



NEW PRICE!

FOR SALE

ONE AND TWO PARK PLACE

7500-7600 NE 41ST STREET, VANCOUVER, WA 98662

TOTAL BUILDING SIZE
151,407 SF

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

One and Two Park Place are two of Vancouver's premier suburban office buildings. The buildings feature a beautiful contemporary brick and glass exterior, lush landscaping, covered parking structure, roof-top satellite feeds, and extra capacity HVAC systems. Additional amenities include locker rooms with showers, high tech conference rooms, covered outdoor patio, and upgraded interior finishes.

PROPERTY HIGHLIGHTS

- Well maintained and professionally managed office buildings
- Weighted Average Lease Term (WALT) of approximately 3.54 years
- Two story parking garage
- One Park Place Roof replaced in October 2016 and comes with a 20 year warranty.
- Two Park Place is fully leased to Bonneville Power Administration, who recently extended its lease term.
- Two Park Place was originally built as a build-to-suit for Bonneville Power Administration

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OFFERING SUMMARY

One Park Place Asking Price:	\$9,387,000 (\$138.71/SF)
Two Park Place Asking Price:	\$14,720,000 (\$174.78/SF)
Combined Asking Price:	\$24,107,000 (Blended \$158/SF)
Lot Size:	7.63 Acres
Total Building Size:	151,407 SF
2026 Budgeted NOI:	\$2,350,417
Cap Rate:	9.75%
Parking Ratio:	4/1000
One Park Place Occupancy:	80%
Two Park Place Occupancy:	99.4%