



FOR LEASE



DOWNTOWN VANCOUVER OFFICE BUILDING

2nd-Generation Office Spaces

8 Offices 235 RSF - 308 RSF Each | \$750 - \$850 /mo Gross

108 E Mill Plain Blvd, Vancouver, WA 98660

- One block from New Season's
- 30 Surface Spaces - Strong Parking Ratio (9/1,000 SF)
- Private Office Build Out with Shared Conference Room and Kitchenette
- Landlord Open to Retail Conversion for Strong Credit Tenant
- Signage Opportunities

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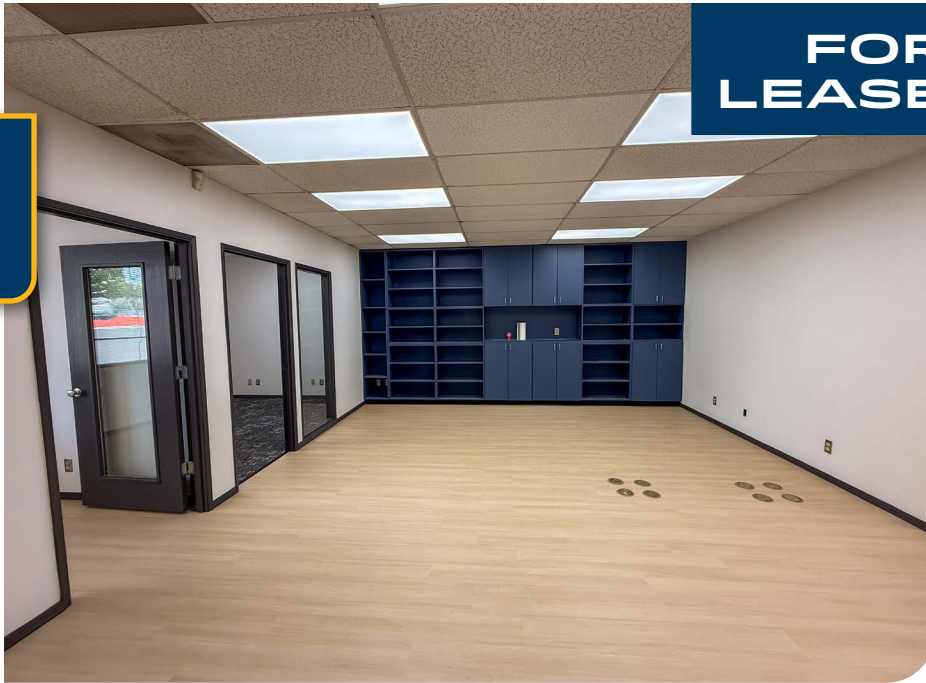
NICHOLAS G. DIAMOND

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	108 E Mill Plain Blvd, Vancouver, WA 98660
Available Space	8 Offices 235 RSF - 308 RSF each
Lease Rate	See Below
Use Type	Office, Retail, Service
Space Condition	Office Buildout

SPACE	USF	OFFICE SIZE	RSF	RATE
Office #1	197	125 USF	249	\$750 /mo Gross
Office #2	186	118 USF	235	\$750 /mo Gross
Office #3	239	152 USF	302	\$825 /mo Gross
Corner Office #4	219	139 USF	276	\$825 /mo Gross
Office #5	208	132 USF	262	\$750 /mo Gross
Corner Office #6	244	155 USF	308	\$825 /mo Gross
Office #7	225	143 USF	284	\$750 /mo Gross
Office #8	187	119 USF	237	\$750 /mo Gross

Location Features

- Off-Street Parking available
- Downtown Vancouver- centrally located
- Great Visibility and easy access

Nearby Highlights

- New Season's Market
- Starbucks
- Amaro's Table Downtown
- Bettyrose's Chocolate and Coffee
- Black Angus Steakhouse
- Brickhouse Bar & Grill
- Clark County Historical Museum
- Compass Coffee
- Falahi Bro's Middle Eastern Cuisine
- FoxFern Tattoos
- Heathen Brewing Feral Public House
- Hidden House Event Space
- Honeycomb Bakery
- House of Vintage
- I Like Comics
- Kiggins Theatre
- Muchas Gracia's Mexican Food
- Neat Tattoo
- Relevant Coffee
- Tap Union Freehouse
- Thai Orchid
- UnderBar
- Vancouver Farmer's Market
- Whole Bowl



INTERIOR PHOTOS





NOTE:
FLOORS ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS
SHOWN, UNLESS NOTED OTHERWISE.

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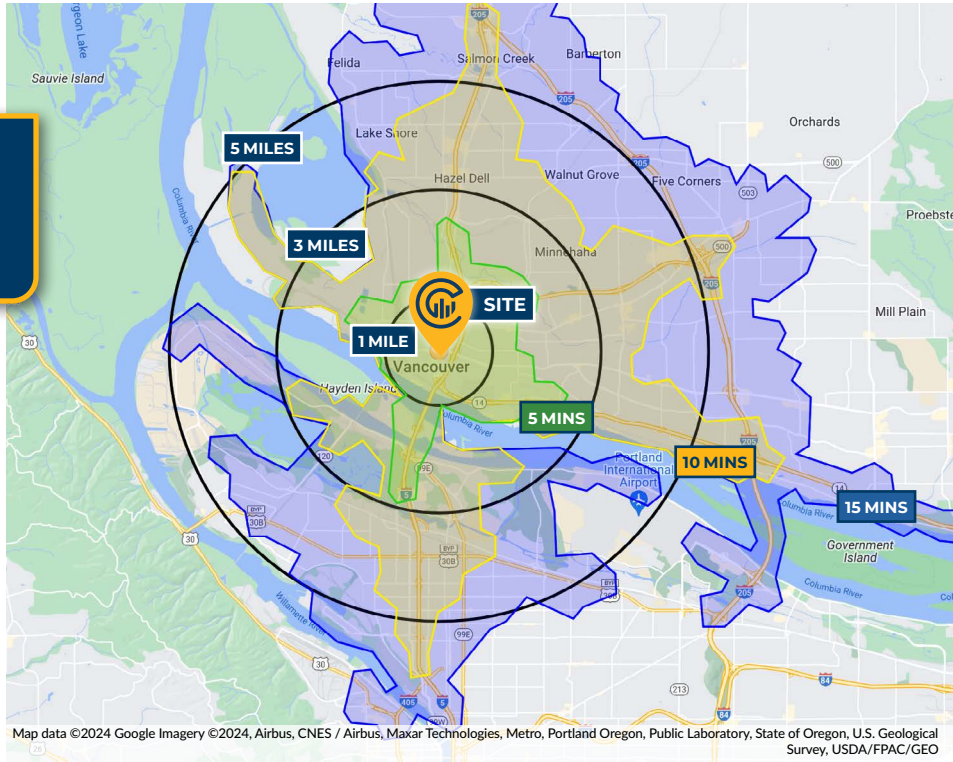


LOCAL AERIAL MAP

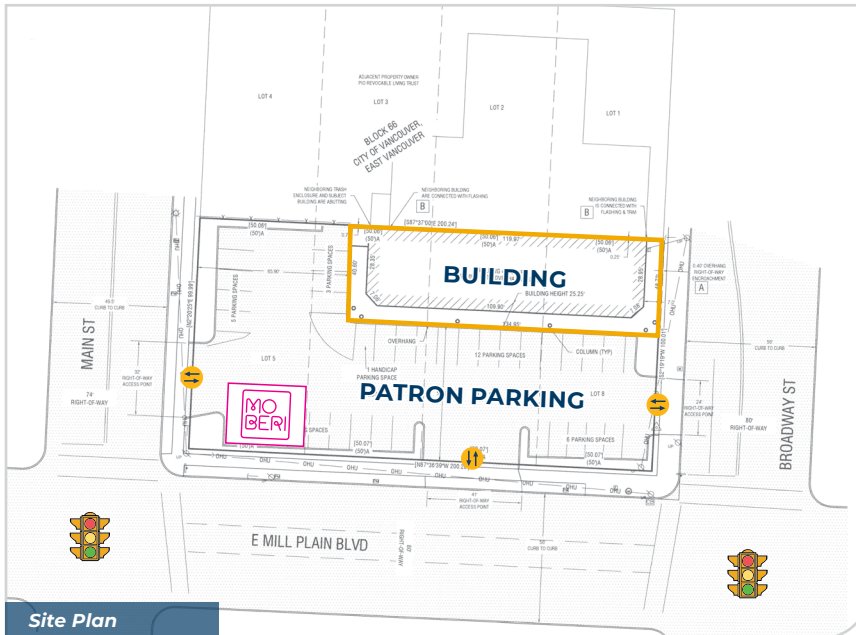




DRIVE TIMES & DEMOGRAPHICS



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90
Walk Score®
"Walker's Paradise"

94
Bike Score®
"Biker's Paradise"

57
Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	13,505	70,697	232,452
2030 Projected Population	15,542	72,598	235,283
2020 Census Population	11,421	67,373	227,920
2010 Census Population	9,959	59,629	201,157
Projected Annual Growth 2025 to 2030	3.0%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	2.4%	1.2%	1.0%
Households & Income			
2025 Estimated Households	7,871	32,958	98,868
2025 Est. Average HH Income	\$119,450	\$111,276	\$119,201
2025 Est. Median HH Income	\$78,030	\$81,011	\$91,327
2025 Est. Per Capita Income	\$70,019	\$52,077	\$50,900
Businesses			
2025 Est. Total Businesses	2,018	4,455	12,433
2025 Est. Total Employees	16,263	39,975	108,434

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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TIGER Geography - R51

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OFFICE BUILDING**

Brokers Have Ownership Interest in this Property