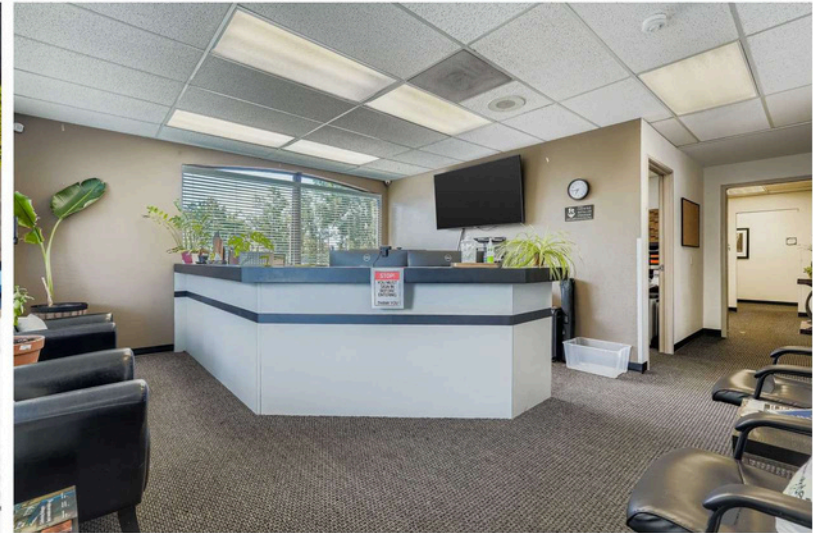


EXECUTIVE SUMMARY

10,000 Sq Ft Office Building
6407 Northeast 117th Avenue | Vancouver, WA 98662



OFFERING SUMMARY

PRICE:	\$1,790,000
BUILDING SF:	10,000
PRICE / SF:	\$179/SF
FLOORS:	2
PARCEL SIZE:	28,314 SF
YR BUILT / RENOVATED:	1988 / 2012
PARKING STALLS:	44
PARKING RATIO:	4.6 / 1,000
POWER:	3-Phase / 220V / 600A
ZONING:	CC - Community Commercial
G	G

PROPERTY OVERVIEW

6407 NE 117th Ave is a two-story office building that serves the greater Vancouver area. Originally constructed in 1988, the building was remodeled significantly in 2012 & kept in great condition. It features 10,000 sq ft of office space including an open bullpen, reception, two break rooms, four bathrooms, 25+ offices & conference rooms, & numerous storage spaces. The primary entrance from the parking lot is on the upper level. Due to the building design, the NE and S facing sides on the lower level have ample exterior windows and natural light.

The building, coupled with its zoning, is well suited for a variety of industry uses. These include, but are not limited to, executive office, medical, finance, legal, tech, contractors, & retail. The property features ample parking for its occupants, not matter the use, & strategic proximity to major highways, key intersections, & businesses. The property is ready to go for any owner-user or investor.

PROPERTY HIGHLIGHTS

- Layout allowing for multi-tenant or single-tenant concepts
- Grade loading ramp through double man-door
- Significant 2012 renovation
- ~35,000 vehicles per day on NE 117th
- Fully built out office on both floors
- Spacious executive office suites
- Fully fenced parking with security
- 14,000+ SF of Fenced Lot
- High parking ratio
- Approx 1 mile from the intersection of I-205 & WA-500



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