

# FOR SALE OR LEASE

## PRIME MEDICAL/PROFESSIONAL OFFICE SPACE

Independent Plaza

1406 SE 164<sup>th</sup> Ave | Vancouver, WA 98683



900 Washington St, Suite 850  
Vancouver, WA  
360.597.0574 | www.fg-cre.com



### PROPERTY HIGHLIGHTS

- Building Size: 16,369
- Stories: 2 floors elevator served
- Parking: 3:1,000 ratio offering, covered, surface and additional overflow potential
- Zoning: Community Commercial (CC)
- Year Built: 2003
- Signage Opportunities: Monument and potential building signage
- Sale Price: \$3,295,000 (\$201/SF)

### Exceptional Opportunity in East Vancouver!

This modern, versatile office building offers unmatched flexibility for medical and general offices available in various sizes. Whether you're looking to own your space or lease for the future, this is a perfect opportunity to position your business and build your identity in one of the most sought-after commercial areas in Vancouver, WA.

**For more information or to schedule a tour, please contact:**

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Suite	Use	Size	Rate	Combined
200	Office/ Medical	6,366 RSF	\$21.00/RSF Full Service	Both suites can be combined to 10,831 RSF
250	Medical	4,465 RSF	\$27.50/RSF Full Service	
100	Office	4,370 RSF	Leased	Cornerstone Bank
101	Office	1,168 RSF	Leased	Met Life Financial

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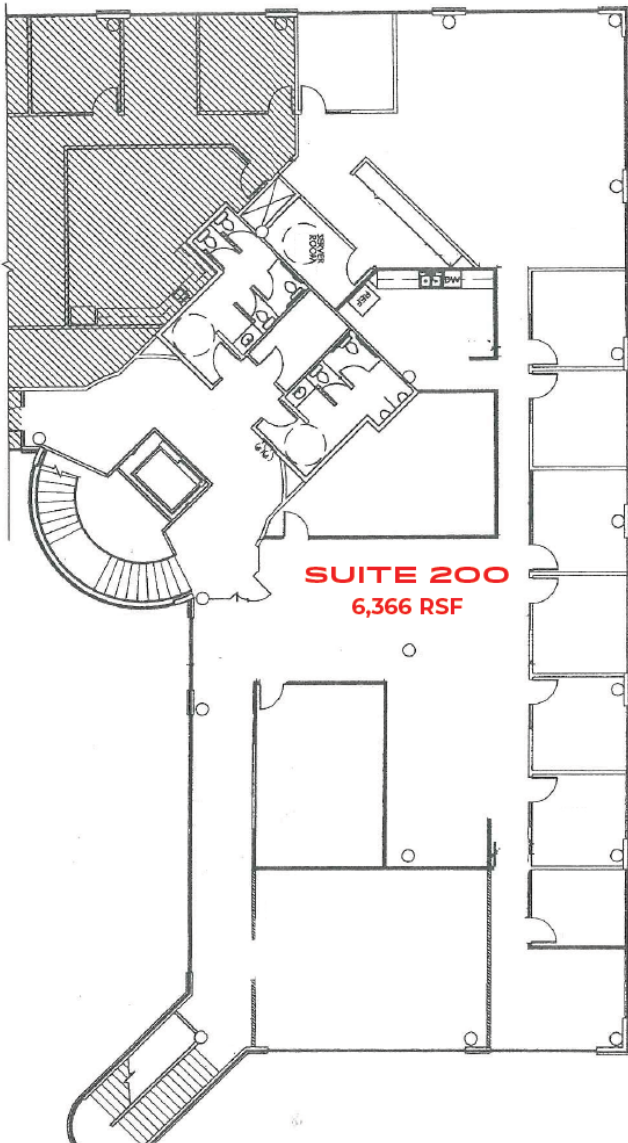
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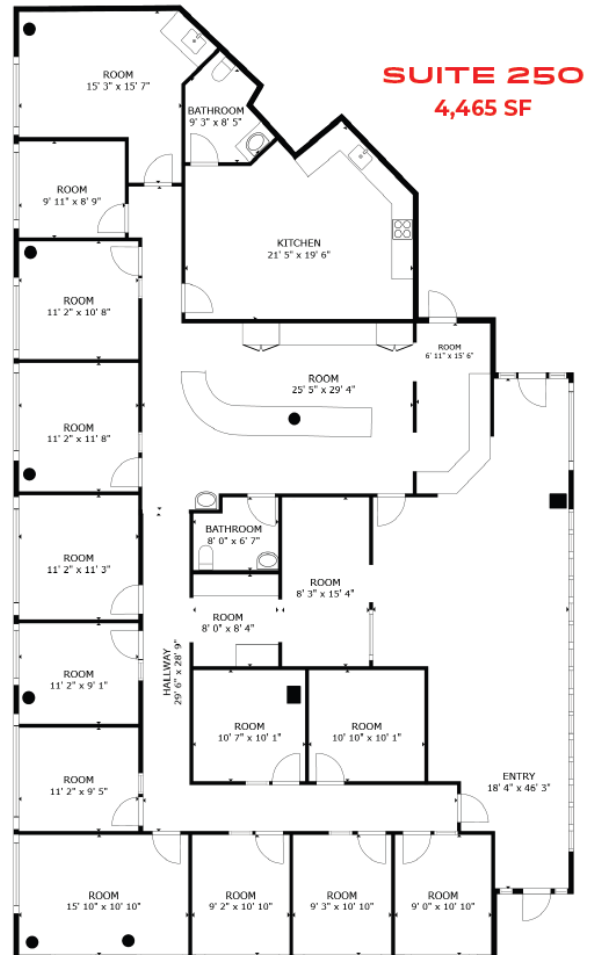
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### Building Features:

- Modern design with open floor plans, high ceilings, and abundant natural light
- High-speed data/telecommunications
- 24/7 access, secured after hours with key fob access. Building managed locally
- Covered and surface parking options
- Flexible leasing options are available, with the ability to customize spaces to fit your business's unique needs



### EXISTING HEALTH CARE MEDICAL BUILD-OUT



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### Why Choose Independent Plaza?

- Excellent opportunity to own your own space while realizing the income benefit from other Tenants.
- Adaptable to a variety of office needs, from large open floor plans to smaller suites.



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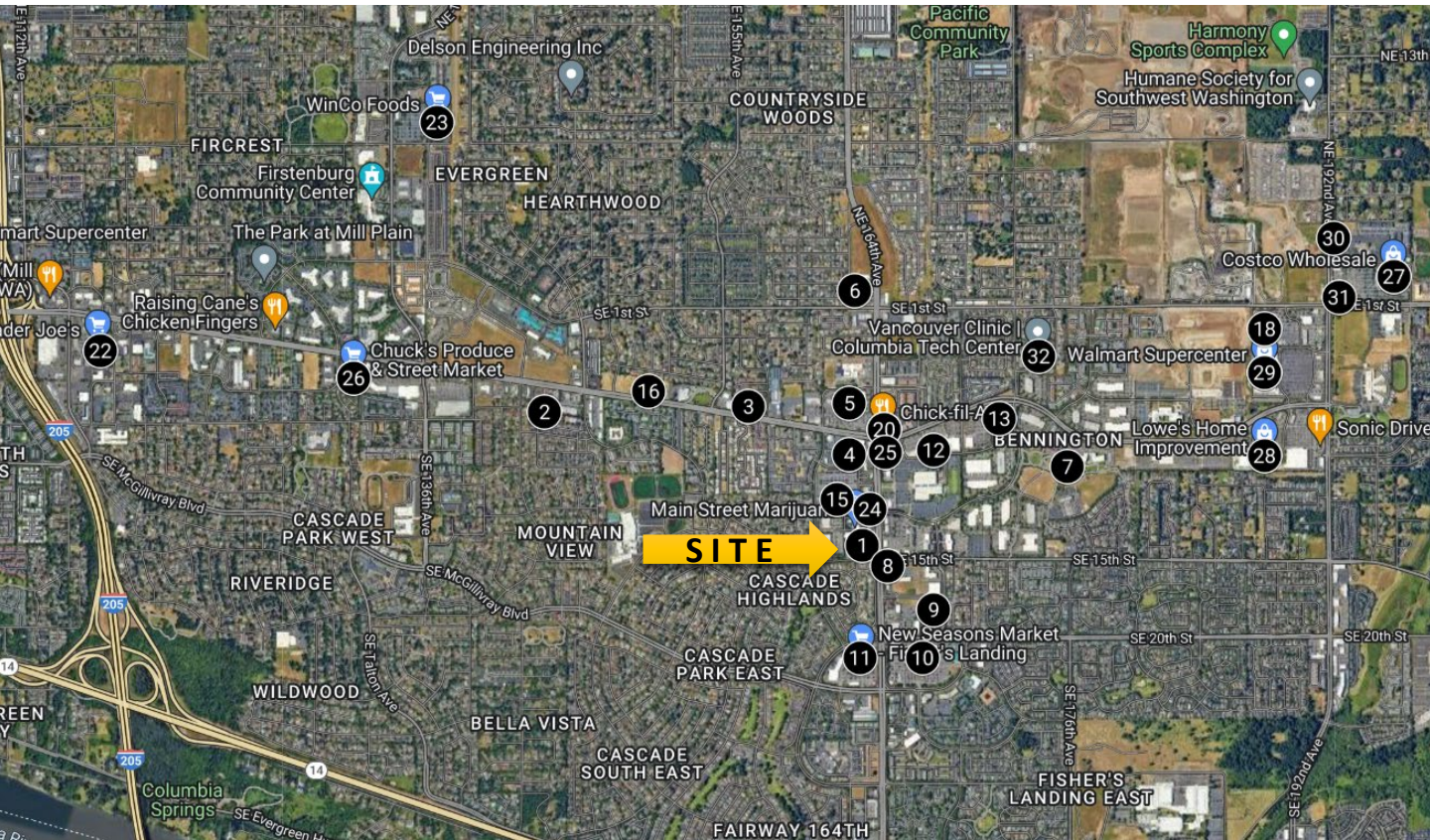
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### Location Benefits:

- Surrounded by essential services, including restaurants, retail, hotels, athletic clubs, medical and public transit.
- 10 minutes to Portland International Airport and 20 minutes to Downtown Portland
- Ideal for corporate headquarters, professional services, or medical offices.



### Restaurants

- 8. Black bear Diner Vancouver
- 14. Chick-Fil-A
- 22. Taco Bell
- 23. Olive Garden
- 26. Pacific House at Union Station
- 27. Coast to Coast Fish House

### Shopping

- 5. Target
- 7. Columbia Tech Center
- 12. Michaels
- 13. Kohl's
- 17. Home Depot
- 18. Costco Wholesale
- 24. Lowe's Home Improvement
- 25. Walmart Supercenter

### Grocery

- 6 Las Palmas Mexican Market
- 10 Fred Meyers
- 11 New Seasons
- 16 Ocean King Market
- 19. Chuck's Produce
- 20. Trader Joe's
- 21. WinCo Foods

### Medical

- 4. Pacific Northwest Pet ER & Specialty Center
- 28. Vancouver Clinic

### Entertainment

- 2. Mountain View Ice Arena
- 9. Big Al's
- 15. Regal Cascade

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.