

# FOR LEASE

3,108-12,768 SF Office Space

Well-maintained, professional office building  
in downtown Vancouver, WA  
with easy access to I-5, SR-14 and PDX.



**1300 ESTHER STREET | VANCOUVER, WA 98660**



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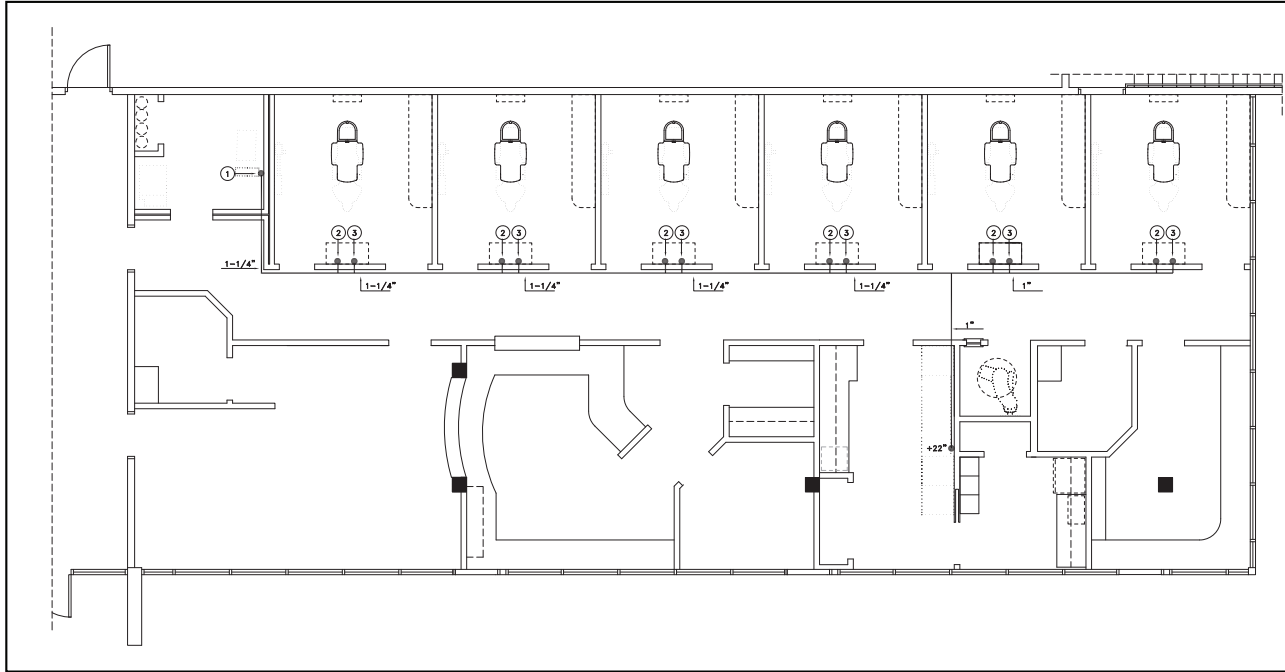
*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

# OVERVIEW - 1300 Esther Street

1300 Esther is a professionally maintained office building featuring two floors and an elevator. It remains owned by its original developers. In 2019, the entire second floor underwent a complete remodel. Exterior upgrades, including new siding, fresh paint, and a roof seal, were completed in 2024. Situated in downtown Vancouver, WA, this location provides convenient access to I-5, SR-14, and PDX, and is just minutes from a variety of amenities.



## Suite 100

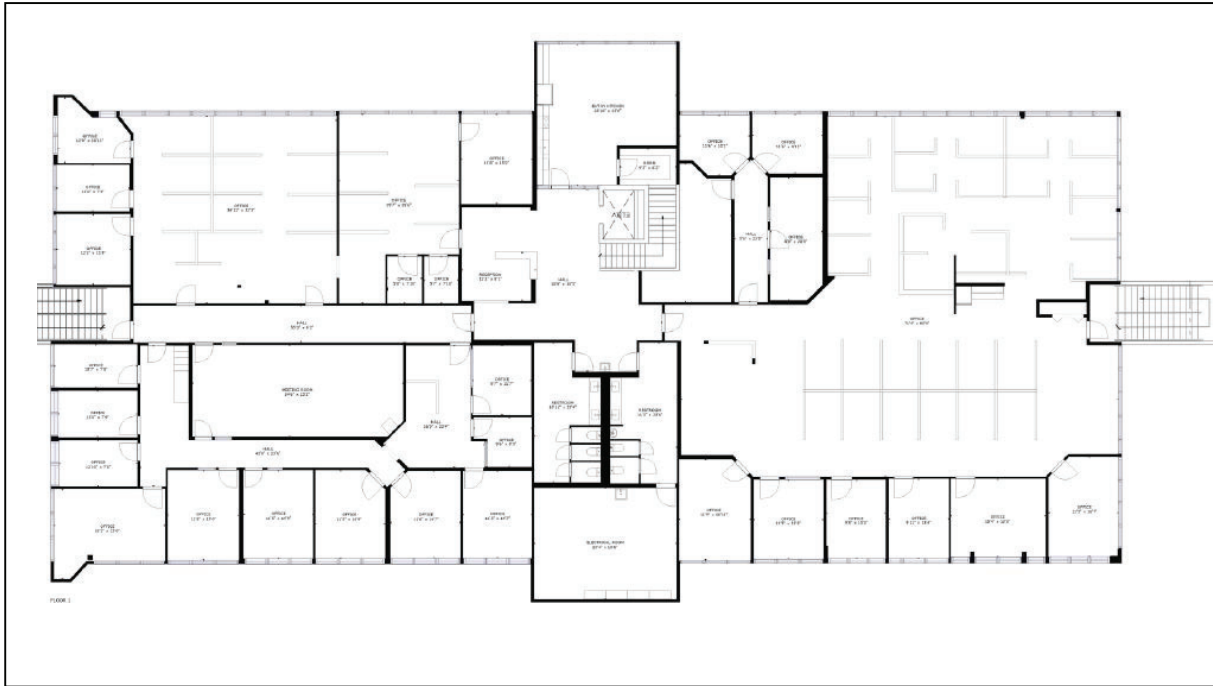


### FEATURES:

- Suite Size: 3,108 SF
- Rate: \$19.00/RSF/Year + NNN
- Available: Now
- Use: Set up as Medical Office but space can accommodate various uses. Landlord offering a \$25/SF Tenant Improvement Allowance
- Reception area, six exam rooms, lab and consultation room, 2 restrooms, private Dr.'s office and breakroom.
- Building Class: B
- Total Bldg. SF: 19,662 SF
- Parking: 2/1,000 SF



## Suite 200



### FEATURES:

- Fully Remodeled in 2023
- Suite Size: 12,768 RSF
- Rate: \$19.00/RSF/Year + NNN
- Available: Now
- Use: Office
- Reception desk, 26 offices (includes 4 large offices and conference rooms), boardroom, server room, kitchen/breakroom, and open seating for approx. 50 people.
- Building Class: B
- Total Bldg. SF: 19,662 SF
- Parking: 2/1,000 SF
- Potential to demise the space into multiple suites



# AERIAL MAP



Located in downtown Vancouver, WA, this property is just a block east of the Clark County Courthouse and Public Service Center. It boasts easy access to Mill Plain Blvd., I-5, and SR-14, and offers ample street parking along with a secured onsite parking garage. Its proximity to the downtown area provides numerous options for dining, retail, banking, fitness, parks, and lodging. Additionally, Portland International Airport is only a 15-minute drive east via Highway 14 and I-205, while downtown Portland is roughly 10-20 minutes south by car.