

INDUSTRIAL/FLEX/OFFICE FOR LEASE

FRONTIER ELECTRIC BUILDING

7217 NORTHEAST 99TH STREET, VANCOUVER, WA 98662



FOR LEASE

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY:

TREVOR SOSKY

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

7217 NORTHEAST 99TH STREET



TREVOR SOSKY

MANAGING DIRECTOR

O: (360) 798-1413

trevor@kwcommercial.com

25176, Washington

Custom Page 1	3
Floor Plans - 1-4	4
Floor Plan - 5	5
exterior - Property Photos	6
Aerial Map	10
Location Maps	11
Demographics	12

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd

Vancouver, WA 98661



Each Office Independently Owned and Operated



Space	Size	Term	Rate	Space Use	Condition	Available
Suite 3	2,400	Negotiable	\$15.00 /sf/yr	Office/Warehouse	Excellent	September 1, 2026
Suite 5	1,240	Negotiable	\$18.00 /sf/yr	Office	Good	September 1, 2026
Suite 1	15,456	5 Years+	\$13.20 /sf/yr	Office/Warehouse	Excellent	+/-30 days

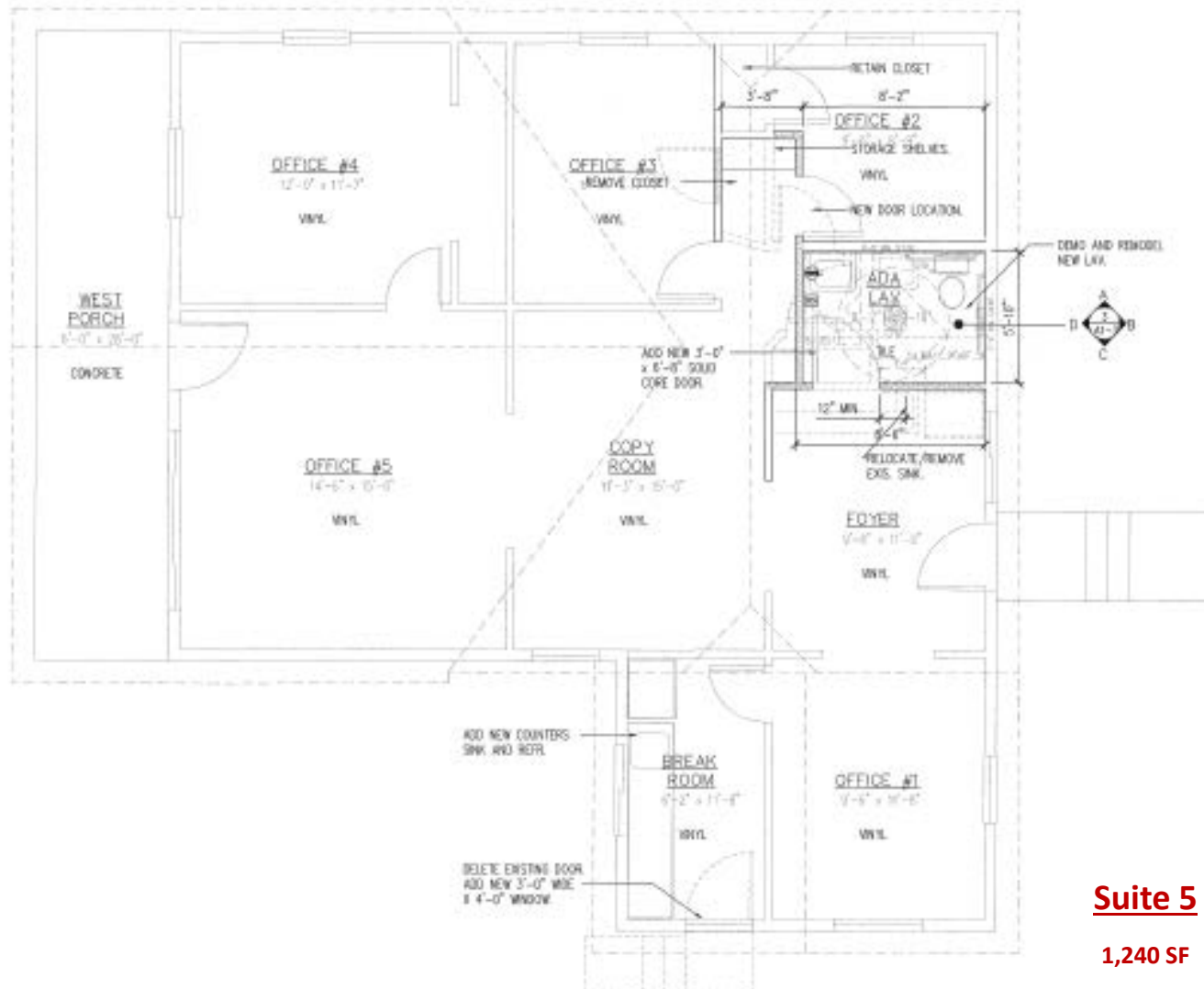
FLOOR PLANS - 1-4

7217 NORTHEAST 99TH STREET



FLOOR PLAN - 5

7217 NORTHEAST 99TH STREET



Suite 5

1,240 SF



HOME TO OFFICE CONVERSION PLAN

SCALE: 1/4"=1'-0"

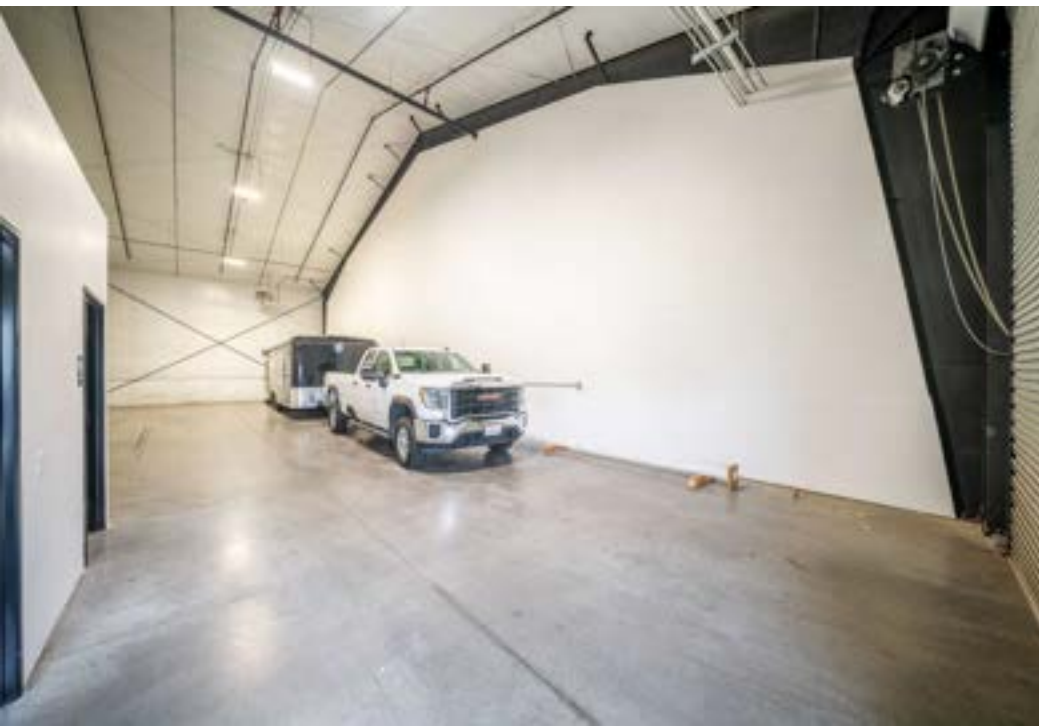
EXTERIOR - PROPERTY PHOTOS

7217 NORTHEAST 99TH STREET



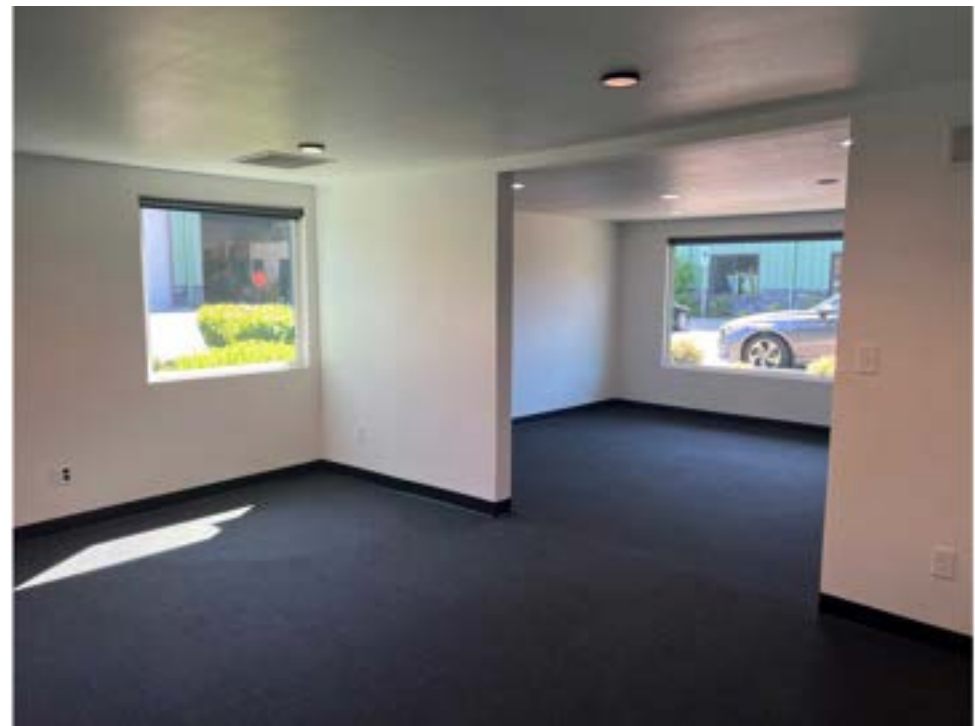
BAY 3 - PROPERTY PHOTOS

7217 NORTHEAST 99TH STREET



OFFICE BUILDING - PROPERTY PHOTOS

7217 NORTHEAST 99TH STREET



BAY 1 - OFFICE/WAREHOUSE - PROPERTY PHOTOS

7217 NORTHEAST 99TH STREET



AERIAL MAP

7217 NORTHEAST 99TH STREET



LOCATION MAPS

7217 NORTHEAST 99TH STREET



DEMOGRAPHICS

7217 NORTHEAST 99TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,911	48,211	129,212
Female	4,088	49,993	133,592
Total Population	7,999	98,204	262,804

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,838	68,517	182,833
Black	194	3,604	9,093
Am In/AK Nat	32	403	1,183
Hawaiian	46	776	2,339
Hispanic	921	13,326	38,238
Asian	558	6,698	16,084
Multiracial	394	4,704	12,588
Other	14	167	473

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,190	40,787	109,705
Occupied	2,999	38,289	103,018
Owner Occupied	2,329	24,170	61,494
Renter Occupied	670	14,119	41,524
Vacant	191	2,497	6,686

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,354	17,402	46,392
Ages 15 - 24	965	12,198	32,331
Ages 25 - 54	3,354	41,385	111,048
Ages 55 - 64	1,001	10,997	29,963
Ages 65+	1,325	16,221	43,068

Income	1 Mile	3 Miles	5 Miles
Median	\$105,818	\$99,658	\$95,936
Under \$15k	96	1,808	5,491
\$15k - \$25k	70	1,474	3,902
\$25k - \$35k	153	1,771	5,001
\$35k - \$50k	247	2,762	8,891
\$50k - \$75k	470	6,004	15,642
\$75k - \$100k	355	5,401	15,024
\$100k - \$150k	705	8,643	23,718
\$150k - \$200k	466	5,084	12,120
Over \$200k	435	5,344	13,228