

# FOR SALE OR LEASE

12330 SE 5<sup>th</sup> St, Vancouver, WA 98683



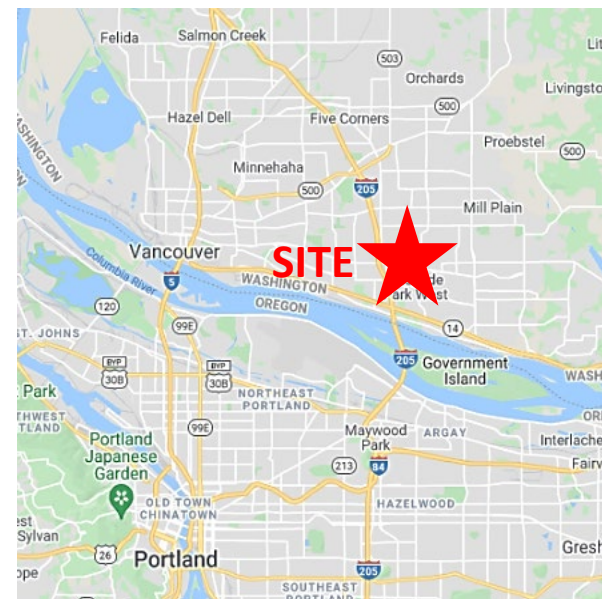
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- 3 story office building in the thriving Cascade Park submarket in Vancouver, WA
- Perfect for medical/professional office users!
- 1 block south of Mill Plain Blvd. adjacent to the new Residence Inn by Marriott and walking distance to retail, restaurants, Starbucks, medical facility and mass transit
- Zoned Community Commercial (CC)
- Minutes to I-205 and Hwy 14; 10 minutes to Portland International Airport
- Condos available for:

Sale	Lease
\$350/SF	\$28/SF Modified Gross (excluding electricity and janitorial)
1 <sup>st</sup> floor	Approx. 5,706 RSF (divisible to approx. 2,000 RSF)
2 <sup>nd</sup> floor	Approx. 5,706 RSF (divisible to approx. 2,000 RSF)
3 <sup>rd</sup> floor:	Leased



### FOR MORE INFORMATION:

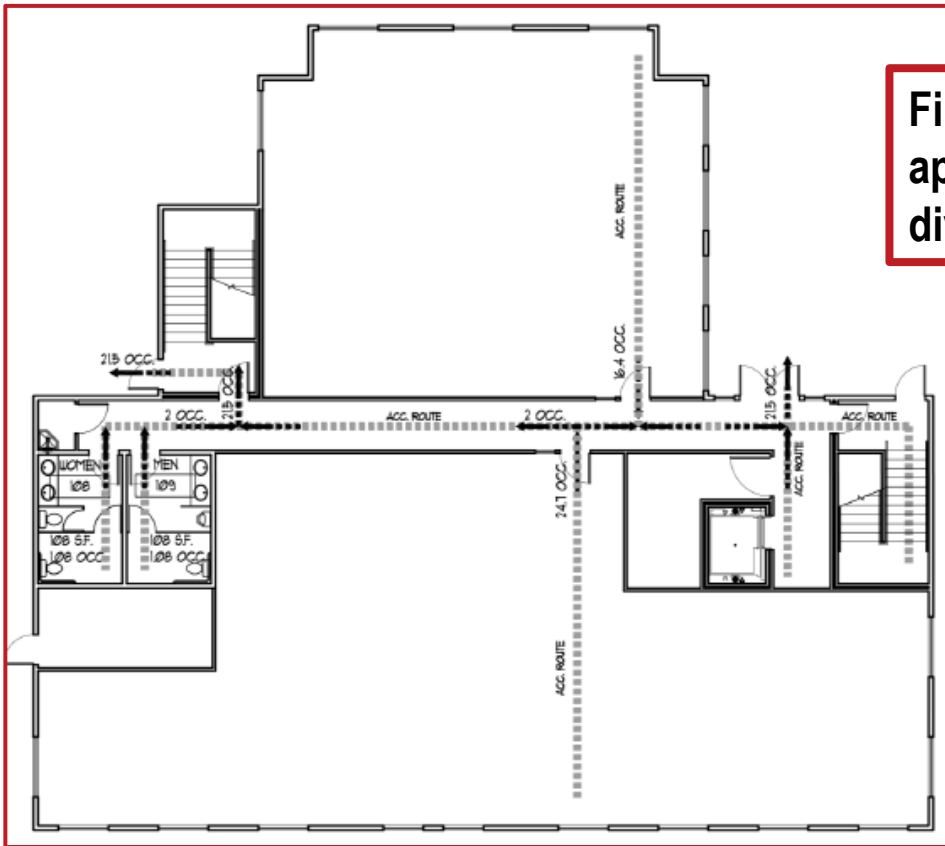
Doug Bartocci, CCIM | 360.597.0575  
dbartocci@fg-cre.com

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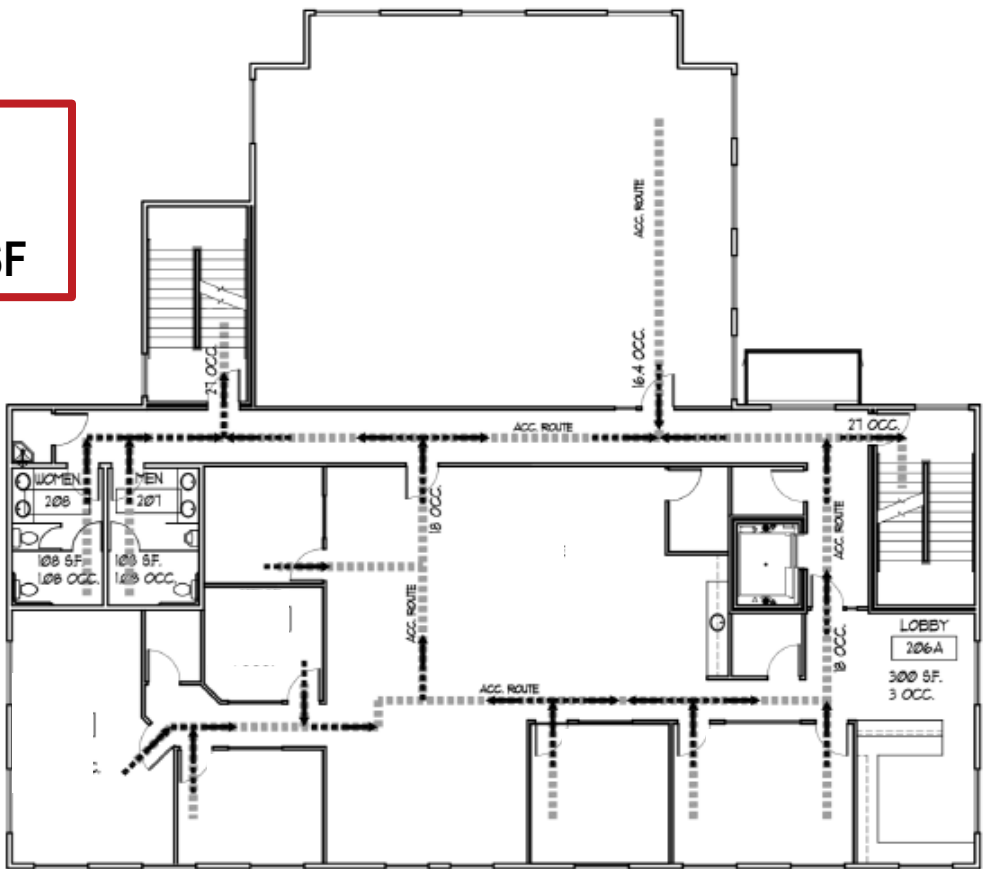
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First floor – sample plan  
approx. 5,706 RSF,  
divisible to 2,000 RSF



Second floor – sample plan  
approx. 5,706 RSF  
divisible to approx. 2,000 RSF

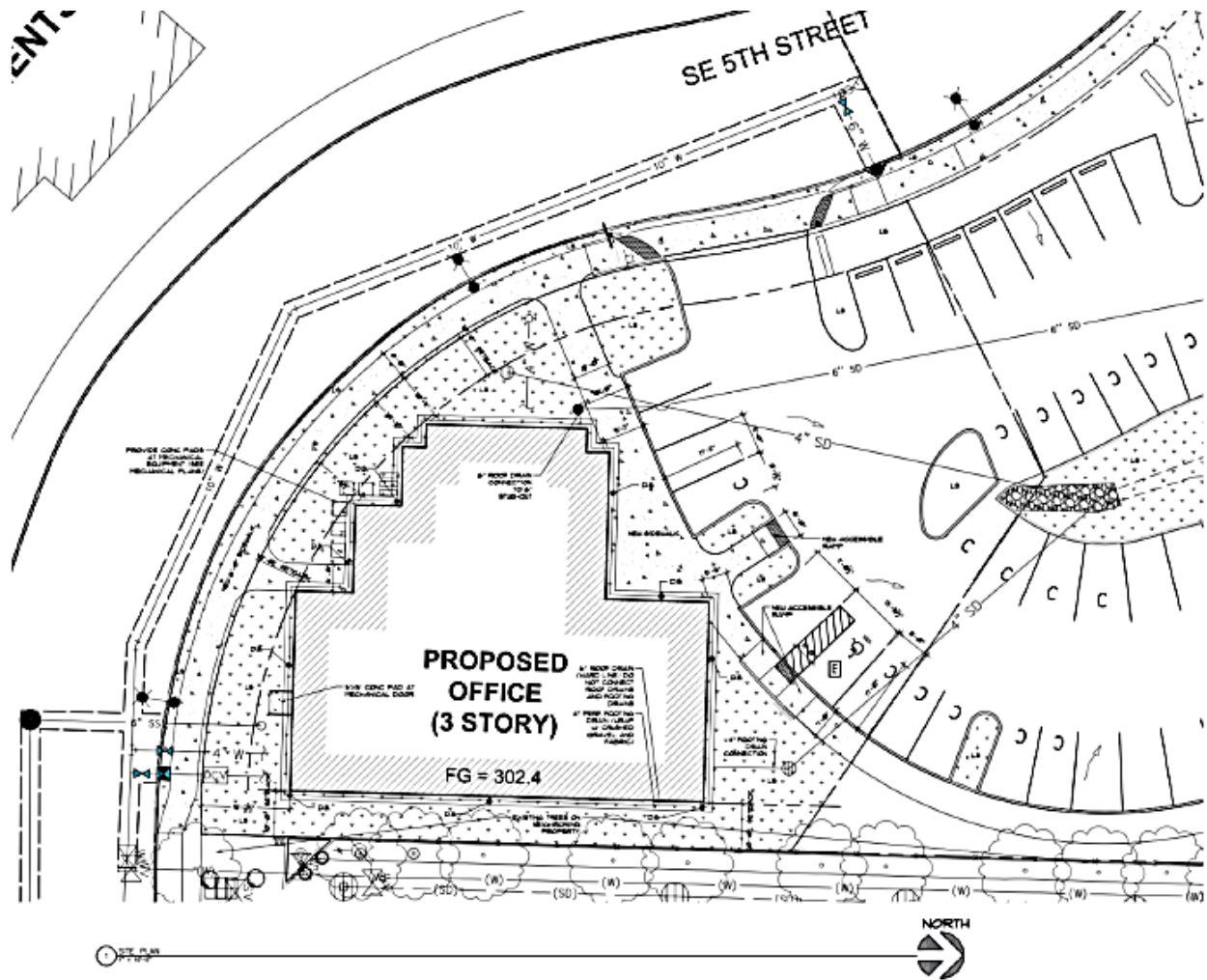


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Adjacent to the  
Residence Inn by  
Marriott, under the  
same ownership



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## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,449	114,684	241,663
2027 Projected Population	18,694	122,199	255,841
Est. Average Household Income	\$77,395	\$90,019	\$88,867
Est. Total Businesses	1,199	4,358	10,386
Est. Total Employees	8,954	36,665	104,198



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.