

FOR LEASE

CASCADE PARK OFFICE / MEDICAL SPACE

12306 SE Mill Plain Blvd | Vancouver, WA 98684

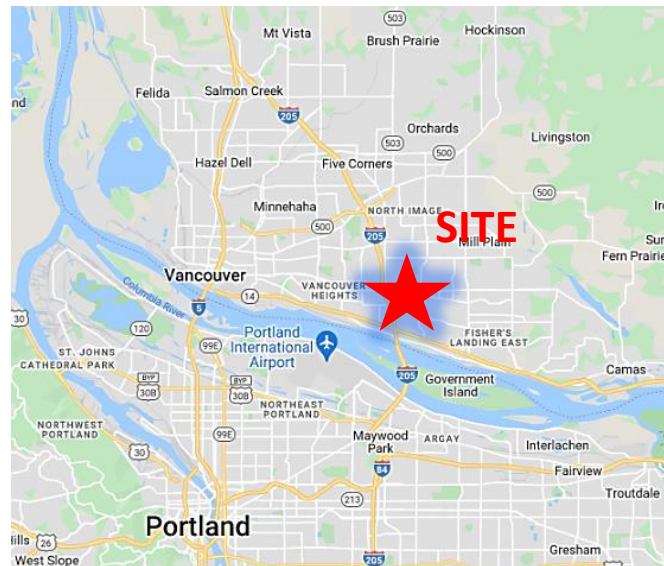


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Availabilities:
 - **1st floor: 1,250 SF**
\$23.00/SF modified gross, excluding utilities and janitorial
 - **2nd floor: 800 SF**
\$21.00/SF modified gross, excluding utilities and janitorial
- 40 Shared parking stalls
- Excellent visibility with monument signage available direct on SE Mill Plain Blvd



FOR MORE INFORMATION:

Doug Bartocci, CCIM
360.597.0575 | dbartocci@fg-cre.com

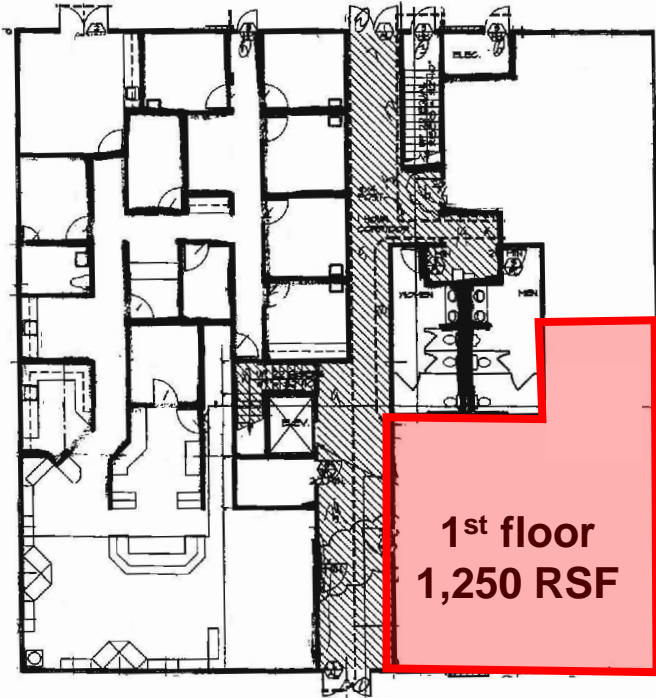
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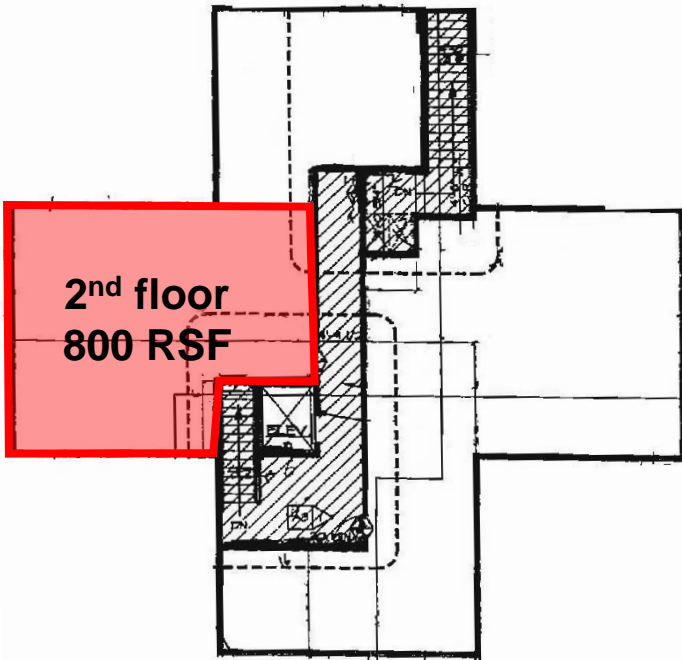


**1st floor
1,250 RSF**



2023 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	17,609	121,803	249,175
2028 Projected Population	18,750	127,876	260,344
Avg. Household Income	\$80,094	\$91,358	\$92,086
Est. Daytime Employment	9,585	36,932	107,885



**2nd floor
800 RSF**



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.