCONDITIONED OFFICE SPACE
- ABUNDANT PARKING
- PAVED AND LANDSCAPED SITE

LEASE RATE	\$5,999 PER MONTH
SPACE SIZE	4,320
# OF FLOOR	1
NUMBERS OF UNIT	1
YEAR BUILT	2022



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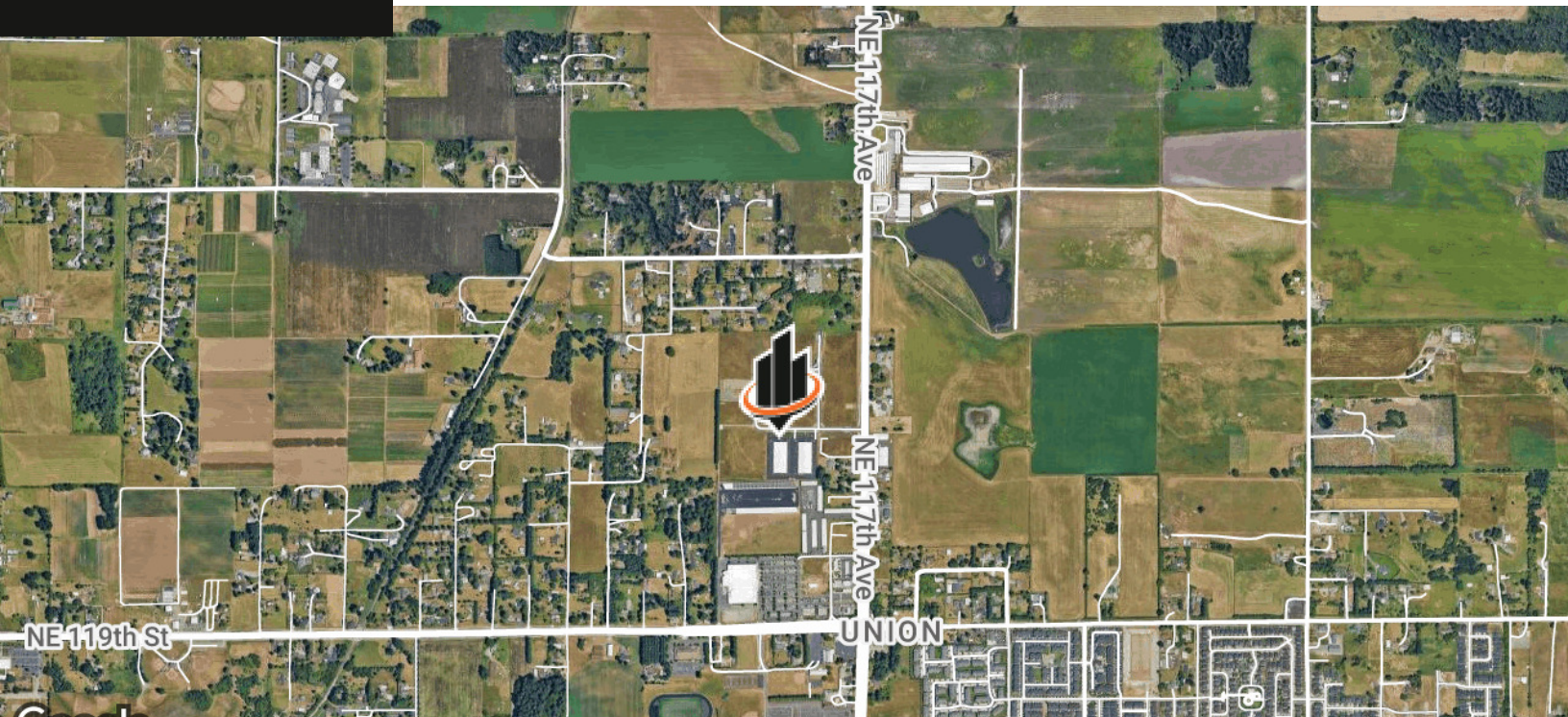




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OFFERING SUMMARY

LEASE RATE:	\$5,999 (modified gross)
BUILDING SIZE:	32,000 SF
AVAILABLE SF:	4,320 SF
LOT SIZE:	4.6 AC
YEAR BUILT:	2022
MARKET:	Portland, OR
SUBMARKET:	Vancouver, WA

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 11413 NE 126th St, Unit 137, Vancouver, WA, 98682. This versatile property offers a modern and flexible space, perfect for a variety of commercial uses. Boasting ample natural light, high ceilings, and a contemporary design, the property provides an inviting and professional atmosphere. With its convenient location and customizable layout, it's the ideal canvas for your business needs. This property has the potential to elevate your brand and establish a remarkable presence. Don't miss the chance to make this space your own and set your business apart.



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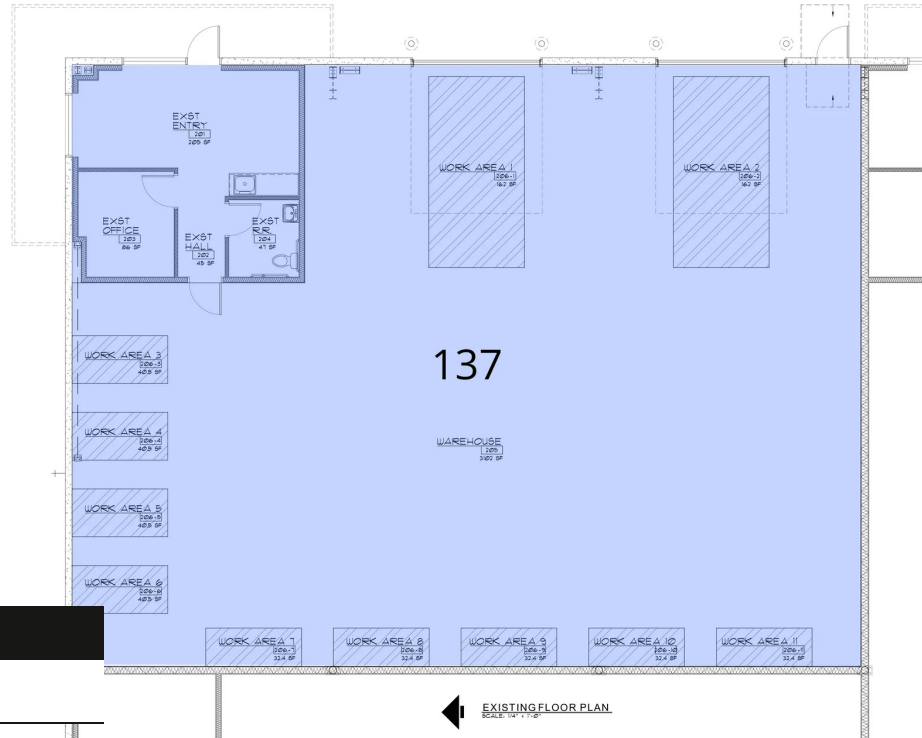




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LEASE INFORMATION

LEASE TYPE:	Gross lease	LEASE TERM:	24 months sublease
TOTAL SPACE:	4,320 SF	LEASE RATE:	\$5,999 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
11413 NE 126th St, Suite 137	AVAILABLE	4,320 SF	GROSS	\$5,999 per month	Office, ADA Restroom, Warehouse



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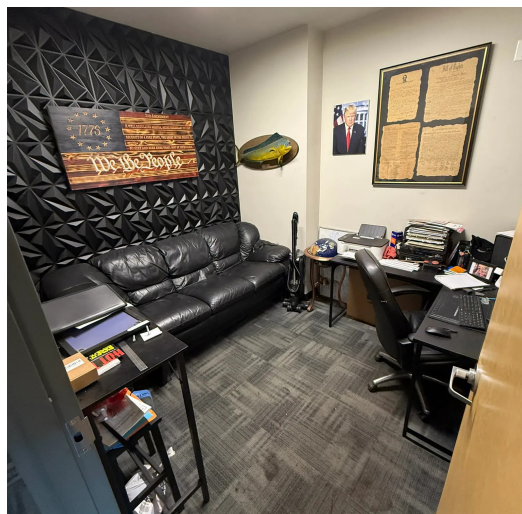
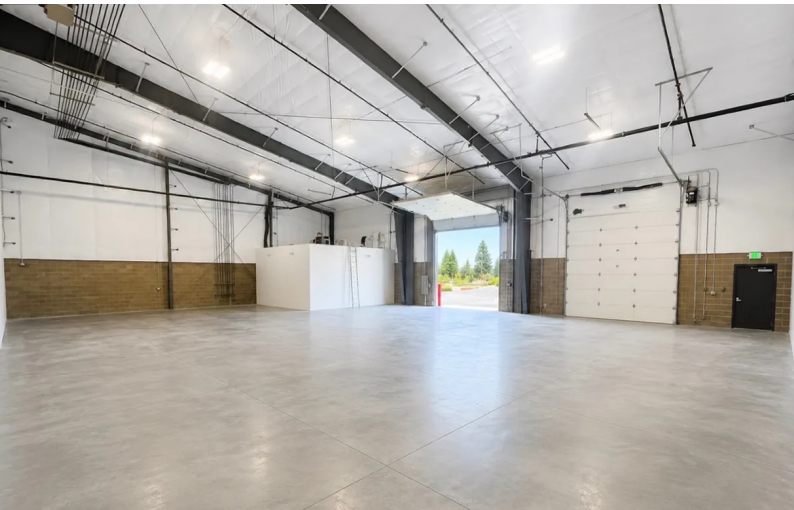
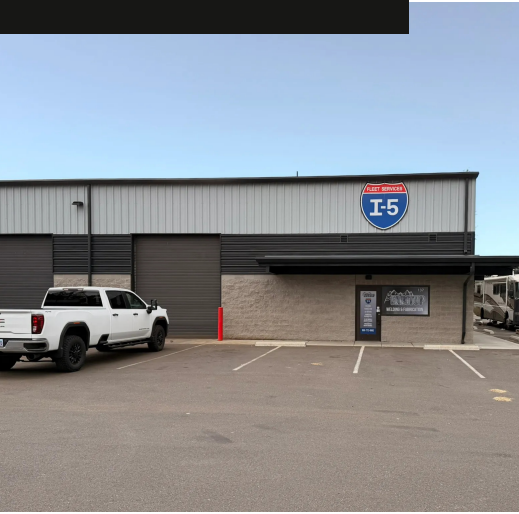




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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	63,141	168,043	449,288
AVERAGE AGE	37.2	37.9	39.9
AVERAGE AGE (MALE)	35.3	36.2	38.6
AVERAGE AGE (FEMALE)	37.7	39.1	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	21,670	62,137	172,910
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$120,914	\$114,715	\$118,422
AVERAGE HOUSE VALUE	\$473,148	\$475,631	\$517,698

2023 American Community Survey (ACS)



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