

# FOR LEASE

## NORTHERN STAR PROFESSIONAL CENTER

14201 NE 20<sup>th</sup> Ave, Bldg B | Vancouver, WA 98686



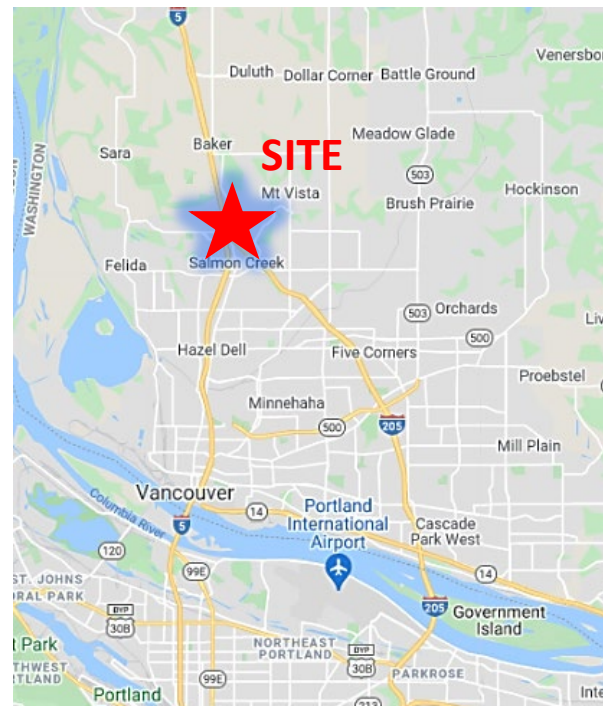
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Located in the rapidly growing Salmon Creek area, this Class A medical building features newly updated lobby, common areas and restrooms. The building is one block north of Legacy Salmon Creek hospital and one block south of Kaiser Permanente. Retail services, shopping and dining close by.
- AVAILABILITY:
  - Suite B102 – 3,160 RSF
  - Suite B104 – 2,746 RSF
  - Suite B200 – 12,008 RSF

} May be combined for 5,906 RSF
- LEASE RATE: \$26.50/SF, modified gross (excludes janitorial)
- ZONING: CC (Community Commercial)
- PARKING: 5:1,000 SF



## FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR  
360.597.0568 | aroselli@fg-cre.com

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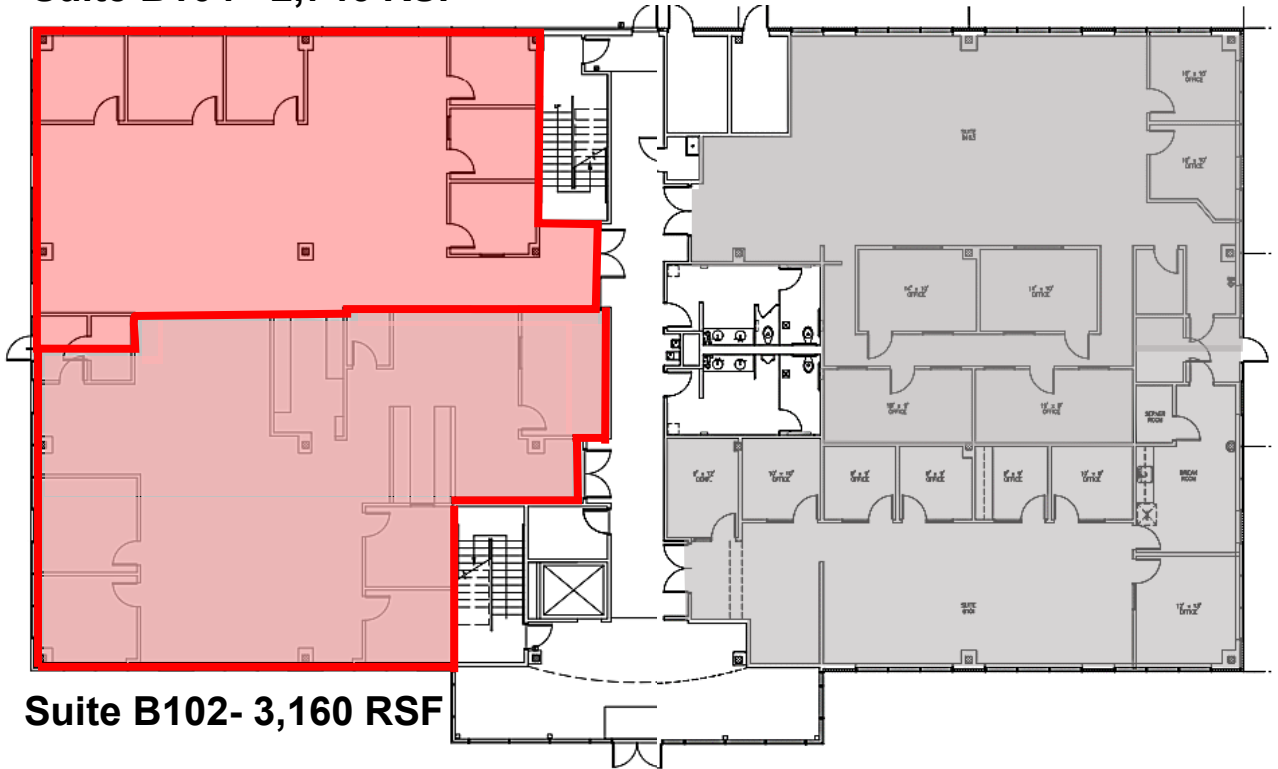
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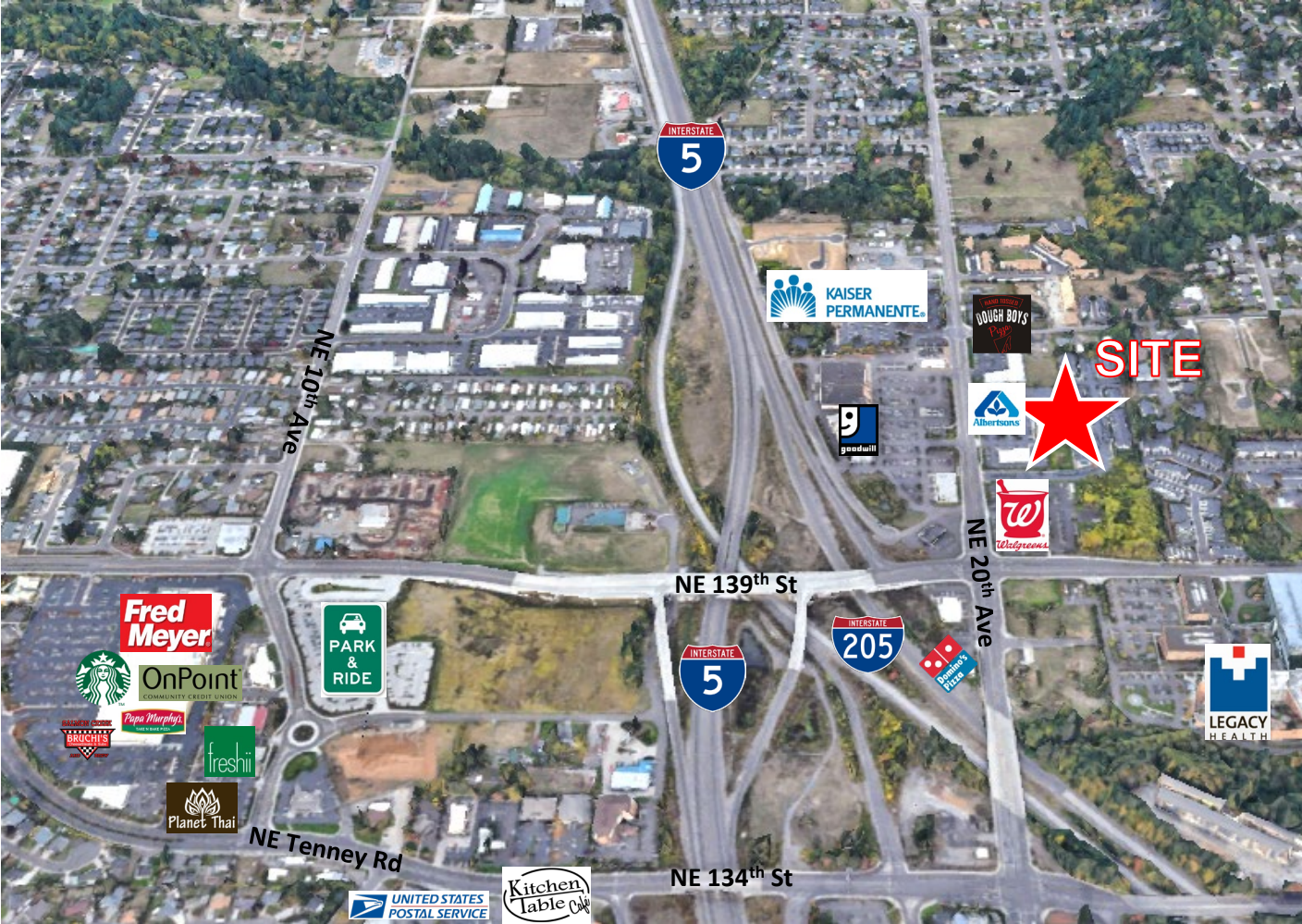
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### 2023 Demographics

|                               | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------------|-----------|-----------|-----------|
| Est. Population               | 10,034    | 67,282    | 131,943   |
| 2028 Projected Population     | 10,568    | 70,790    | 138,794   |
| Est. Average Household Income | \$109,725 | \$109,594 | \$106,877 |
| Est. Total Businesses         | 1,526     | 2,761     | 5,027     |
| Est. Total Employees          | 7,867     | 16,391    | 33,349    |



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.