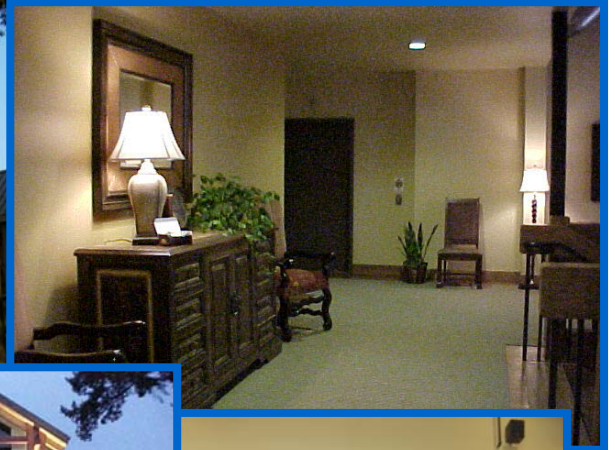


# OFFICE/RETAIL SPACE FOR LEASE

## The Timbers at Van Mall

9120 NE Vancouver Mall Loop, Vancouver, WA 98662



### 32,504 SF Building

- 2,471 RSF on the 2<sup>nd</sup> floor
- 3,307 RSF on the ground floor
- Beautiful stone, timber and stucco, Tuscan design
- Northwest lodge décor & style
- Large, executive lobby
- Space planning and build-to-suit offices with lease
- Professional landscaping with old growth trees
- Exterior 6'x10' balconies accessible from 2<sup>nd</sup> floor office suites
- 212 parking stalls – 6.75 stalls per 1,000 SF
- Easy access to I-205, SR-500 and 4<sup>th</sup> Plain
- 24 Hour Security Patrol

**RATES:** \$20.00 psf + NNN 1<sup>st</sup> floor  
\$22.00 psf Full Service 2<sup>nd</sup> floor

For more information contact:

**Dave Brown**  
**(360) 735-8001**

[www.ColumbiaCommercial.com](http://www.ColumbiaCommercial.com)

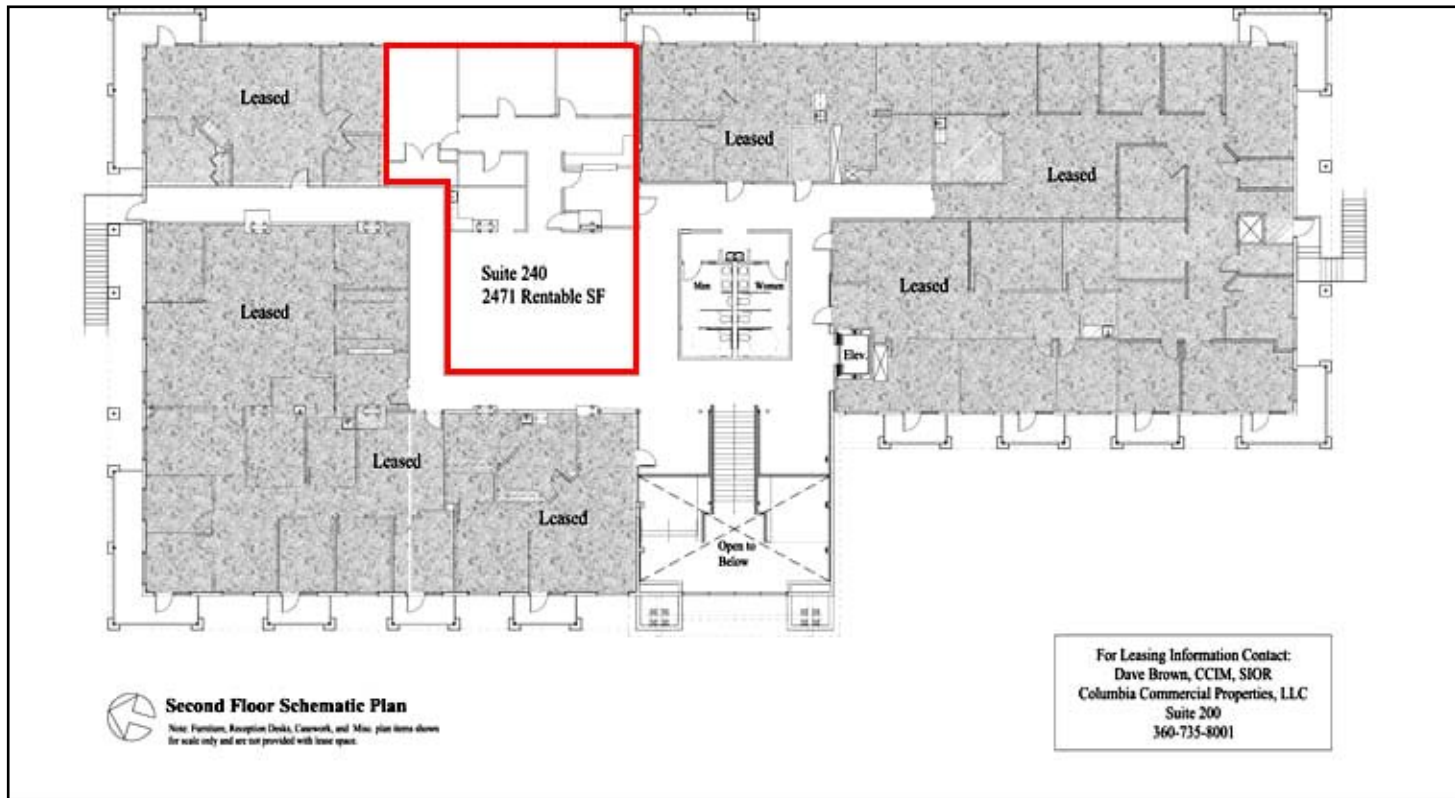
**Full fee to procuring broker**

1672 Willamette Falls Dr., Suite E  
PO Box 46  
West Linn, Oregon 97068  
PH: (503) 650-5300  
FX: (503) 650-5343



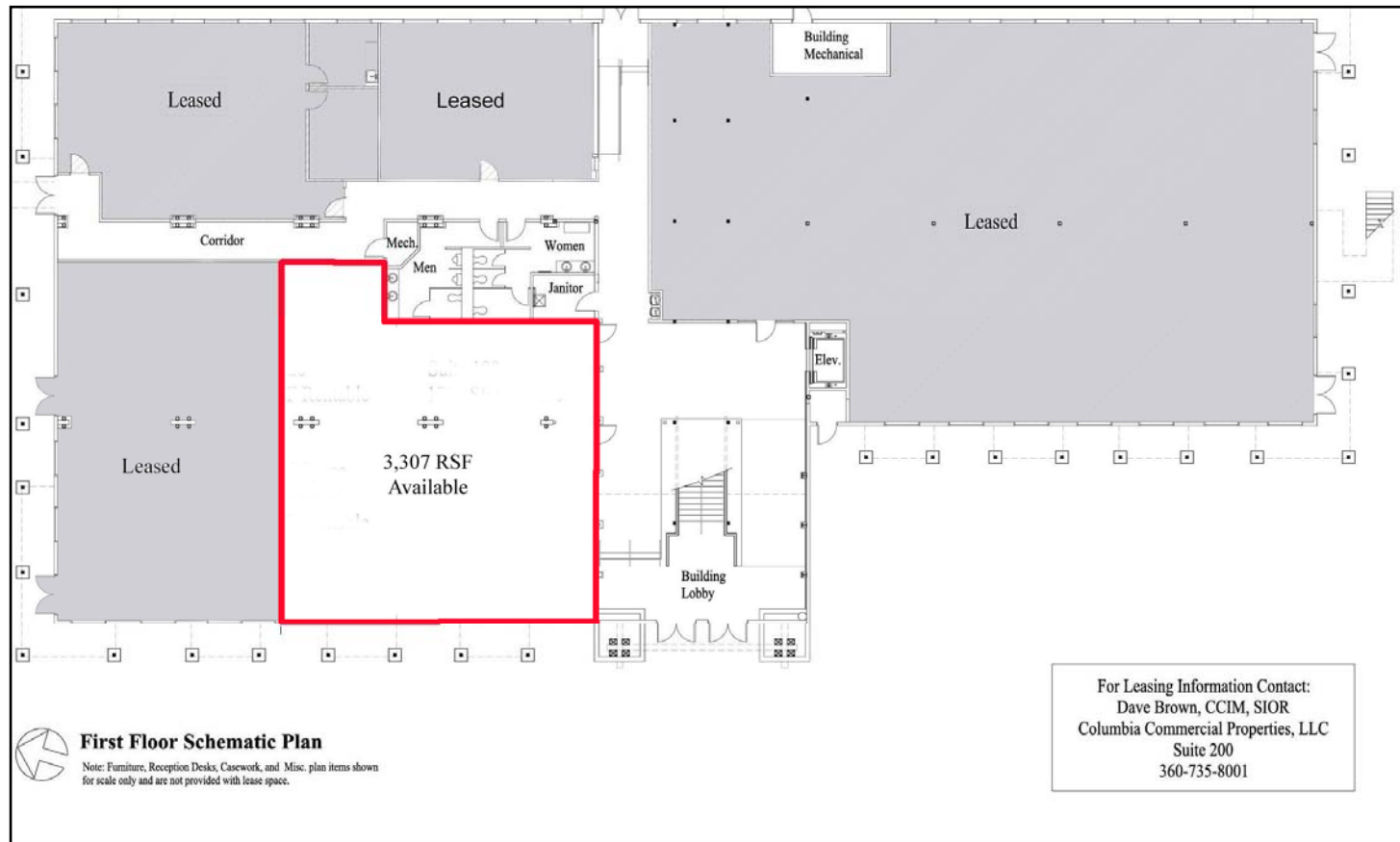
9120 NE Vancouver Mall Loop, Suite 200  
PO Box 820406  
Vancouver, Washington 98682  
PH: (360) 735-8001  
FX: (360) 735-8033

**COLUMBIA COMMERCIAL PROPERTIES, LLC**



## The Timbers at Westfield Shopping Town

9120 NE Vancouver Mall Loop, Vancouver, Washington



## The Timbers at Westfield Shopping Town

9120 NE Vancouver Mall Loop, Vancouver, Washington