

FOR SUBLEASE

PARK TOWER III, SUITE 116

222 NE Park Plaza Drive | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

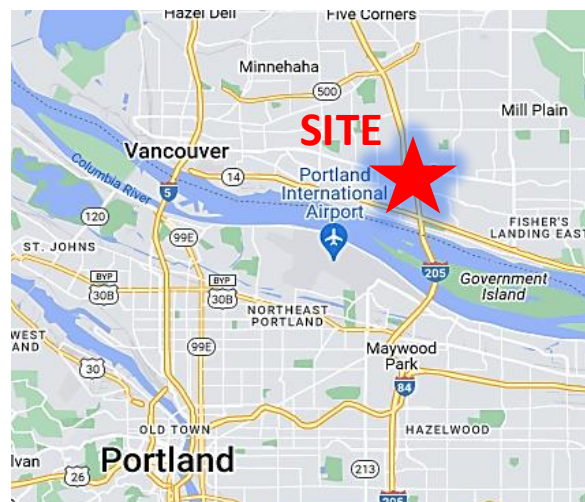
Surrounded by restaurants, hotels, coffee, grocery stores, medical services and everyday conveniences, with immediate access to Mill Plain Boulevard and I-205.

Available:

- Suite 116 – 1,726 RSF - \$26.50/SF full service

Shared amenities include:

- Common conference rooms
- Tenant lounge
- Showers and lockers
- Parking ratio is 4:1,000
- Master lease term expires October 31, 2029



FOR MORE INFORMATION:

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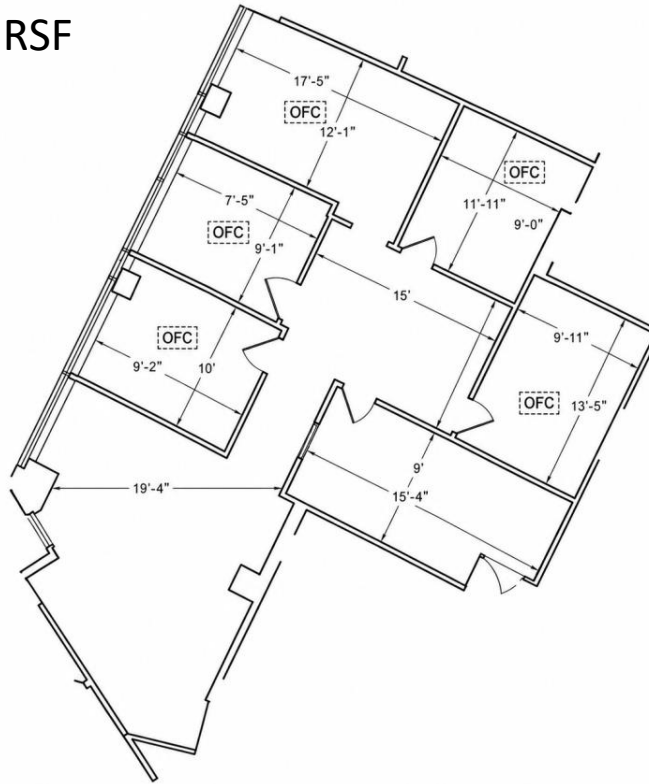
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Top Nearby Amenities

Adjacent / Immediate Area

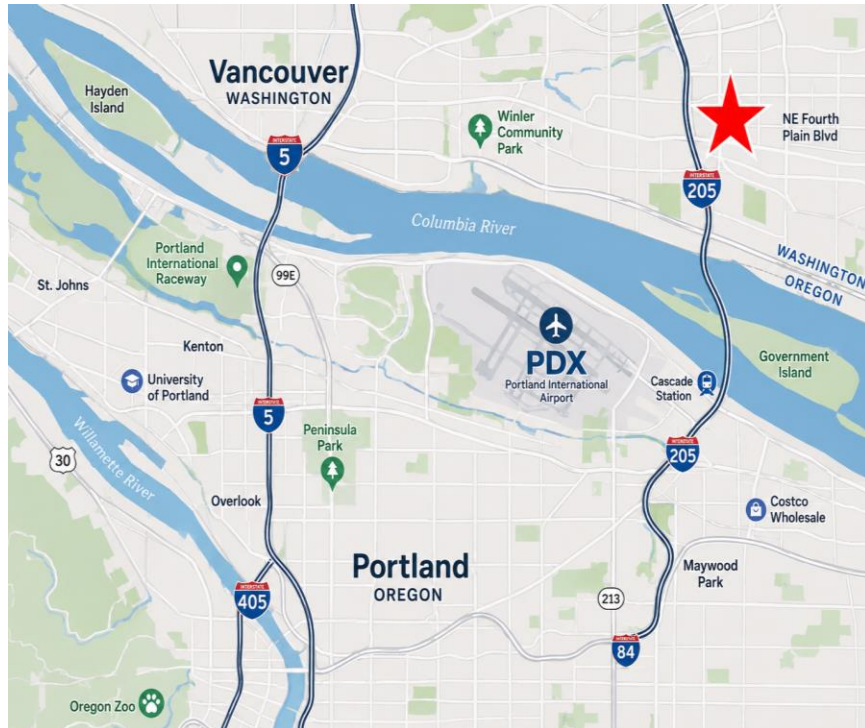
- DoubleTree by Hilton
- Kaiser Permanente
- Applebee's Grill + Bar
- Kenji's Ramen & Grill

Shopping, Coffee & Services

- Fred Meyer
- Trader Joe's
- Starbucks
- Walmart Supercenter

Transportation & Property Amenities

- Immediate access to I-205
- Easy access to Mill Plain Boulevard
- Nearby C-TRAN bus service
- Walking and jogging trails throughout the campus



2025 / 2026 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,168	122,415	245,467
2030 Projected Population	17,993	126,125	252,586
Est. Average Household Income	\$96,676	\$106,043	\$108,114
Est. Total Businesses	1,454	5,577	12,722
Est. Total Employees	10,200	38,029	103,803

AVERAGE DAILY TRAFFIC

46,746

VEHICLES PER DAY
SE Mill Plain Blvd @ SE 126th Ave E

41,014

VEHICLES PER DAY
SE Mill Plain Blvd @ SE 121st Ave W

48,194

VEHICLES PER DAY
SE Mill Plain Blvd @ SE 121st Ave E



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.