

# FOR LEASE

## PROFESSIONAL OFFICE

11201 NE 9<sup>th</sup> Street | Vancouver, WA 98684



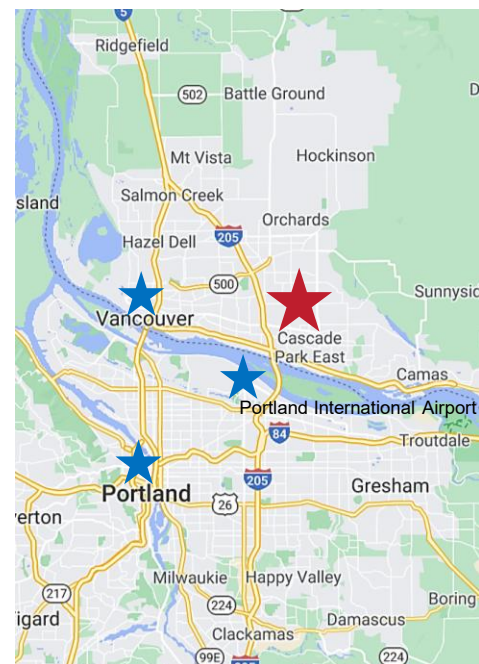
900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

Nestled in a quiet, wooded setting just minutes from the I-205 and Mill Plain Boulevard interchange, the property offers convenient access to all essential services, including PeaceHealth hospital, mass transit, retail centers, and a wide variety of restaurants just 10 minutes from Portland International Airport (PDX). Multiple broadband options are available, including cable, DSL, and CAT 6 wiring. Fiber optic infrastructure is located along 112th Avenue. All utilities are in place to support professional office users.

- Available:
  - 2nd Floor: Approximately 1,502 – 4,254 RSF
- Asking Rate: \$28.00/SF Full Service
- Parking: 148 spaces (6.00/1,000 SF ratio)
- Abundant natural light throughout
- Ideal for professional or medical office tenants
- Shared access to a heated, covered rooftop patio
- Secure key card access is available



## FOR MORE INFORMATION:

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360.597.0575 | [dbartocci@fg-cre.com](mailto:dbartocci@fg-cre.com)



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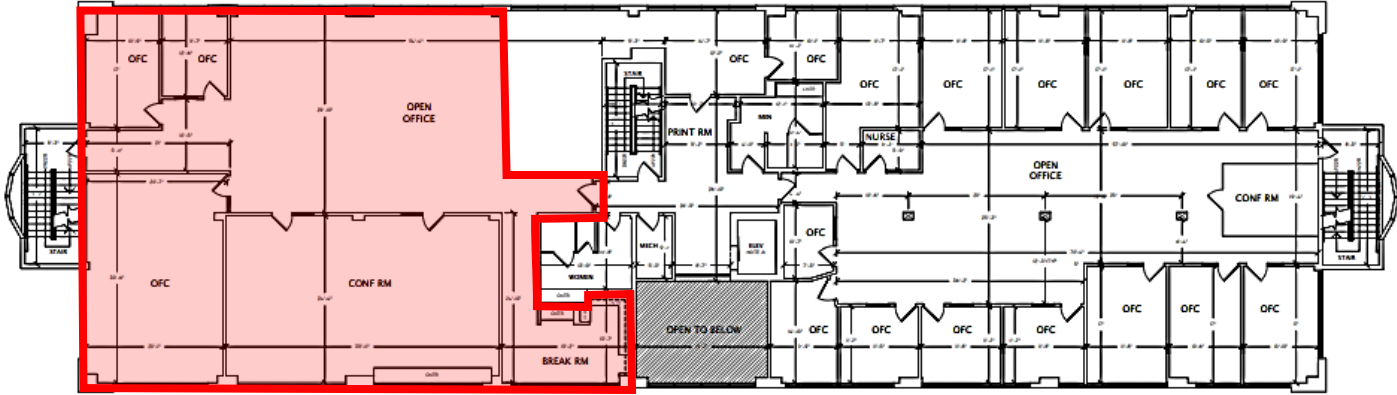
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### 2nd floor



Approximately 4,254 RSF



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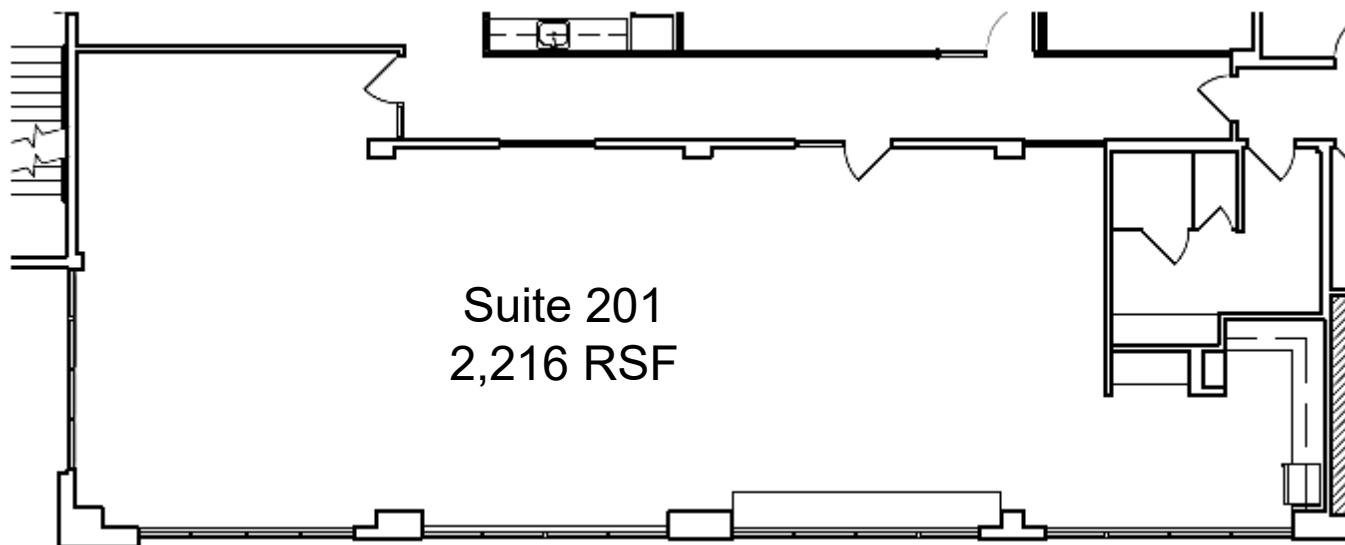
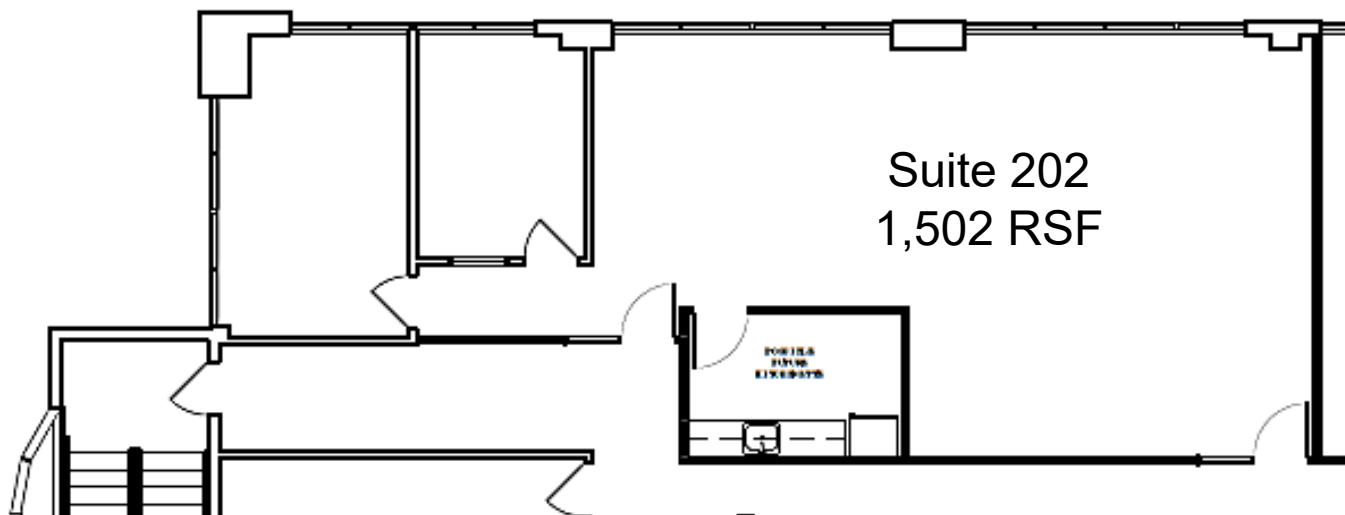
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## Possible demising options





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Ninth Street Professional Building is a highly visible, three-story office building located directly off Interstate 205, providing quick and easy access to nearly everywhere in the metropolitan area.

PeaceHealth Southwest Washington Medical Center is located less than five minutes west. Legacy Hospital, Portland International Airport and Interstate 5 less than ten minutes away.

Ninth Street Professional Building was built using the highest quality materials including steel frame construction. The building offers numerous tenant amenities, including state-of-the-art conference room, sun deck and excellent monument signage.





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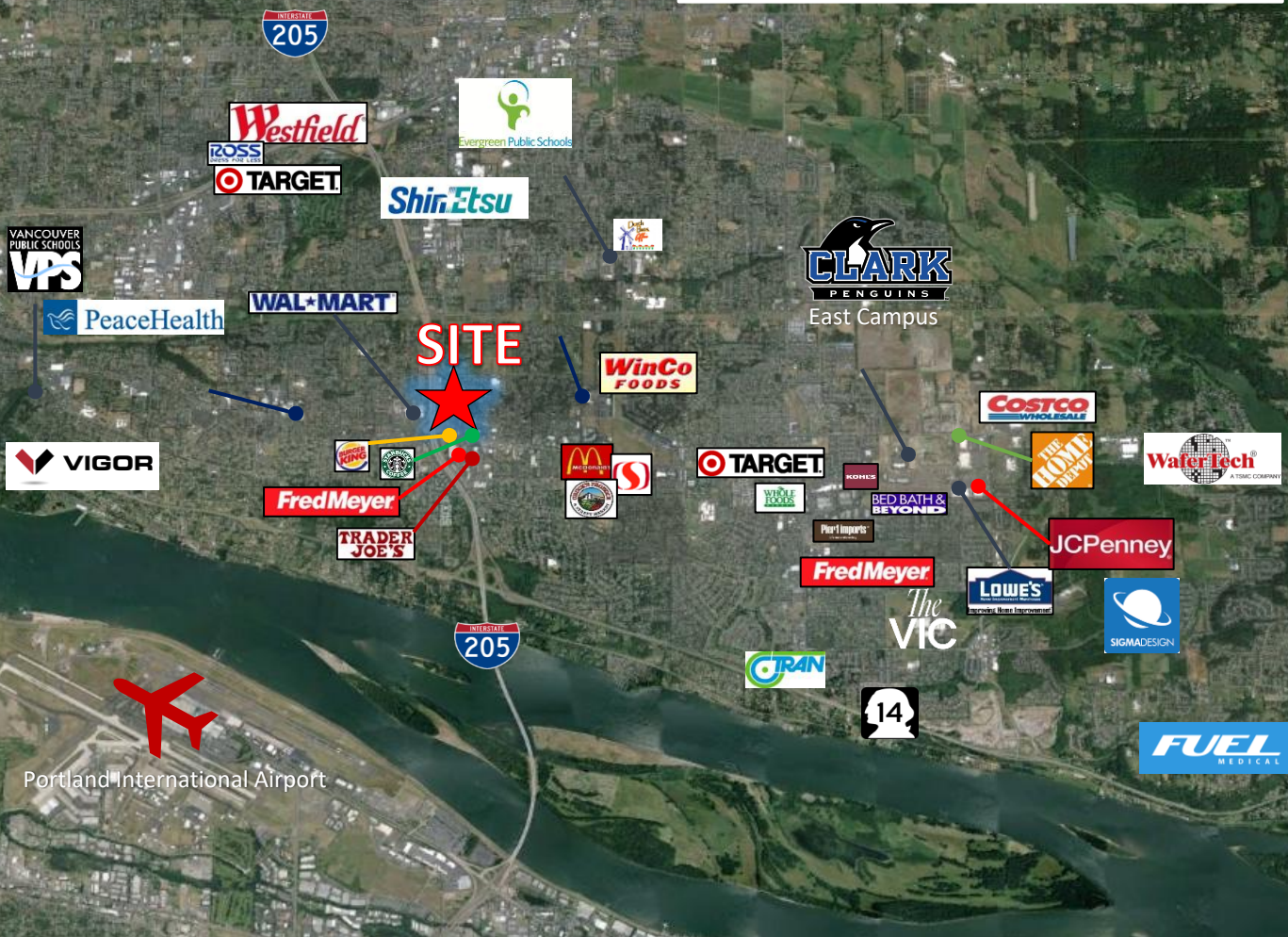
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Great mix of national, regional  
and medical tenants



No Corporate or  
Personal Income  
Tax in Washington  
State



Local and State  
Tax Incentives



\$1.5 B Mixed Use  
Waterfront Investment  
14 Min. to Waterfront



5 Min. to PeaceHealth SWW  
12 Min. to Legacy Hospital  
Salmon Creek



14 Min. to  
Portland  
International  
Airport



21 Min. to Portland's  
Pearl District



40 Min. to Columbia  
River Gorge  
National Scenic  
Area

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.