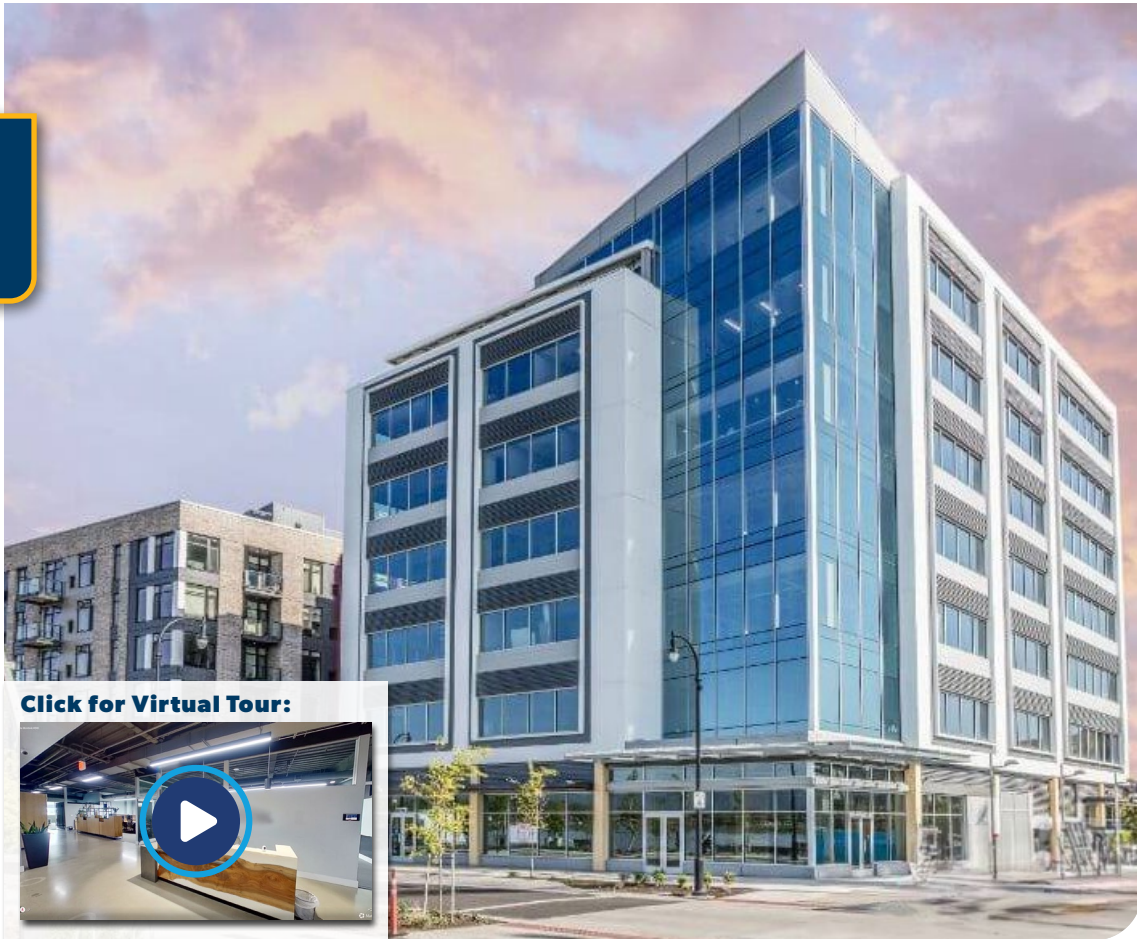




FOR LEASE



Click for Virtual Tour:



# THE MURDOCK

**Rare River View Office Space Available**

± 10,969 RSF | \$37/RSF NNN

**655 W Columbia Way, Vancouver, WA 98660**

The Murdock is the first office building developed at The Waterfront. It leads the way with a bold and visionary design, which epitomizes The Waterfront experience. The building offers Columbia River views with many amenities. You will find an 1,800 square foot corner lobby open to courtyard and natural light as well as underground parking. There are showers and lockers rooms available as well as bike storage.

**TAMARA J. FULLER, CCIM**

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# PROPERTY SUMMARY



**FOR  
LEASE**



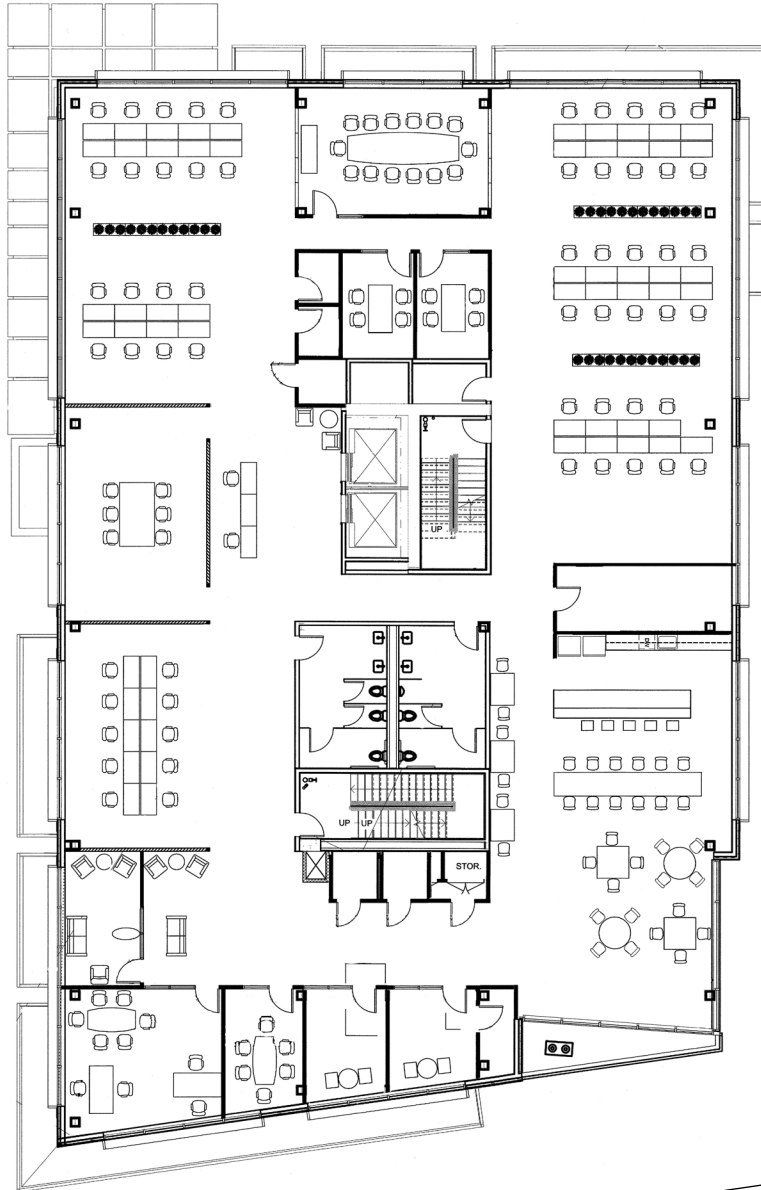
PROPERTY DETAILS	
<b>Address</b>	655 W Columbia Way Vancouver, WA 98660
<b>Available Space</b>	± 10,969 RSF (3rd Floor)
<b>Class</b>	A
<b>Use Type</b>	Office
<b>Parking</b>	<ul style="list-style-type: none"><li>• The Murdock Office Building Parking Garage – 10 designated parking spaces at market rates which is currently \$150.00/month.</li><li>• The Waterfront Parking Center – Up to 3/1000sf at market rates which is currently \$150.00/month on a first come first served basis.</li></ul>
<b>Availability</b>	January 1st, 2027
<b>Lease Rate</b>	\$37/RSF NNN

### Location Features

- Spectacular waterfront views
- Full floor suite
- 9 private offices and a conference room
- High-end finishes with automated blinds and lighting
- Open ceiling



# FLOOR PLAN - SUITE 300



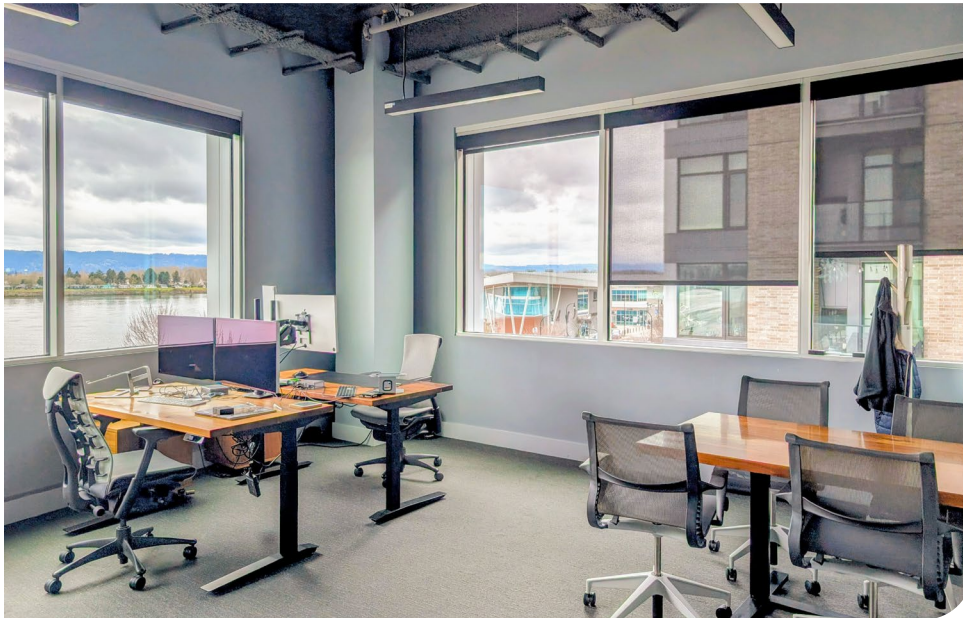
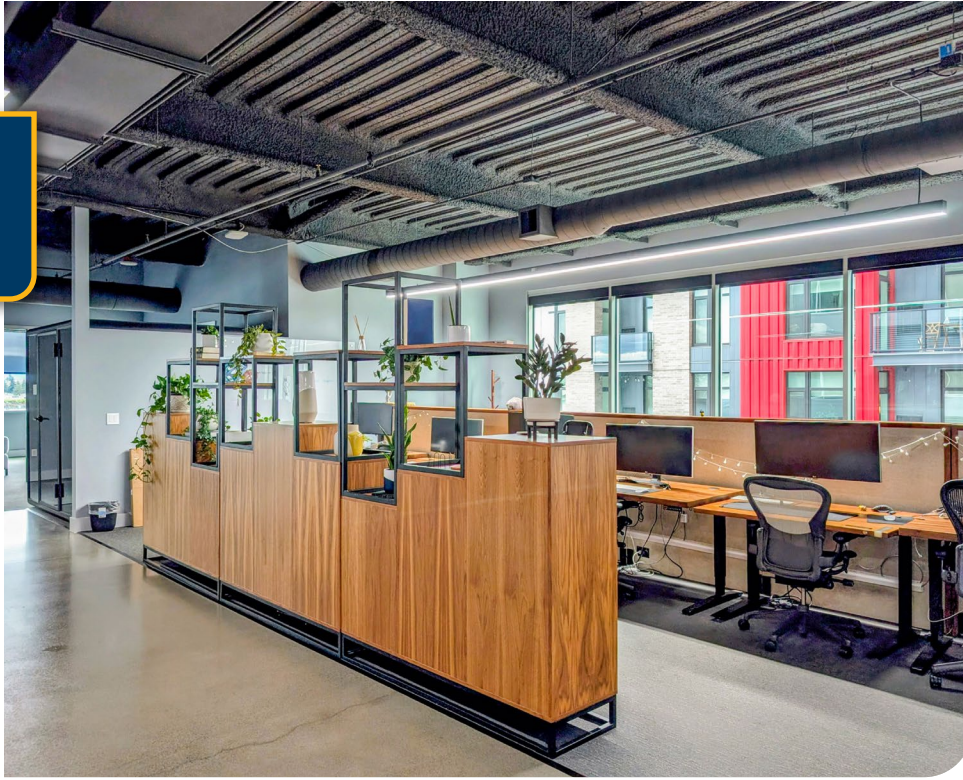
WATERFRONT WAY



FLOOR PLAN

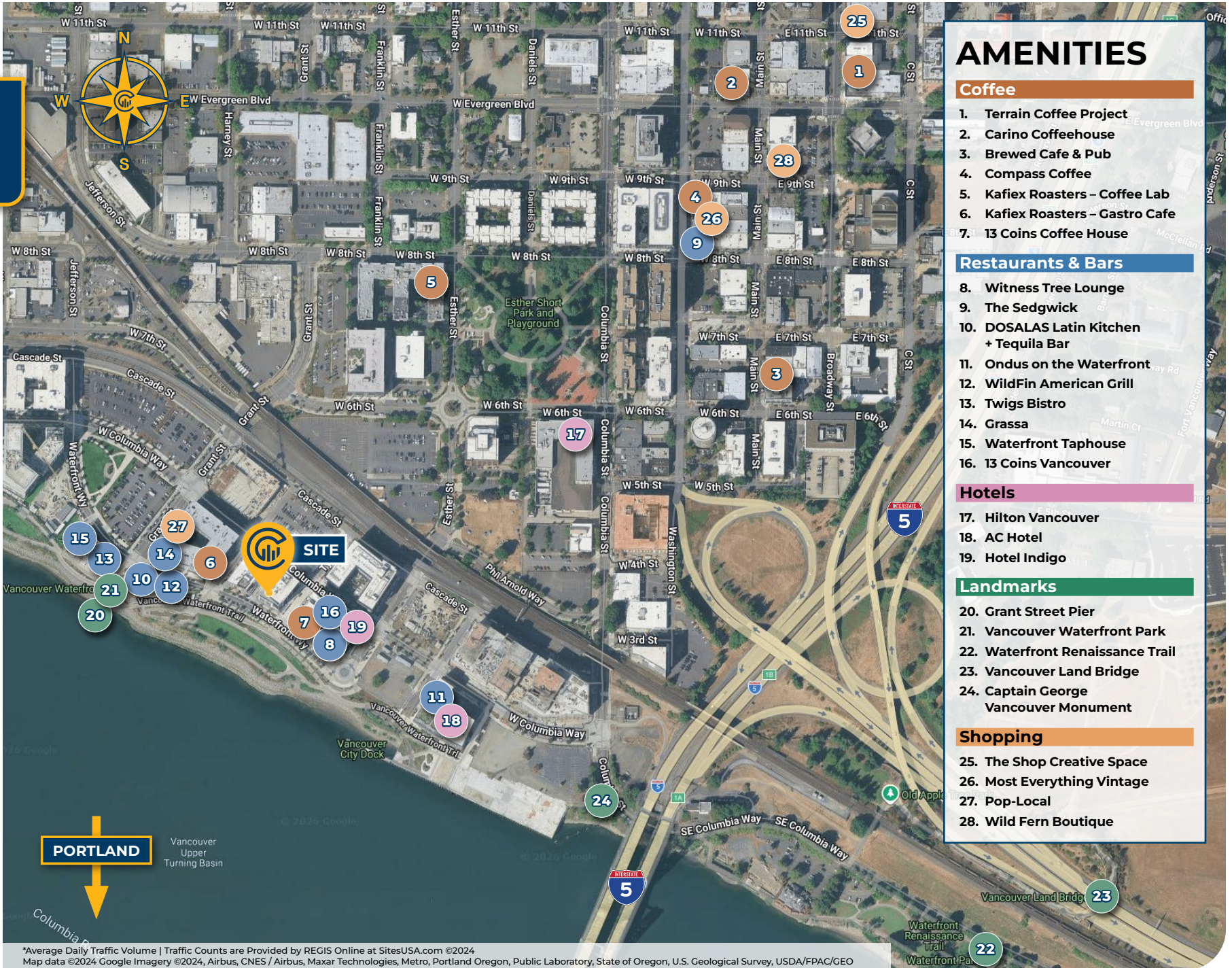


INTERIOR PHOTOS





# LOCAL AERIAL MAP



## AMENITIES

### Coffee

1. Terrain Coffee Project
2. Carino Coffeehouse
3. Brewed Cafe & Pub
4. Compass Coffee
5. Kafiex Roasters – Coffee Lab
6. Kafiex Roasters – Gastro Cafe
7. 13 Coins Coffee House

### Restaurants & Bars

8. Witness Tree Lounge
9. The Sedgwick
10. DOSALAS Latin Kitchen + Tequila Bar
11. Ondus on the Waterfront
12. WildFin American Grill
13. Twigs Bistro
14. Grassa
15. Waterfront Taphouse
16. 13 Coins Vancouver

### Hotels

17. Hilton Vancouver
18. AC Hotel
19. Hotel Indigo

### Landmarks

20. Grant Street Pier
21. Vancouver Waterfront Park
22. Waterfront Renaissance Trail
23. Vancouver Land Bridge
24. Captain George Vancouver Monument

### Shopping

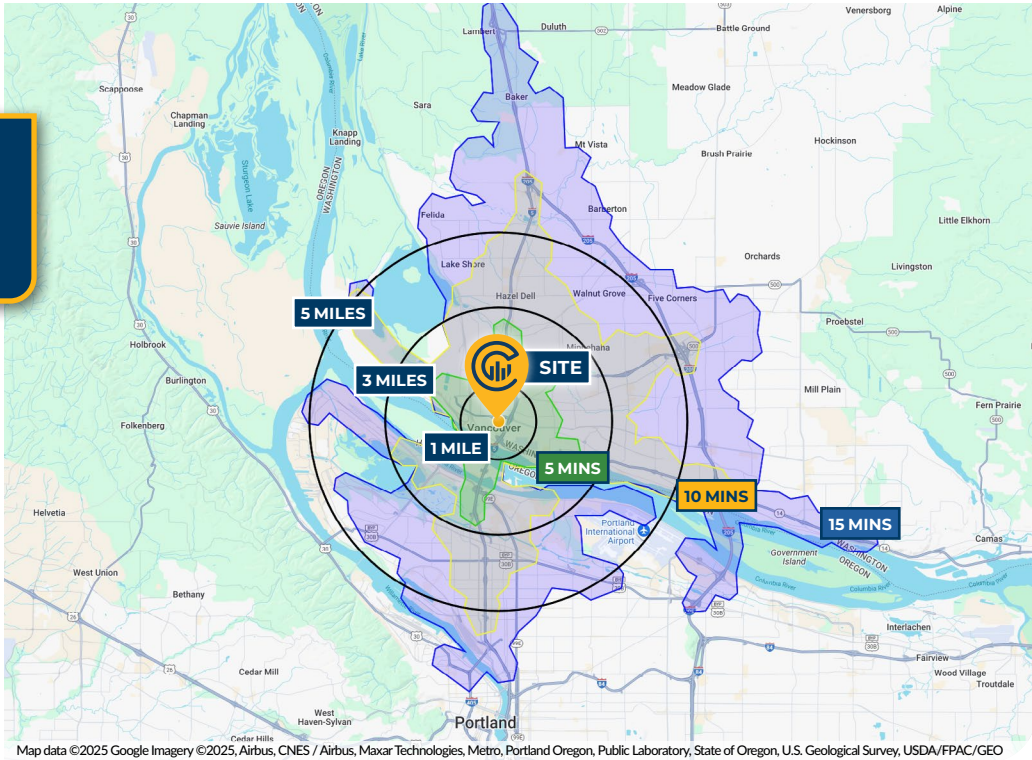
25. The Shop Creative Space
26. Most Everything Vintage
27. Pop-Local
28. Wild Fern Boutique

PORTLAND

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024  
 Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Population	12,195	69,124	236,100
2030 Projected Population	14,440	71,027	239,800
2020 Census Population	10,019	65,632	230,857
2010 Census Population	8,602	58,140	203,444
Projected Annual Growth 2025 to 2030	5.2%	1.3%	0.7%
Historical Annual Growth 2010 to 2025	5.5%	1.8%	1.5%
<b>Households &amp; Income</b>			
2025 Estimated Households	7,304	32,077	100,254
2025 Est. Average HH Income	\$118,646	\$110,179	\$118,391
2025 Est. Median HH Income	\$75,436	\$79,791	\$90,593
2025 Est. Per Capita Income	\$71,500	\$51,335	\$50,482
<b>Businesses</b>			
2025 Est. Total Businesses	1,967	4,350	12,565
2025 Est. Total Employees	16,067	39,892	108,621
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1			

## Neighborhood Scores

**67**

Walk Score®  
"Somewhat Walkable"

**74**

Bike Score®  
"Very Bikeable"

Ratings provided by <https://www.walkscore.com>

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