

FOR SALE

6,600 SF

.39 AC

OFFICE BUILDING & ON-SITE PARKING

Mill Plain Plaza - West

12000 SE Mill Plain Blvd | Vancouver, WA 98684



\$1,900,000

Includes All Current Leases

- **Building 6,600 SF 2 Floors on .39 AC**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave**
- **18 Paved Parking Spaces, Including ADA Spaces**
- **2 Blocks East of I-205**

>>> www.SheaCRE.com

Kelly Shea

Commercial - Industrial

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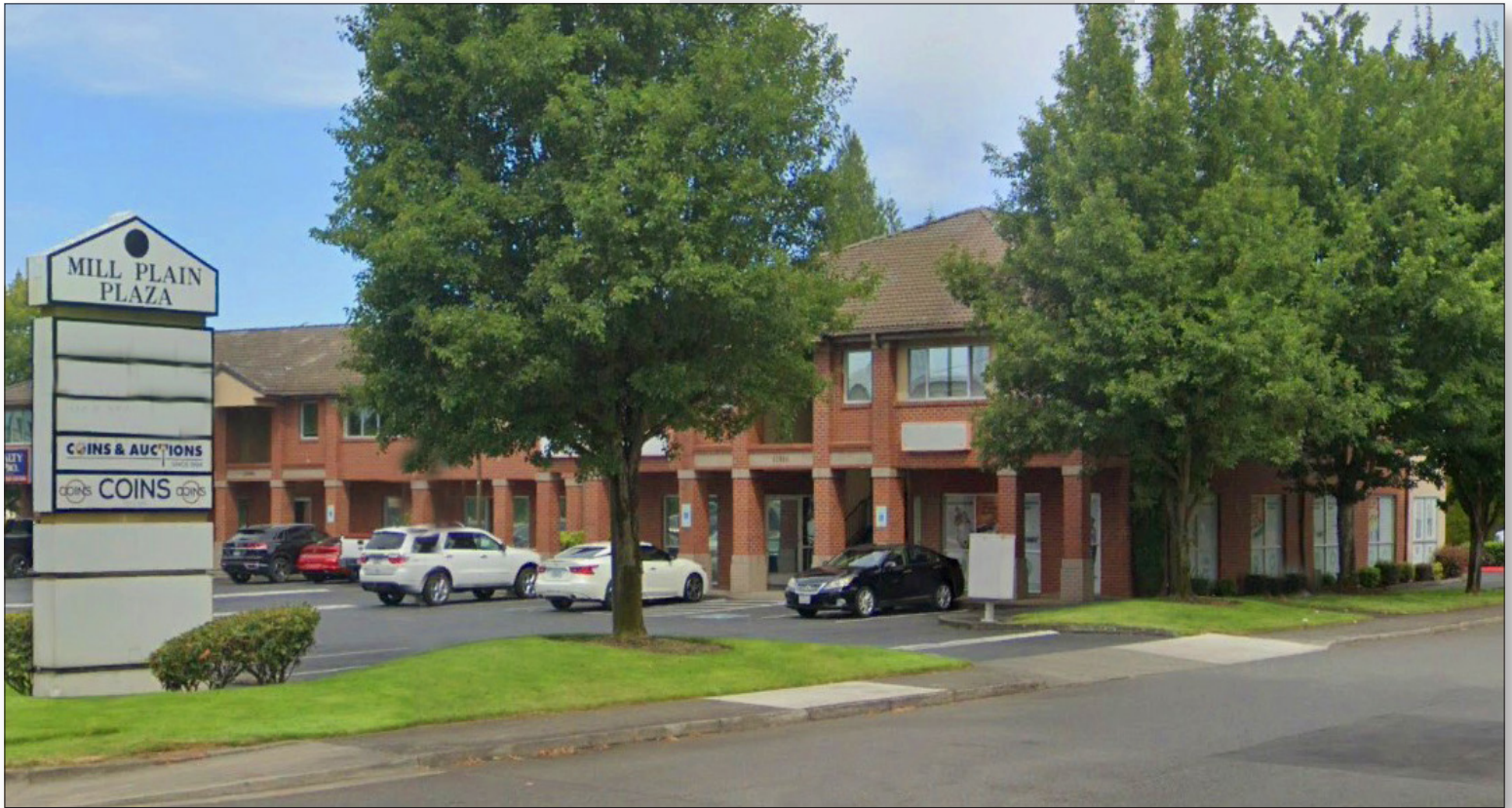
**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th St. Ste 201 Vancouver, WA 98660

WHILE THE INFORMATION PROVIDED HEREIN IS NOT GUARANTEED, IT HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE

Mill Plain Plaza - West

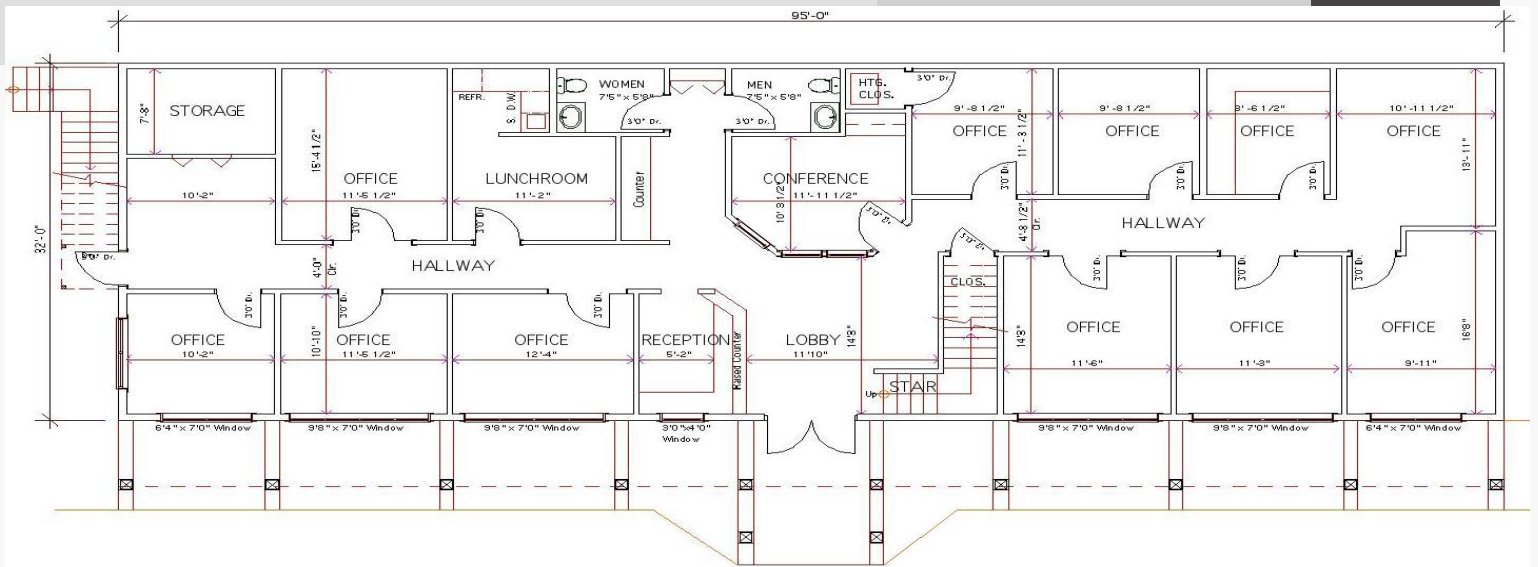




- **120'+/- Mill Plain Frontage w/ Monument Sign**
- **12000 SE Mill Plain Blvd**
- **6,600 SF on 2 Floors / on .39 AC Lot**
- **Reception, Lobby, RR, Conference Rooms, Lunch Rooms**
- **Fresh Paint and Carpet on Main Floor**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave or Paved Parking Behind Bldg Off 121st Ave**
- **18 Paved Parking Spaces, Including ADA Spaces**
- **2 Blocks East of I-205**



GROUND FLOOR



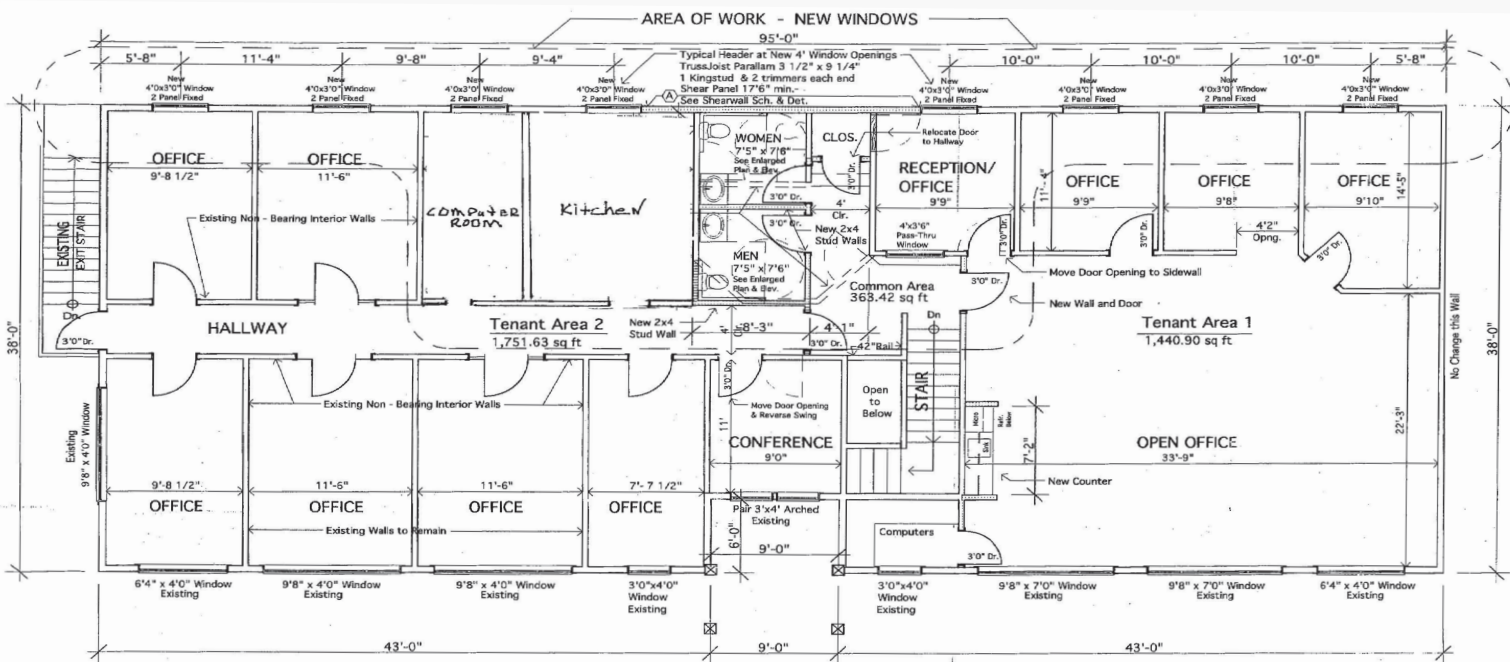
N
W
S
E

0' 5' 10' 15' 20'

MILL PLAIN OFFICE BUILDING - WEST
GROUND FLOOR SPACE
 SCALE : 1/8" = 1'-0"

Tenant Area - Main Floor - 3040.00 S.F.
 Upper Floor - 3556.00 S.F.
 Total Area - 6596.00 S.F.

UPPER FLOOR



N
W
S
E

0' 5' 10' 15' 20'

MILL PLAIN OFFICE BUILDING - WEST

- Notes:
1. Interior walls to be removed are non-bearing verify full span ganged nailed trusses @ 24" oc.
 2. Relocate Plumbing and Electrical as required
 3. Replace Fluorescent Ceiling Fixtures w/ new Short Pendant Mount Uplight/Downlight Electronic Ballast T-5 Fixtures
 4. Relocate & Re-use Existing Doors

The stamp on this sheet indicates that I have reviewed only the information transcribed from my stamped engineering.



Mill Plain Plaza

12000 SE Mill Plain Blvd | Vancouver, WA 98684

- **Easy to Locate with Frontage on Mill Plain Blvd & 120th Ave & 121st Ave**
- **Easy Access**
- **Traffic Light at 120th Ave**
- **I-205 West 2 Blocks**
- **High Volume Traffic Area**
- **High Density National Businesses, Restaurants and Services**