

FOR LEASE

CLASS A MEDICAL OFFICE BUILDING

2501 NE 134th Street | Vancouver, WA 98686

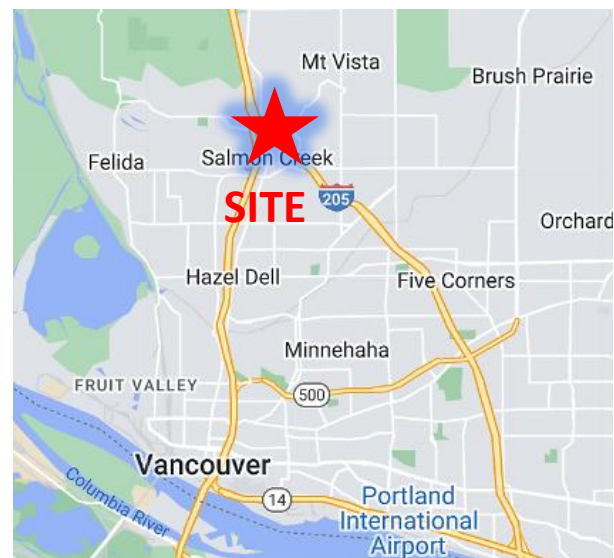


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Building I:
- Suite 105 – 1,654 SF
- \$29.50/SF NNN
- 5/1,000 SF parking ratio
- Great location near Legacy Salmon Creek Hospital and minutes to restaurants, retail, hotels and health club
- Easy access to and from I-5 and I-205



FOR MORE INFORMATION:

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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,610	74,935	165,287
2030 Projected Population	8,951	74,935	165,287
Est. Average Household Income	\$121,705	\$126,077	\$122,325
Est. Total Businesses	1,814	3,919	6,510
Est. Total Employees	8,622	23,256	41,994

Average Daily Traffic

NE 134th St @ NE 134th Way E – 13,976

I-205 @ NE 134th St NW – 13,896

I-205 @ NE 134th St N – 15,000

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.