

HERON GATE



I-5 & Pioneer Street | Ridgefield, Washington

NOW LEASING

OFFICE | RETAIL | SERVICE

Adjacent to the Union Ridge Master-Planned, Mixed-Use Development, HERON GATE is located in one of Washington's fastest growing communities. More than 1,200 new homes planned within Clark County's newest home building "hot spot" and 2,000 homes recently approved for construction. More than 500 acres of planned, new development borders Pioneer Street and this trade area.

LOCATION: 2 South 56th Place, Ridgefield, WA 98642; Excellent visibility and easy access from I-5 at the Pioneer Street Exit, west side.

AVERAGE DAILY TRAFFIC COUNT: 98,188 (North/South) I-5

AVAILABILITY

FROM 171 SF to 1,068 SF

RETAIL SUITE: Suite 102: 1,068 SF
LEASE RATE: \$18.50/SF, Per Year, plus Triple Net

EXECUTIVE SUITES:
Suite 201A: 185 SF; \$500/month
Suite 201D: 171 SF; \$500/month

For More Information. Contact:



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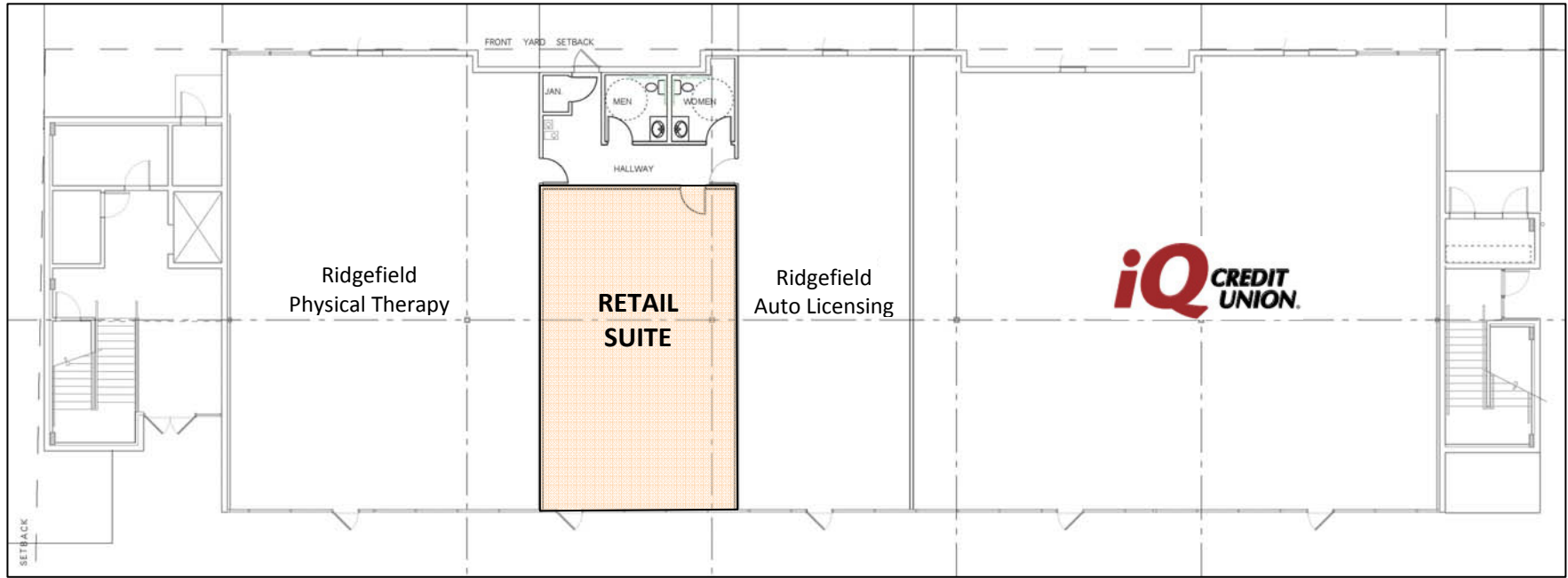
501 SE Columbia Shores Blvd., Suite 400 · Vancouver, WA 98661 · (360) 750-5595 · fax (360) 750-5594

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.

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HERON GATE

FIRST FLOOR



SECOND FLOOR

