

# SPACE AVAILABLE FOR LEASE

6300 NE St James Rd #103-A | Vancouver, WA



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**2,700 SF | \$3,915.00 + NNN / Month**

**M2J Business Park** – A longstanding, thriving commercial hub that provides flex space and warehouse solutions to a diverse range of businesses seeking to expand their business.

**Strategic Location:** Positioned at the intersection of St. James and Minnehaha, M2J provides easy access to major transportation corridors, including Interstate 5, Interstate 205, and State Route 500.

**Turn Key Flex Space!**

- 1,400<sup>+/-</sup> SF of Store Front/ Retail/ Show Room with 13 ft high ceilings, 2 modern cubicles (60<sup>+/-</sup> SF)
- 1,300<sup>+/-</sup> SF of Warehouse with mezzanine(240<sup>+/-</sup> SF) , 20 ft high ceilings, 12ft Overhead Door
- 300 SF of additional office space above Retail area.

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While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

# PROPERTY PHOTOS



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# LOCATION



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