

FOR LEASE

*Vancouver
Industrial/Office
with Immediate
I-5 Freeway Access*

14511 NE 13TH AVE
VANCOUVER, WA

ZACH FRANCIS

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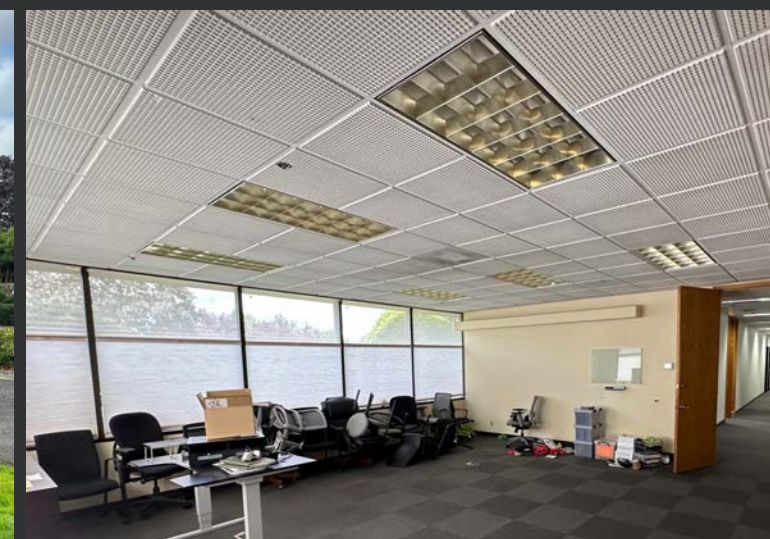
KARLA HANSEN

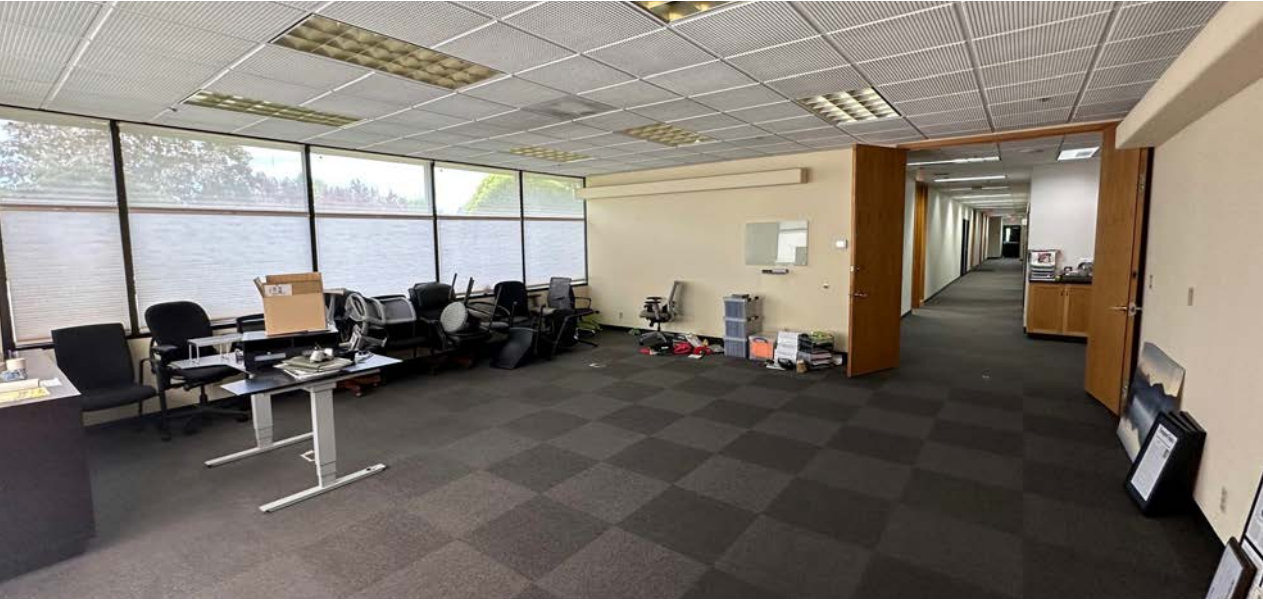
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Rare smaller industrial for lease in Salmon Creek area

TOTAL SF	±8,500 SF
WAREHOUSE	±7,500 SF
OFFICE	±1,000 SF with additional office available on request
ROOMS	Office area mix of open bull pen, privates, conference rooms and meeting rooms
LOADING	Grade level loading
PARKING	18 Dedicated parking stalls with additional parking/yard available
TAXES	No Oregon taxes
CEILING HEIGHT	22-24'
MANAGEMENT	Professionally owned and managed
CONSTRUCTION	High quality concrete
CONSTRUCTION	Within 30 days

\$0.85/SF

LEASE RATE (NNN)

8.5K SF

AVAILABLE

14511 NE 13TH AVE

VANCOUVER

SUBJECT
PROPERTY

NE 146TH ST

NE 13TH CT

NE 13TH AVE

INTERSTATE
205

INTERSTATE
5

AVAILABLE FOR LEASE

KIDDER MATHEWS



FLOOR PLAN



SPACE OPTIONS

	Total SF	Office SF
Total Available	8,500 SF	1,000 SF
Suite 108	1,000	1,000
Suite 109 A	2,500	1,000
Suite 109 B	5,000	None

△ Grade level loading



HIGHLY- ACCESSIBLE LOCATION

Close to Washington State University, Legacy Salmon Creek Medical Center, and the Vancouver Clinic.

Close proximity to numerous restaurants, retail and other support services.

Excellent Vancouver location in Salmon Creek area with great I-5 freeway access.

16 MIN

DOWNTOWN
VANCOUVER

24 MIN

PORTLAND CBD



14511 NE
13TH AVE



14511

SUITE 100

Exclusively leased by

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