

# FOR SALE

20,675 SF Downtown Office Bldg.

Well-maintained, professional office building  
in downtown Vancouver, WA  
with easy access to I-5, SR-14 and PDX.  
Sale Price: \$4,995,000



**1300 ESTHER STREET | VANCOUVER, WA 98660**



**Columbia  
Commercial**  
Commercial Leasing | Sales | Property Management

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*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

## LOCATION / FEATURES:

1300 Esther Street • Vancouver, WA 98660

### Multi-Tenant Class B Office Building

- **Building Area:** 20,675 SF (Gross)
- **Net Rentable Area:** 19,662 SF
- **Lot Size:** 10,890 SF / 0.25 Acre
- **Load Factor:** 15%
- **Floors:** 2 Story Building
- **Average Floor Size:** 9,000 SF
- **Year Built:** 1981
- **Last Renovated:** 2023-2024
- **Parking:** 40 Spaces (2/1,000 SF)
- **Zoning:** CX (City Center) District

1300 Esther is a professionally maintained office building featuring two floors and an elevator. It remains owned by its original developers. In 2019, the entire second floor underwent a complete remodel. Exterior upgrades, including new siding, fresh paint, and a roof seal, were completed in 2024. Situated in downtown Vancouver, WA, this location provides convenient access to I-5, SR-14, and PDX, and is just minutes from a variety of amenities.



## SALES INFO:

**Sale Price: \$4,995,000**

**Price per SF:**

**\$241.60/SF (Rentable)**

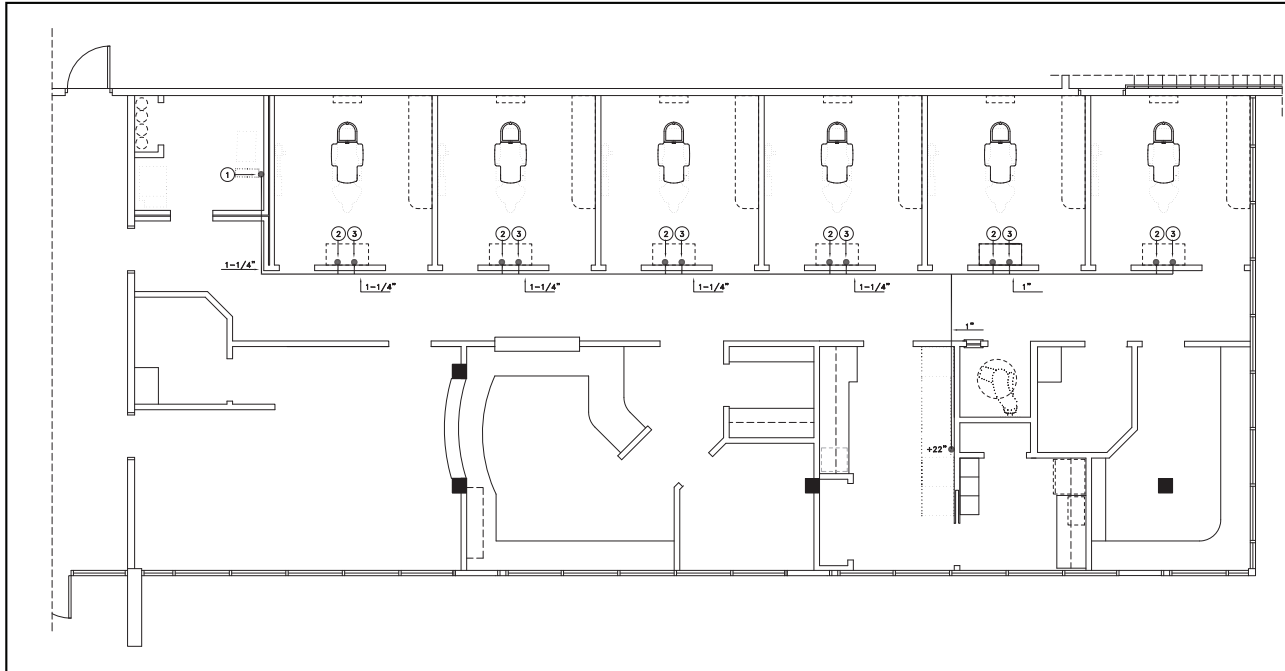
**\$254.04/SF (Useable)**

## PROPERTY DETAILS:

- **HVAC:** 1st floor has high efficiency York system, installed in 2016. 2nd floor has gas Trane & Carrier system, installed in 2002.
- **Lighting:** Both recessed and suspended fluorescent and incandescent light fixtures.
- **Roof:** New roof seal has been started and will be completed in 2024.
- **Ceilings:** Both hard lid and suspended ceiling tiles.
- **Structure:** Wood frame building with 2 stories and poured concrete foundation. New paint & siding, finished in 2023.
- **Floors:** Commercial grade carpet, ceramic tiles and LVT flooring.
- **Elevator:** Excellently maintained original equipment
- **Restrooms:** Downstairs suites have private restrooms. Upstairs has common area restrooms to serve 2nd floor.
- **Security:** Key fob system for building access. Individual suites have security and building has fire monitoring.
- **Sprinklers:** Dry sprinkler system for entire building.
- **Parking:** 2/1,000 SF ratio with 40 covered spaces. Fenced lot with 2 remote opening gates. Recently updated with efficient LED lighting and new sprinkler heads.



## Suite 100

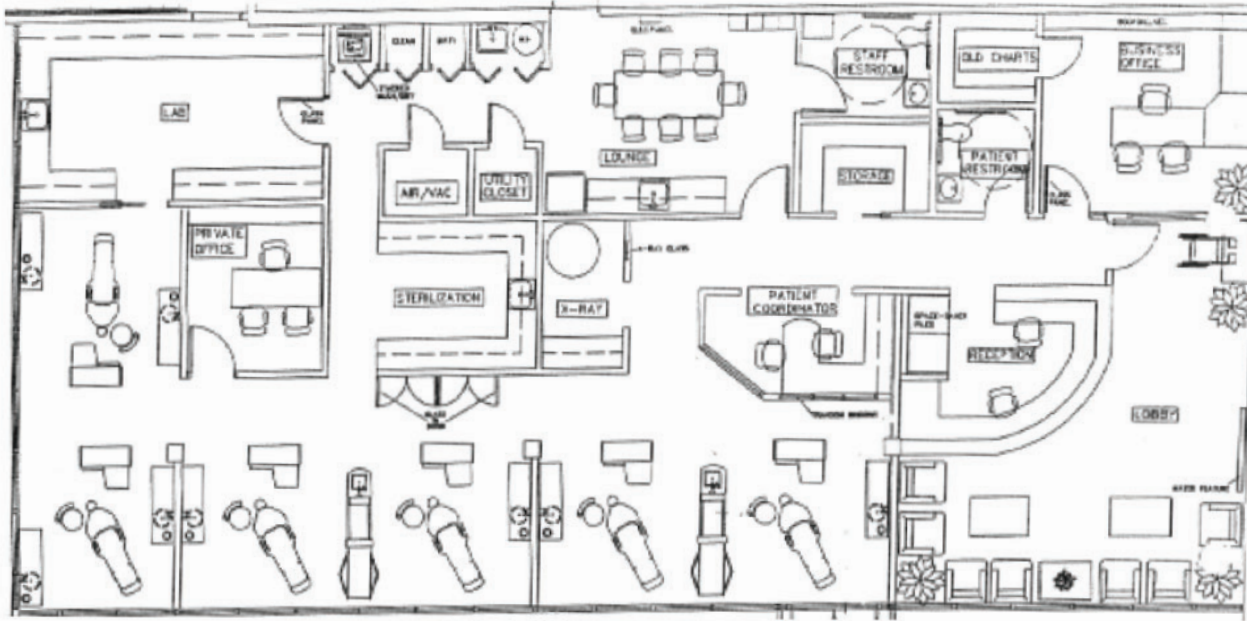


- Vacant Space, available now
- Suite Size: 3,108 RSF
- Fully furnished and set up for Medical Office
- Reception area, six exam rooms, lab and consultation room, 2 restrooms, private Dr.'s office and breakroom.

Lease Rate:  
\$19.00/RSF/Yr. + NNN



Suite 101



- Currently leased by Prosthodontist, Dr. Platt with lease expiration on November 30, 2029
- Suite Size: 3,786 RSF
- Current monthly rent as of 12/1/2023 is \$5,634.87/NNN with 3% annual increases. (\$17.86 RSF, NNN with 3% annual increases)
- Parking: \$80/month, includes 7 spaces.



## Suite 200



- Suite Size: 12,768 RSF
- Available Now
- Set up for single occupant.
- Can be divided into multi-tenant floor, common corridor already in place.
- Fully Remodeled in 2023
- Reception desk, 26 offices (includes 4 large offices and conference rooms), boardroom, server room, kitchen/breakroom, and open seating for approx. 50 people.





VANCOUVER, WASHINGTON	2 MILES	5 MILES	10 MILES
Projected Annual Growth 2023-2028	0.9%	0.6%	0.5%
Historical Annual Growth 2010-2022	1.5%	1.1%	1.4%
2020 Census Population	17,503	72,562	322,594
2023 Estimated Population	39,565	227,879	849,574
2028 Estimated Population	41,425	234,594	871,032
2023 Estimated Households	17,795	92,071	355,791
2023 Estimated Median Age	41.7	39.4	39.8
2023 Estimated Average HH Income	\$77,632	\$91,731	\$106,308
2023 Estimated Total Businesses	3,457	11,635	60,833
2023 Estimated Total Employees	30,998	108,316	593,502

**ZONING DETAILS: CX (CITY CENTER) DISTRICT**

The CX (City Center) zoning district encompasses a concentrated mix of retail, office, civic, and residential uses in downtown Vancouver. The variety of permitted uses aims to establish Vancouver as the commercial, cultural, financial, and municipal hub of Clark County. Current uses include retail sales, hotels, motels, restaurants, professional offices, educational and cultural institutions, civic buildings, and commercial parking. It allows for ground floor residential use, except for properties fronting Main Street between Sixth Street and Mill Plain. All properties within the CX zoning designation are part of the Downtown Plan District.

**CLARK COUNTY INCENTIVES**

- Main Street Tax Credit
- Employment Training B&O Tax Credit
- Renewable Energy Tax Exemption
- Natural Gas Equipment Incentive
- Sales & Use Tax Exemption for Machinery & Equipment
- Commercial and Industrial Lighting Incentive Program
- Tax Exemptions Available for Manufacturing, Food Processing and Distribution
- Commute Trip Reduction Program
- On the Job (OTJ) Program
- Incumbent Worker Training Program
- Clark Public Utilities Custom Projects Incentive
- No Personal or Corporate Income Tax in Washington State
- Worker’s Compensation Averages at \$0.6396 / Hour
- Unemployment Insurance Tax Averages at 0.99% on the First \$52,700 in Wages
- State Business and Occupation (B&O) Tax Ranges from 0.13% - 1.5%



**FEATURES:**

- \* Clark County Population: 525,563+
- \* Vancouver Population: 199,600+
- \* 10-20 minutes to Downtown Portland
- \* 2.5% Job Growth (2023)

**POPULATION**  
**525,563**  
 CLARK COUNTY, WA

**2023 MEDIAN HH INCOME**  
**\$91,248**  
 US AVG \$74,580

**CLARK CO. AVG AGE**  
**38.6**  
 US AVG 38.8

**2023 MEDIAN HOME PRICE**  
**\$460,000**  
 US MEDIAN \$408,732

**TAXES**  
**\$0.00**  
 NO PERSONAL TAX  
 NO CORPORATE TAX  
 NO STATE INCOME TAX



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# AERIAL MAP



Located in downtown Vancouver, WA, this property is just a block east of the Clark County Courthouse and Public Service Center. It boasts easy access to Mill Plain Blvd., I-5, and SR-14, and offers ample street parking along with a secured onsite parking garage. Its proximity to the downtown area provides numerous options for dining, retail, banking, fitness, parks, and lodging. Additionally, Portland International Airport is only a 15-minute drive east via Highway 14 and I-205, while downtown Portland is roughly 10-20 minutes south by car.