

FOR SALE

8513-8515 NE Hazel Dell Avenue

Vancouver WA 98660

Oak Place Professional Offices

Leased Investment / Owner User Opportunity!

Two-Building Stabilized Office Offered as a Portfolio Sale



SALE PRICE | **\$3,300,000**

PORTFOLIO HIGHLIGHTS

High-visibility location along a major north–south corridor in Hazel Dell

Strong tenant mix of professional and service-based users

Stable income with upside through rent growth and renewals

Flexible ownership structure – separate parcels allow future sale or refinance individually

Attractive, well-maintained assets with professional landscaping and curb appeal

Functional suite layouts ideal for small to mid-size office tenants

Proximity to amenities – retail, dining, banking, and residential growth corridors

Easy access to I-5, Downtown Vancouver, and Portland MSA

Positioned for long-term appreciation within a supply-constrained submarket

FOR MORE INFORMATION:

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Fuller Group | 900 Washington St. Suite 850 | Vancouver | WA 98660

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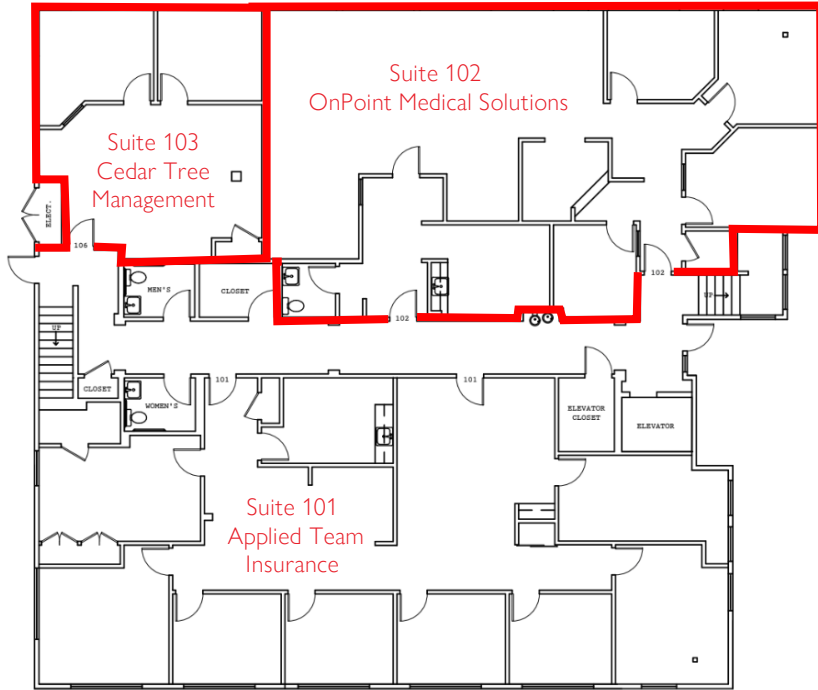
PROPERTY DETAILS

Address:	8513 & 8515 NE Hazel Dell Ave, Vancouver, WA
Building Area:	15,818 SF (12,200 SF & 3,618 SF)
Total Land Area:	Approx. 51,836 SF (1.19 AC)
Parcel Numbers:	145250000, 97976302, 97976304, 97976306
Year Built:	8513 NE Hazel Dell – 1999; 8515 NE Hazel Dell – 1880s (converted to 3-unit office condo)
Parking Ratio:	4 / 1,000 SF (non-reserved surface parking)
Public Transportation:	C-TRAN Route 31
Access:	Direct frontage along Hazel Dell Ave with easy access to I-5
Sale Price:	\$3,300,000 (\$209/SF)
NOI:	\$228,666
Cap Rate:	6.93%

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FIRST FLOOR

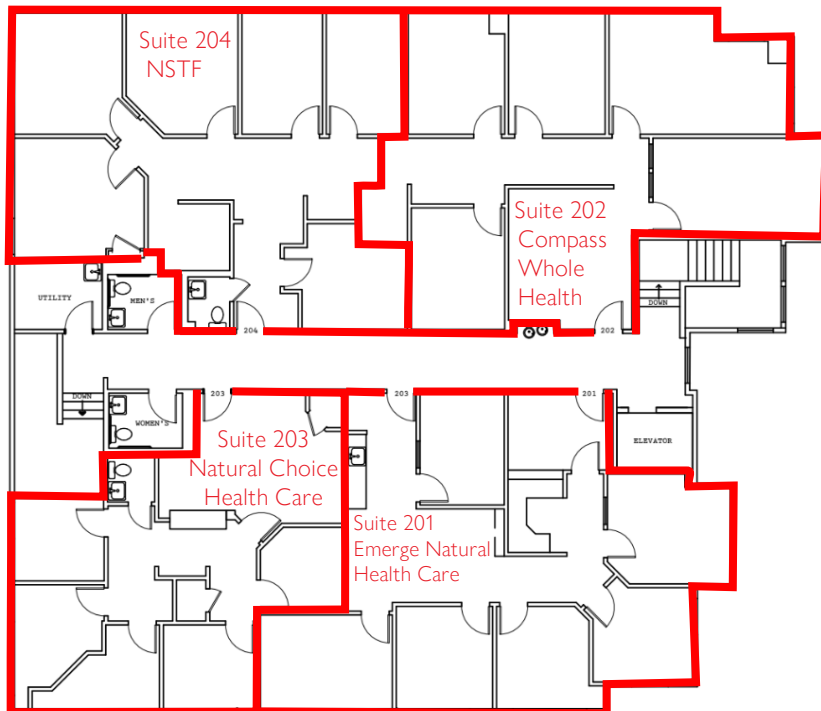


8513 NE Hazel Dell

BUILDING HIGHLIGHTS

- 12,200 SF
- 2 floors
- Elevator served
- 100% Occupied
- Updated LED lights throughout

SECOND FLOOR



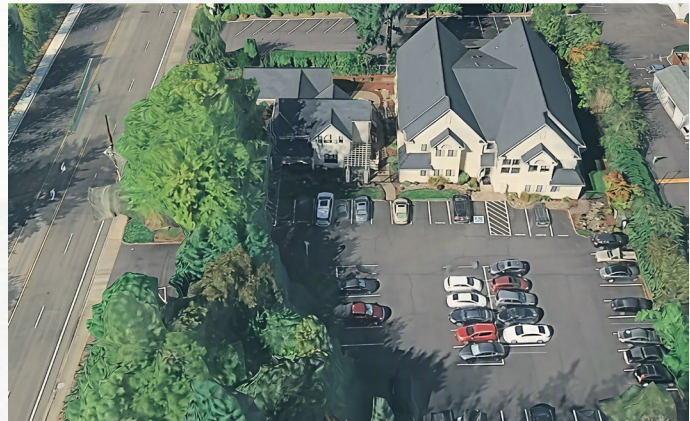
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8515 NE Hazel Dell

BUILDING HIGHLIGHTS

- 3,618 SF
- 2 floors
- 3 separate condo units
- Each unit is a separate tax lot
- Back-up generator with full building redundancy



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CAPITAL IMPROVEMENTS

The ownership has made substantial capital investments to enhance operational efficiency, tenant appeal, and long-term asset durability across both buildings.

SITE & EXTERIOR

- Parking lot expanded to maximize the usable footprint of the parcel
- New LED parking lot lighting installed (2025)
- Parking lot restriped (2025)
- Engineered bioswale drainage system completed to improve stormwater management
 - Swale located along the west property line
 - Designed to direct water flow from the east
- New perimeter fencing installed along neighboring property boundaries

STRUCTURAL & MECHANICAL

- Roof replacements completed approximately 6–7 years ago (both buildings)
- Six heat pumps installed (2020), significantly upgrading HVAC capacity
 - One remaining original unit in good working condition
- New security camera system with 23 cameras
 - 24/7 continuous recording capability

TENANT & INTERIOR

- Suites upgraded with new paint, updated flooring, and new doors as spaces have turned over
 - Demonstrates proactive reinvestment aligned with tenant retention and leasing strategy

8513 NE HAZEL DELL AVENUE

- New hallway carpeting installed (2023)
- New LED light fixtures throughout
- Brand new monitored smoke detection system installed
- New furnace (2026)

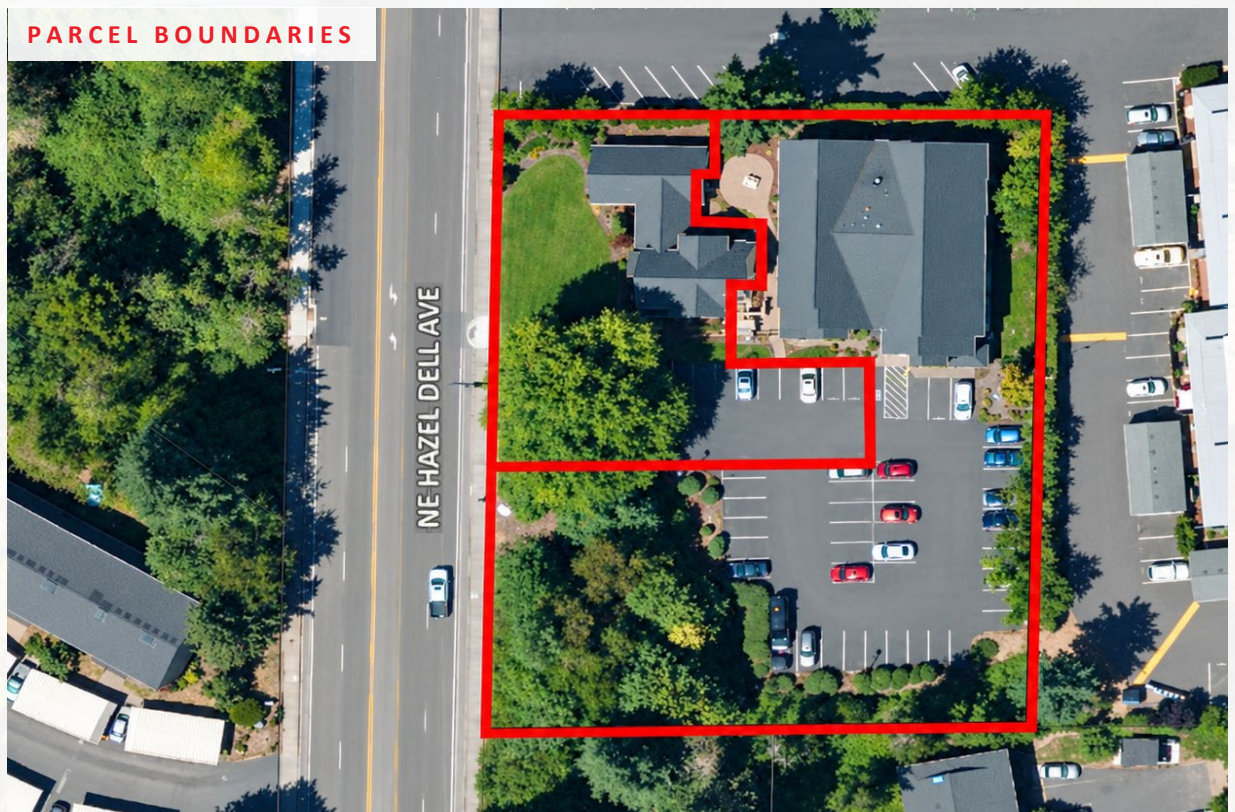
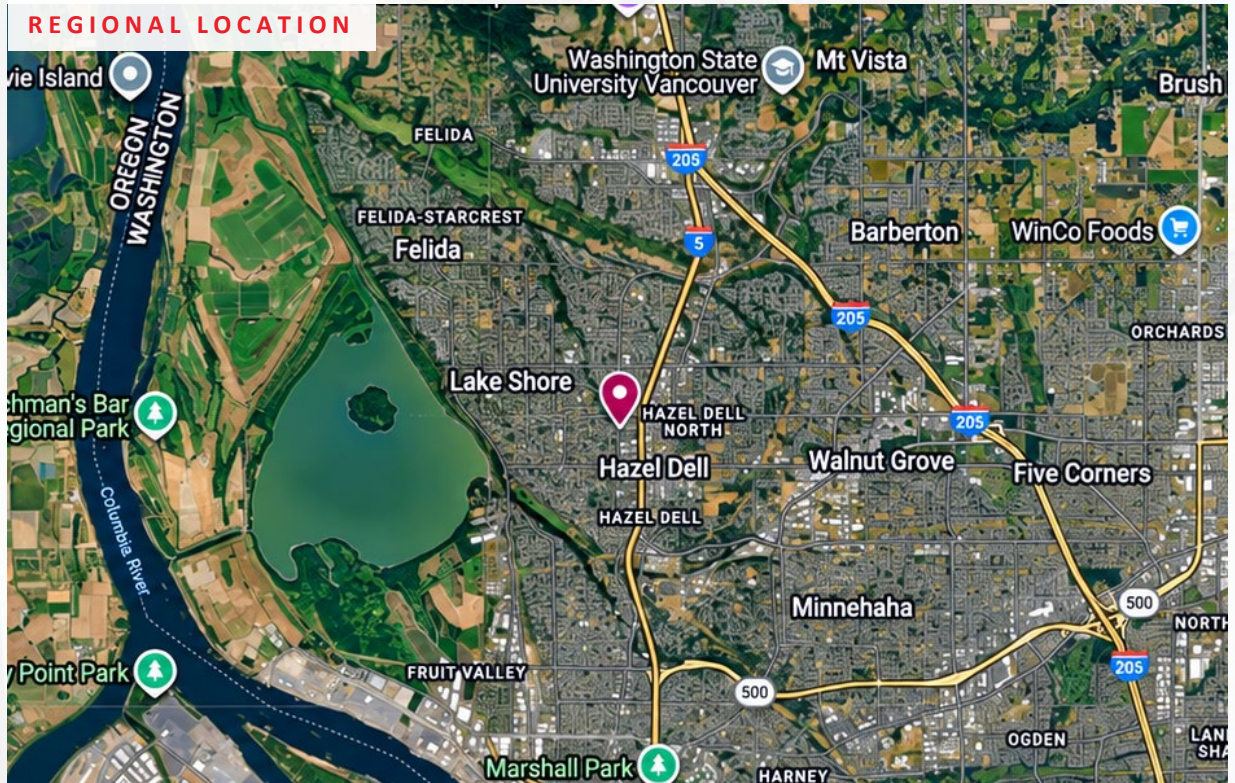
8515 NE HAZEL DELL AVENUE

- Cedar siding repaired and new paint (2025)
- Hickory flooring installed (2021)
- 38-kilowatt backup generator installed
 - Provides full-building redundancy
 - Supports HVAC systems (including heat pumps), lighting, and electrical loads
 - Enhances operational reliability and tenant security



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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.

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AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION 2024			
	16,874	91,332	192,712
	2029: 18,055	2029: 97,986	2029: 207,687
	+1.4% / yr	+1.5% / yr	+1.6% / yr
HOUSEHOLDS 2024			
	6,910	35,367	76,689
	2029: 7,403	2029: 38,002	2029: 82,855
	+1.4% / yr	+1.5% / yr	+1.6% / yr

