



Just Listed!

Price:
\$3,800,000

Hazel Dell Professional Building

7414 Hazel Dell | Vancouver, WA | 98665

15,000 SF RBA • Market Rental Cap Rate 7.50% • Creative Office Opportunity • 0.76 Acre Lot • 1.3% Submarket Vacancy Rate • 1978 Construction/2014 Renovation

VALUE PROPOSITION

Strategically located in one of Vancouver's prime submarkets and just minutes from I-5, the asset features a location convenient to all of Vancouver and adjacent to a variety of restaurants and retail destinations. This asset is perfectly positioned for an Owner Occupier to immediately occupy a portion of the asset and phase their occupancy over time while positioning their business and real estate portfolio in a tight Hazel Dell/Salmon Creek Submarket.

CONTACT US

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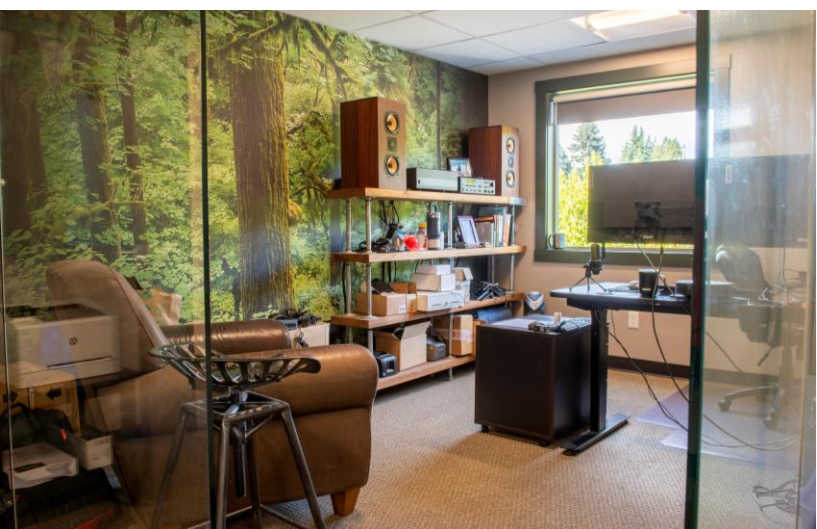
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INVESTMENT HIGHLIGHTS

- ✓ Creative office available for immediate full or partial owner occupancy
- ✓ Historical long-term home of both Evosus and Centerlogic (Tenants)
- ✓ Full building interior and exterior access control systems
- ✓ Generous Parking Ratio of 3/1,000SF
- ✓ Parking lot to be resealed and striped Summer 2026

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