

+/- 2,950 SF PROFESSIONAL OFFICE BUILDING

8501 EAST MILL PLAIN BOULEVARD, VANCOUVER, WA 98664



AVAILABLE FOR LEASE STARTING MAY 1, 2025

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY: TREVOR SOSKY

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Building SF:	2,950
Lease Rate:	\$24.00 SF/Yr + NNN
Lot Size:	0.33 Acres
Parking Ratio:	6+:1,000 SF
Parking:	Up to 19 spaces
Year Built/Remodel:	1980/2020
Zoning:	CC - Community Commercial

Professional office/medical building available with frontage on Mill Plain and once block to Peace Health Hospital. Thoughtfully designed building with 12 rooms for offices/treatment rooms, x-ray room, 3 restrooms, large reception/waiting area, utility room with W/D hookups and plenty of storage. On-site parking for up to 19 vehicles. Signage on Mill Plain.

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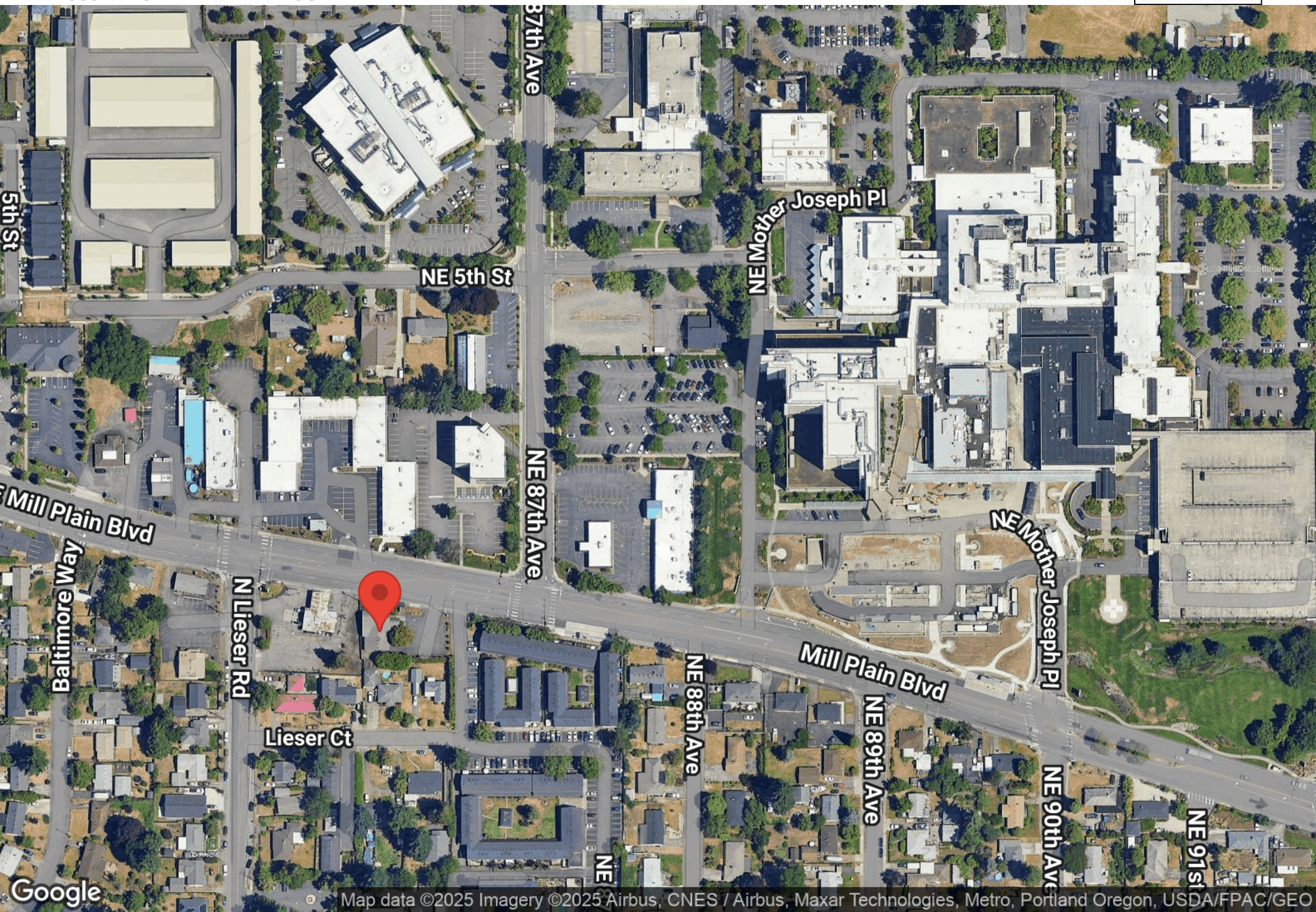
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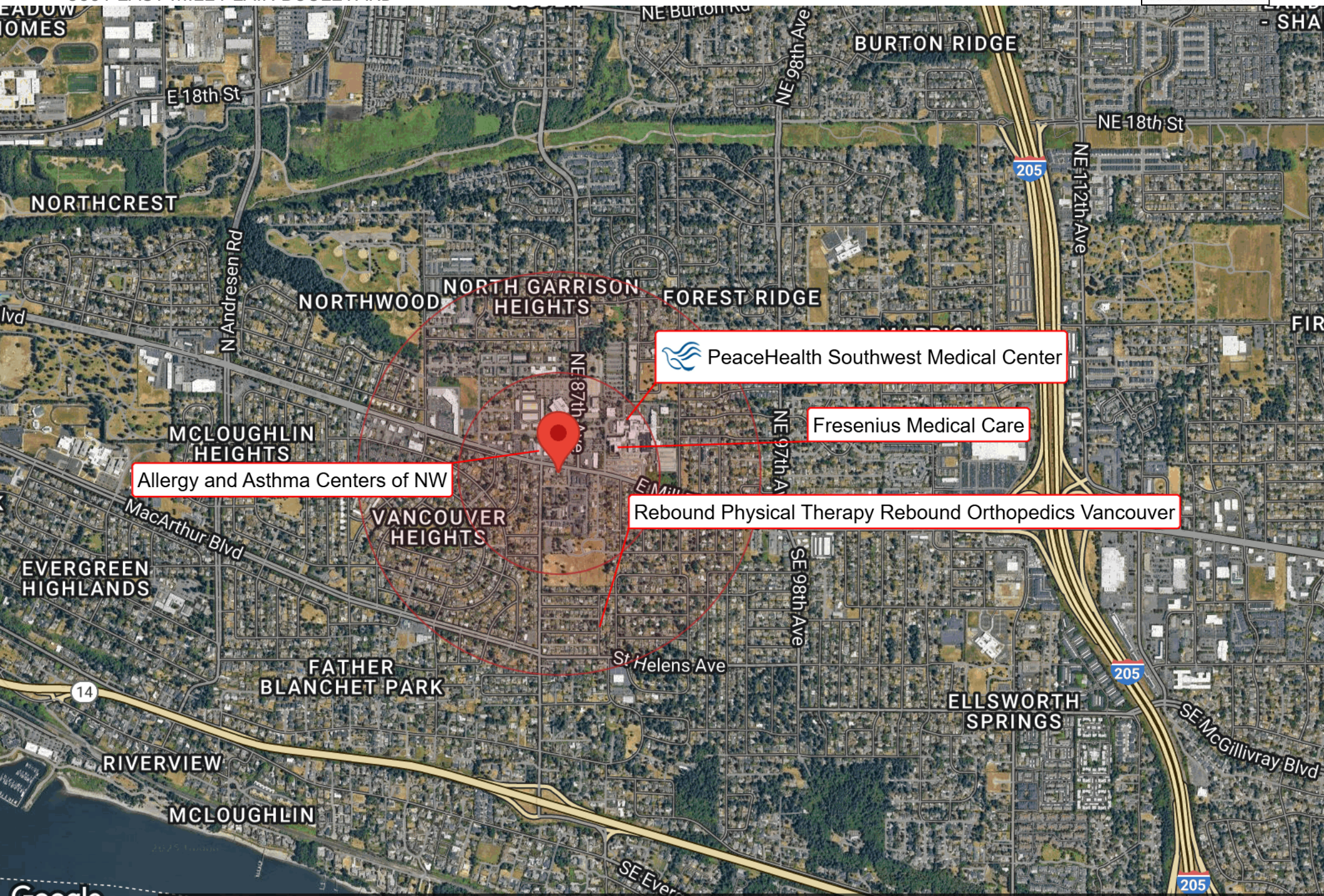


SCALE: 1/4" = 1'-0"

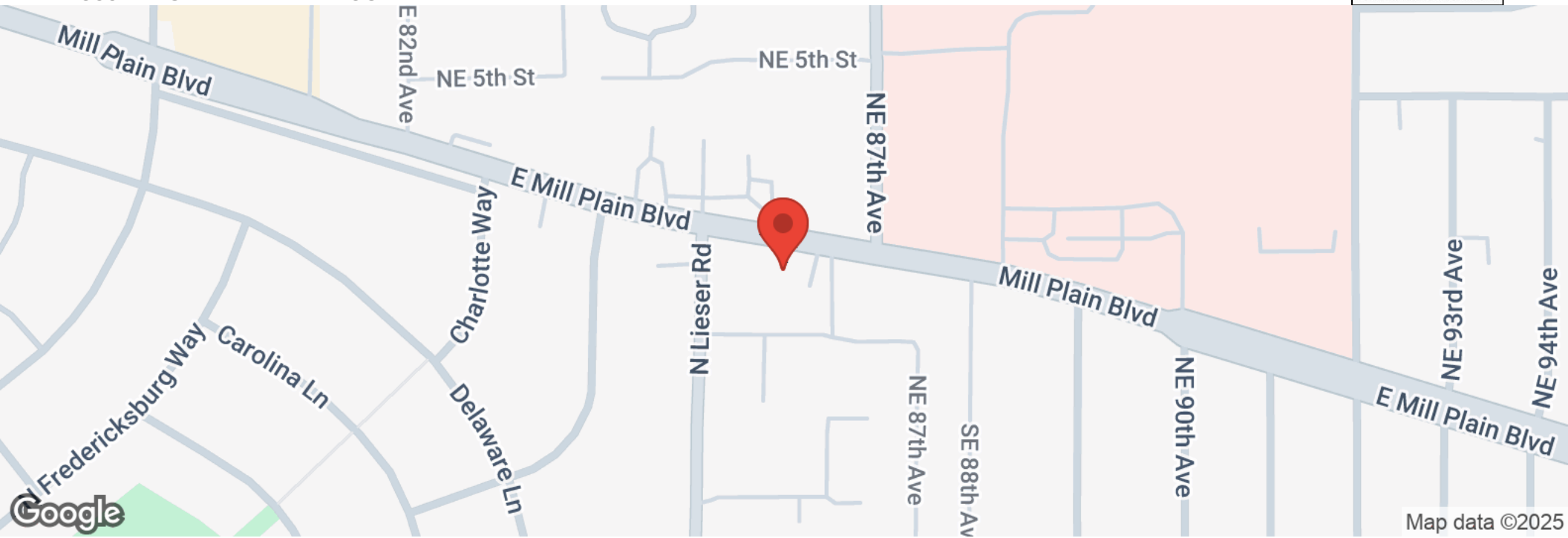
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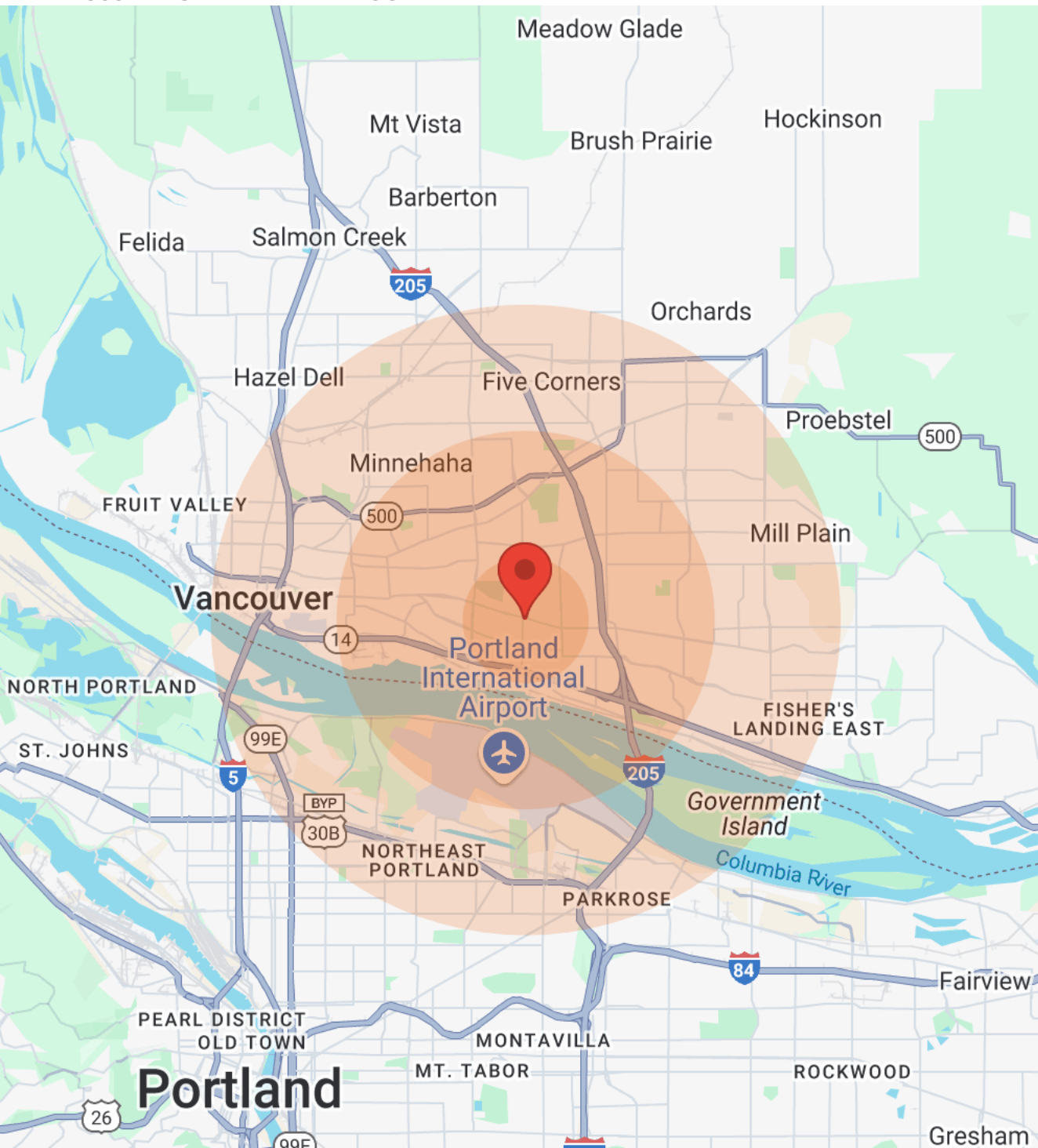


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Male	7,232	46,173	124,952
Female	8,015	47,429	127,781
Total Population	15,247	93,602	252,733

Ages 0-14	2,769	18,291	50,293
Ages 15-24	1,746	11,662	32,744
Ages 25-54	6,023	38,264	102,452
Ages 55-64	1,899	11,056	31,088
Ages 65+	2,810	14,329	36,156

White	13,270	77,547	208,677
Black	209	2,572	9,210
Am In/AK Nat	13	378	910
Hawaiian	53	663	1,389
Hispanic	1,590	11,760	27,681
Multi-Racial	2,766	18,808	46,436

Median	\$43,280	\$47,535	\$50,780
< \$15,000	488	4,587	11,063
\$15,000-\$24,999	893	4,900	10,878
\$25,000-\$34,999	863	4,384	11,670
\$35,000-\$49,999	1,093	6,755	15,941
\$50,000-\$74,999	1,153	8,148	22,248
\$75,000-\$99,999	688	4,243	12,976
\$100,000-\$149,999	580	3,309	10,347
\$150,000-\$199,999	212	997	2,463
> \$200,000	186	842	1,725

Total Units	6,695	41,152	107,105
Occupied	6,283	38,478	100,729
Owner Occupied	3,657	17,510	55,649
Renter Occupied	2,626	20,968	45,080
Vacant	412	2,674	6,376