



FOR LEASE



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 Vancouver 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.

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PROPERTY SUMMARY



**FOR
LEASE**



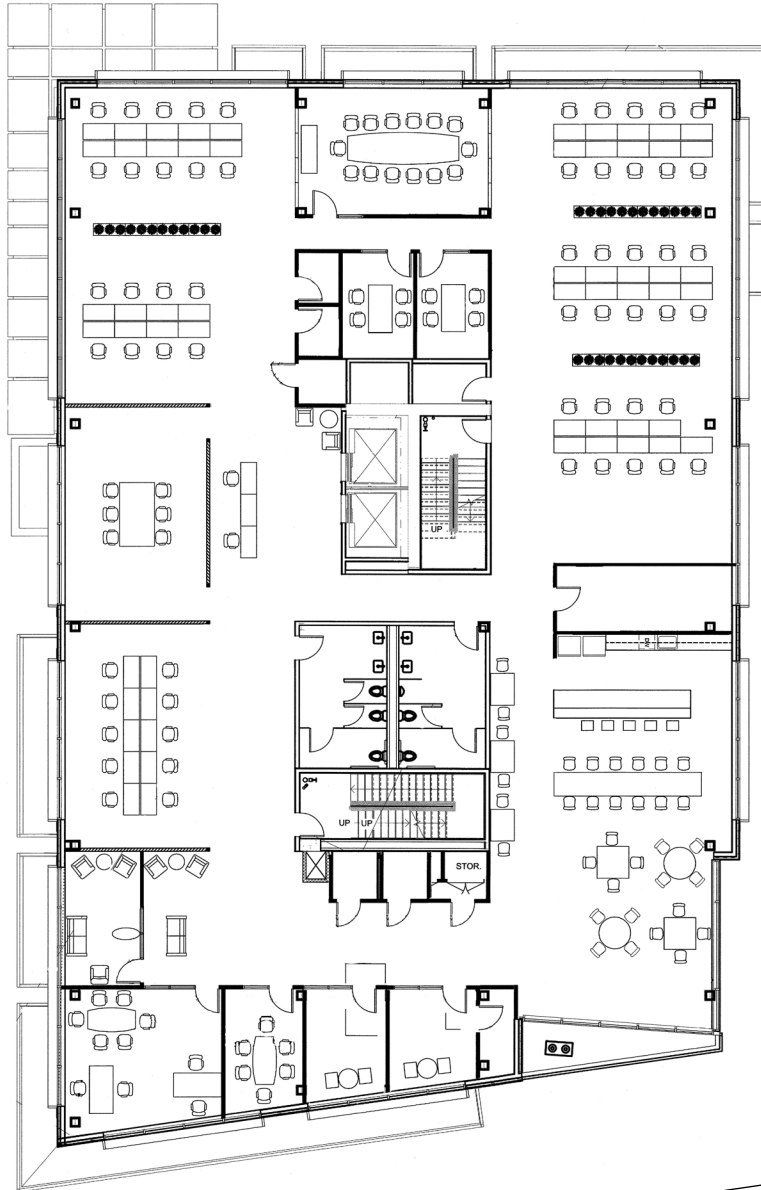
PROPERTY DETAILS	
Address	655 W Columbia Way Vancouver, WA 98660
Available Space	± 10,969 RSF (3rd Floor)
Class	A
Use Type	Office
Parking	<ul style="list-style-type: none">• The Murdock Office Building Parking Garage – 10 designated parking spaces at market rates which is currently \$175.00/month.• The Waterfront Parking Center – Up to 3/1000sf at market rates which is currently \$150.00/month on a first come first served basis.
Availability	January 1st, 2027
Lease Rate	\$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



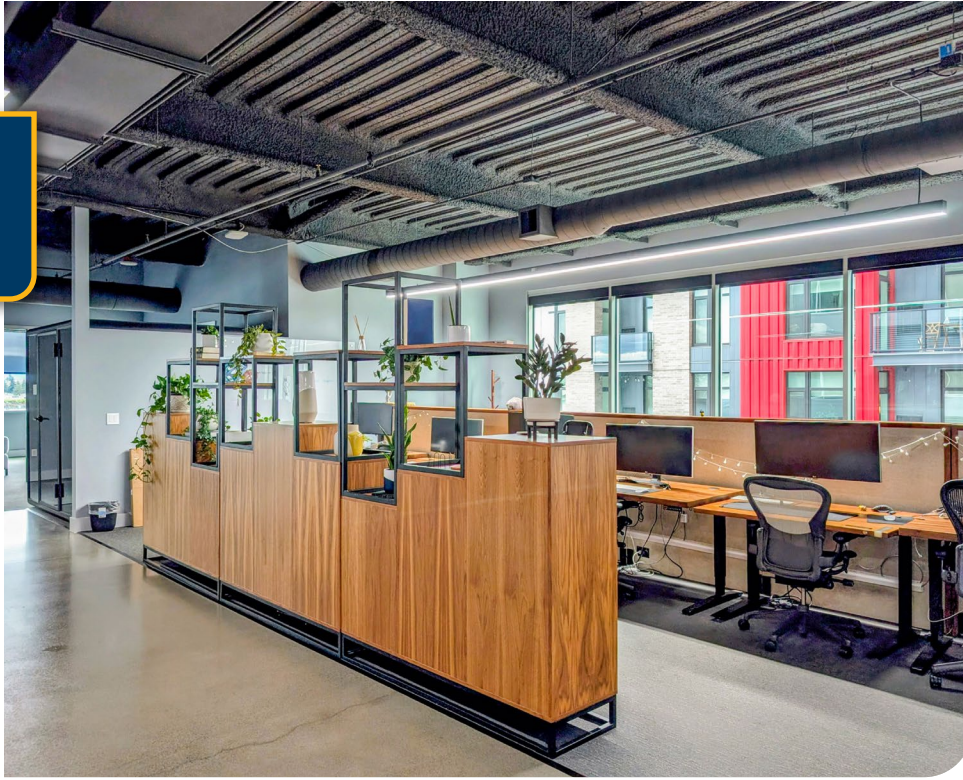
WATERFRONT WAY



FLOOR PLAN

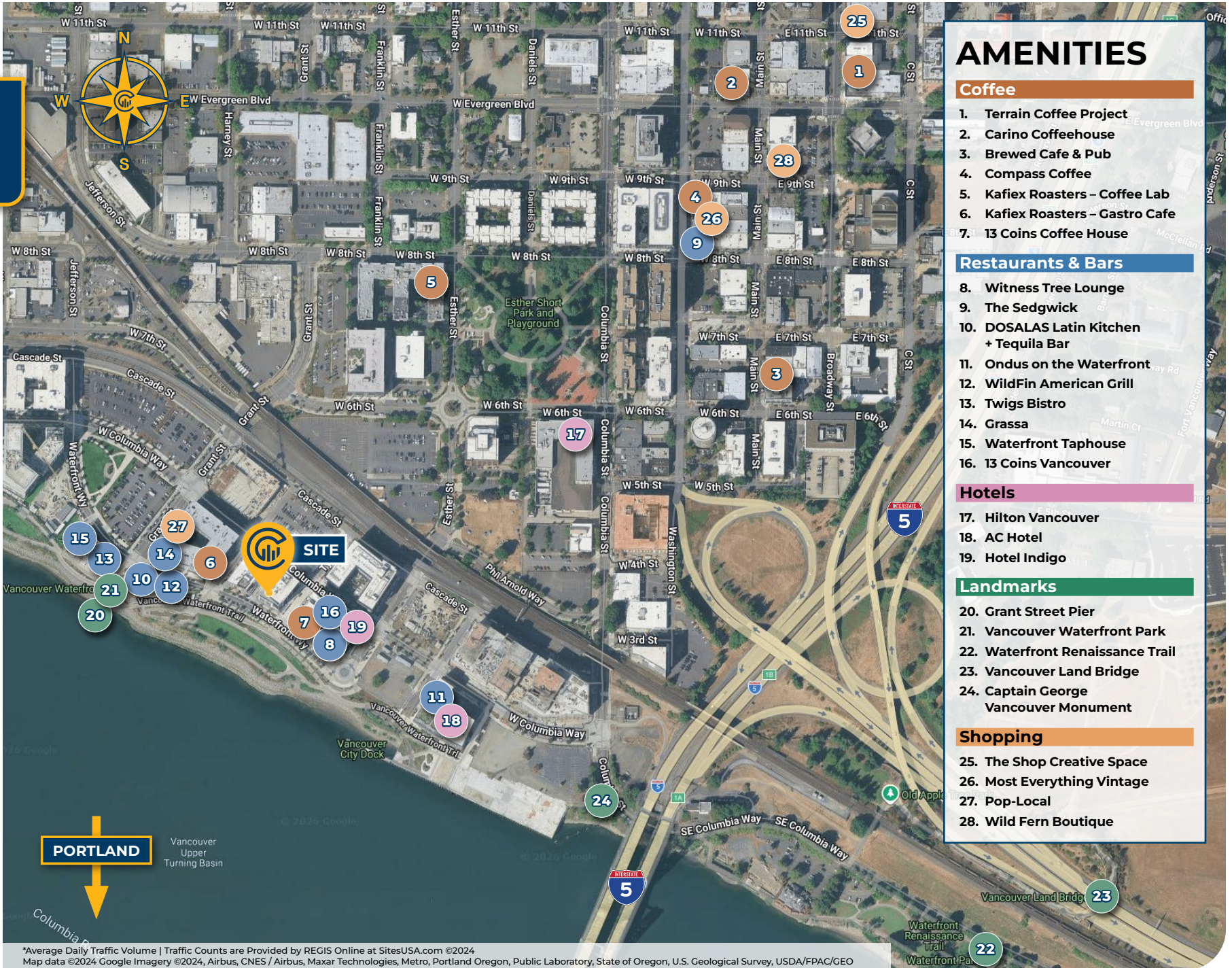


INTERIOR PHOTOS





LOCAL AERIAL MAP



AMENITIES

Coffee

1. Terrain Coffee Project
2. Carino Coffeehouse
3. Brewed Cafe & Pub
4. Compass Coffee
5. Kafix Roasters – Coffee Lab
6. Kafix 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

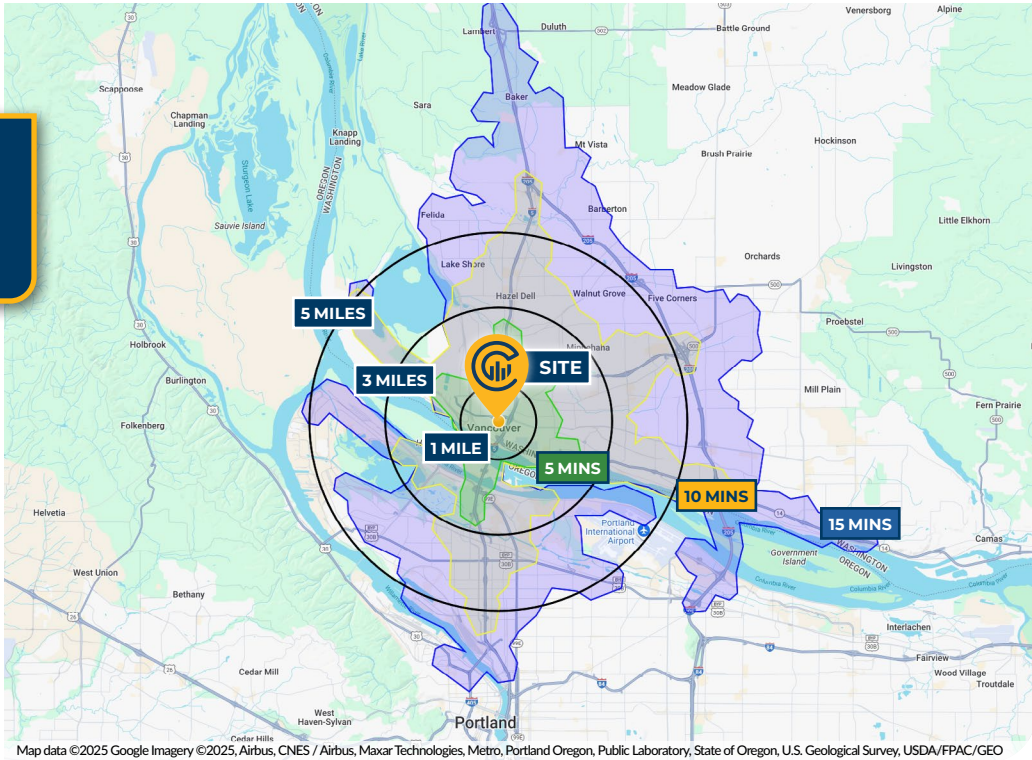
25. The Shop Creative Space
26. Most Everything Vintage
27. Pop-Local
28. Wild Fern Boutique

PORTLAND

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
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%
Households & Income			
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
Businesses			
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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