



FOR LEASE



## OFFICE/FLEX/MEDICAL SPACE

### Flex Office, Single-Story Space

7,847 SF (Divisible) | \$16.00 psf + NNN

**14301 SE 1st Street, Vancouver, WA**

- Ideal for office, medical, call center users.
- Five private offices are available in this light-filled building, with windows on three sides of the space.

### **LAURA GENTRY, CPM®**

Senior Vice President | Licensed in OR & WA  
503-572-8134 | [lgentry@capacitycommercial.com](mailto:lgentry@capacitycommercial.com)

### **MCCOY DOERRIE, SIOR**

Senior Vice President | Licensed in OR & WA  
503-523-7751 | [mccoy@capacitycommercial.com](mailto:mccoy@capacitycommercial.com)





# PROPERTY SUMMARY

**FOR  
LEASE**



## PROPERTY DETAILS

Address	14301 SE 1st Street Vancouver, Washington 98684
Available Space	± 7,847 SF (Divisible)
Lease Rate	\$16.00/SF/Year
Estimated NNN	\$8.10/SF/Year
Use Type	Flex Office
Auto Parking	4/1,000
Availability	February 1st, 2026

## Location Features

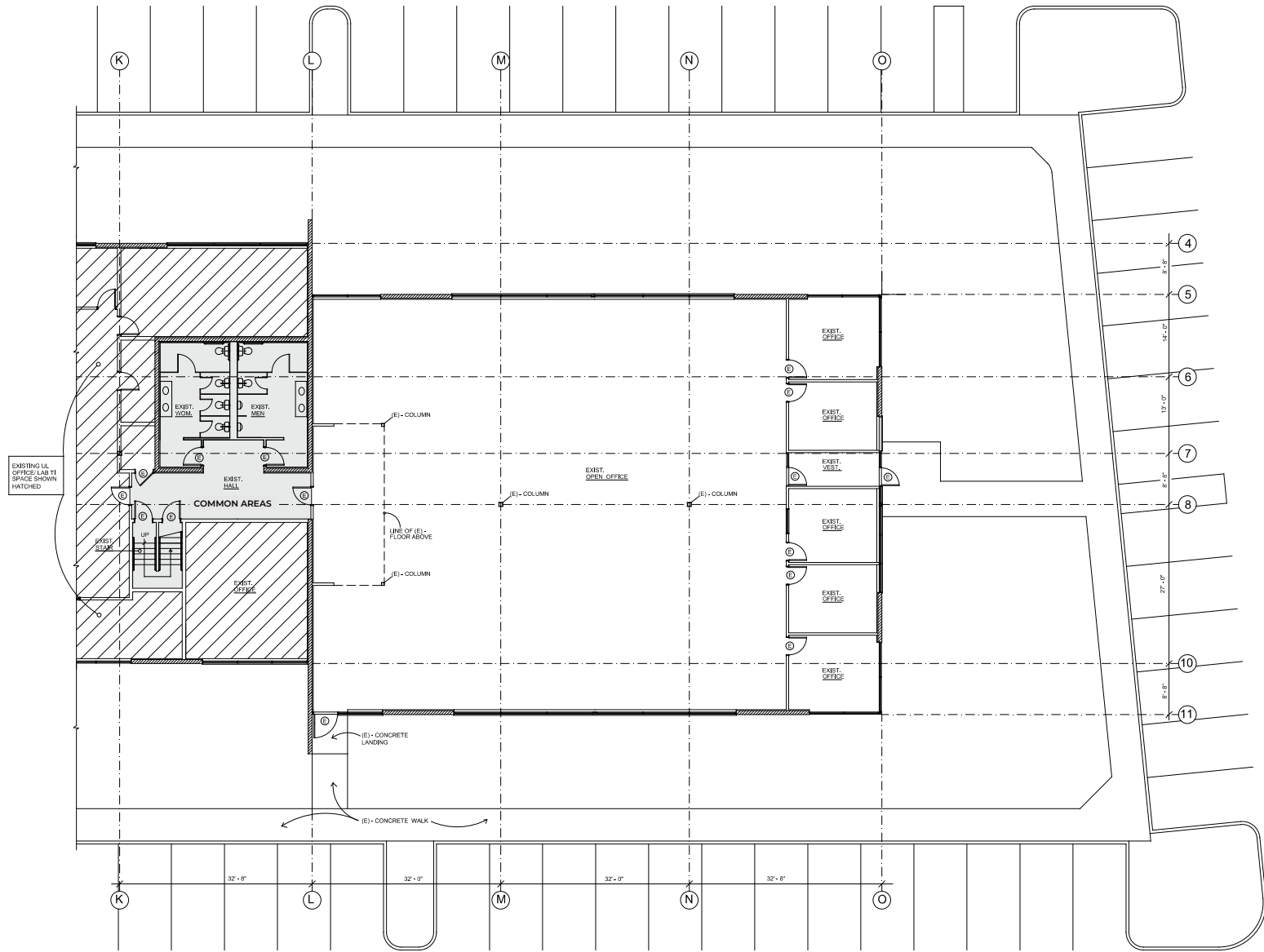
- End cap with windows on 3 sides of the space
- 5 private offices
- Oversized side door that could be converted to an overhead door
- Less than 2 miles from I-205
- Hampton Inn 1 block away. Hilton brand hotel coming soon across the street from the Hampton Inn
- Abundance of retail services along Mill Plain Blvd including numerous restaurants
- Property is 2 blocks from Mill Plain
- Walkable to retail services





# FLOOR PLAN

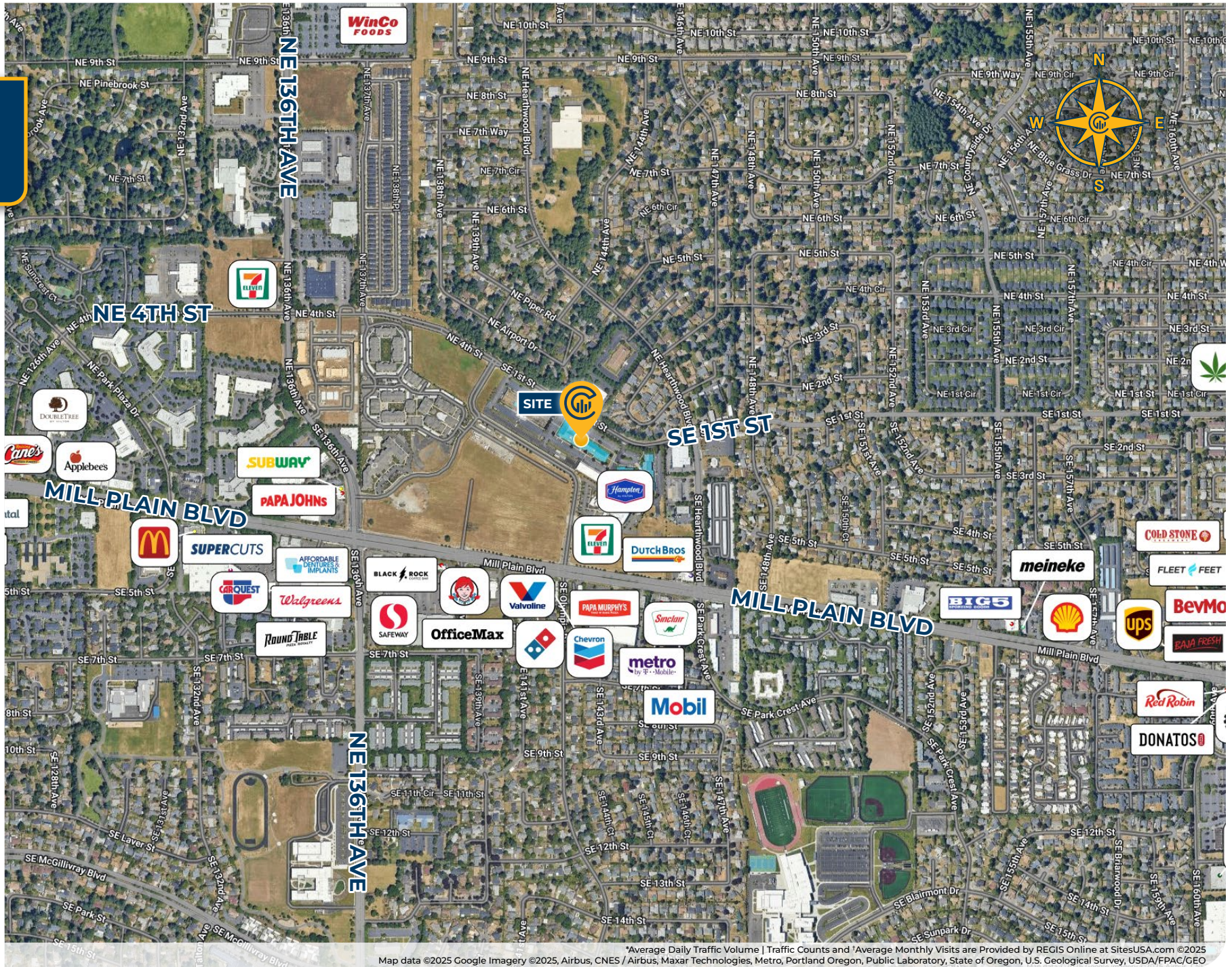
## FLOOR PLAN







# LOCAL AERIAL MAP

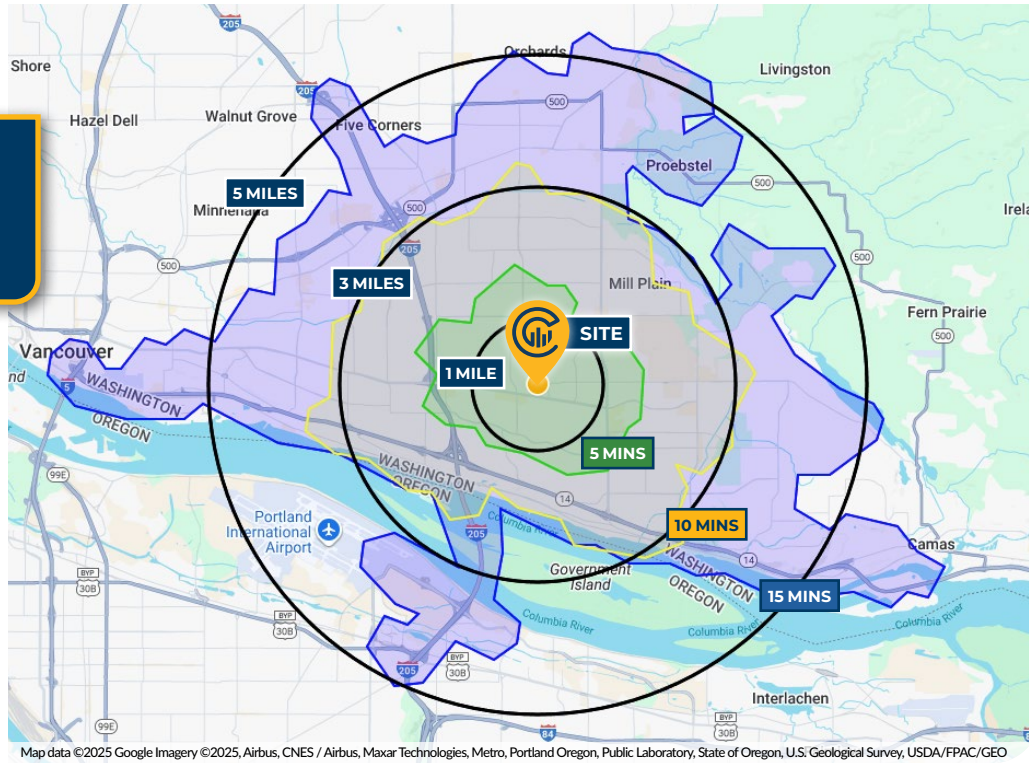


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	20,996	120,296	231,205
2030 Projected Population	21,871	122,036	234,810
2020 Census Population	19,692	117,460	222,207
2010 Census Population	17,695	102,157	193,627
Projected Annual Growth 2025 to 2030	0.8%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	1.2%	1.2%	1.3%
Households & Income			
2025 Estimated Households	8,702	47,692	89,526
2025 Est. Average HH Income	\$113,130	\$120,293	\$124,199
2025 Est. Median HH Income	\$83,273	\$93,368	\$94,571
2025 Est. Per Capita Income	\$47,011	\$47,791	\$48,208
Businesses			
2025 Est. Total Businesses	930	4,080	9,917
2025 Est. Total Employees	7,651	37,235	100,409

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
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