

20,000 SF 100% Leased Building

14300 SE First St Vancouver, WA 98684

FOR SALE



Updated and Excellent Condition
Professional Office Building

A great value at \$3,740,000
and 6.6% Cap Rate

Robin Denburg

503 – 484 – 8402

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WINDERMERE COMMUNITY COMMERCIAL REALTY

2105 NE Cesar E Chavez Blvd, Suite 220, Portland OR 97212

Property and Location Description

- 1.88 acres, includes very large Parking Lot
- Class B Office Building
- Zoned Office Commercial Industrial (OCI)
- Excellent central area location in Vancouver
- Located in the desirable Cascade Park area, just north of E Mill Plain Blvd
- Convenient access to downtown, I-5 and SR-14



Suite sizes: 10,368sF | 2,518sF | 2,288sF
2,140sF | 452sF | 400sF | 393sF

Sizes are approximate based on property history.

- **Excellent and updated condition property**
- **Newer mechanicals, roof, and systems**
- Suites include private offices, open work areas, & conference rooms
- Common areas include conference room & large kitchenette
- Elevator & several bathrooms (both private and shared)
- Large parking lot with over 100 spaces (Ratio of 4.88 / 1,000SF)
- The property is located close to many retail & restaurant options
- Great investment opportunity with strong financials



PROPERTY PHOTOS

SUITE

200



SUITE

115



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PROPERTY PHOTOS

SUITE

130



SUITE

150



SUITE

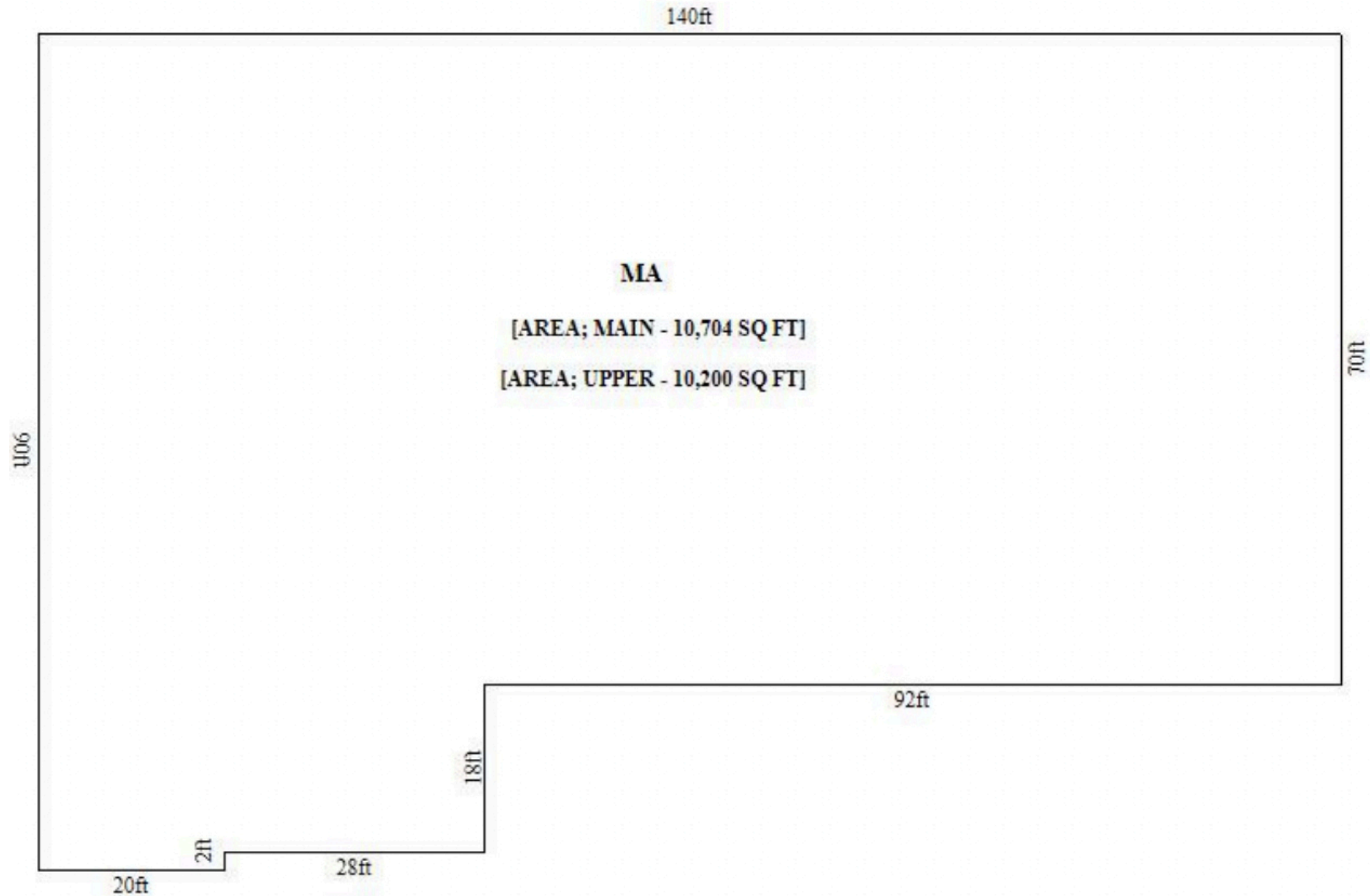
120



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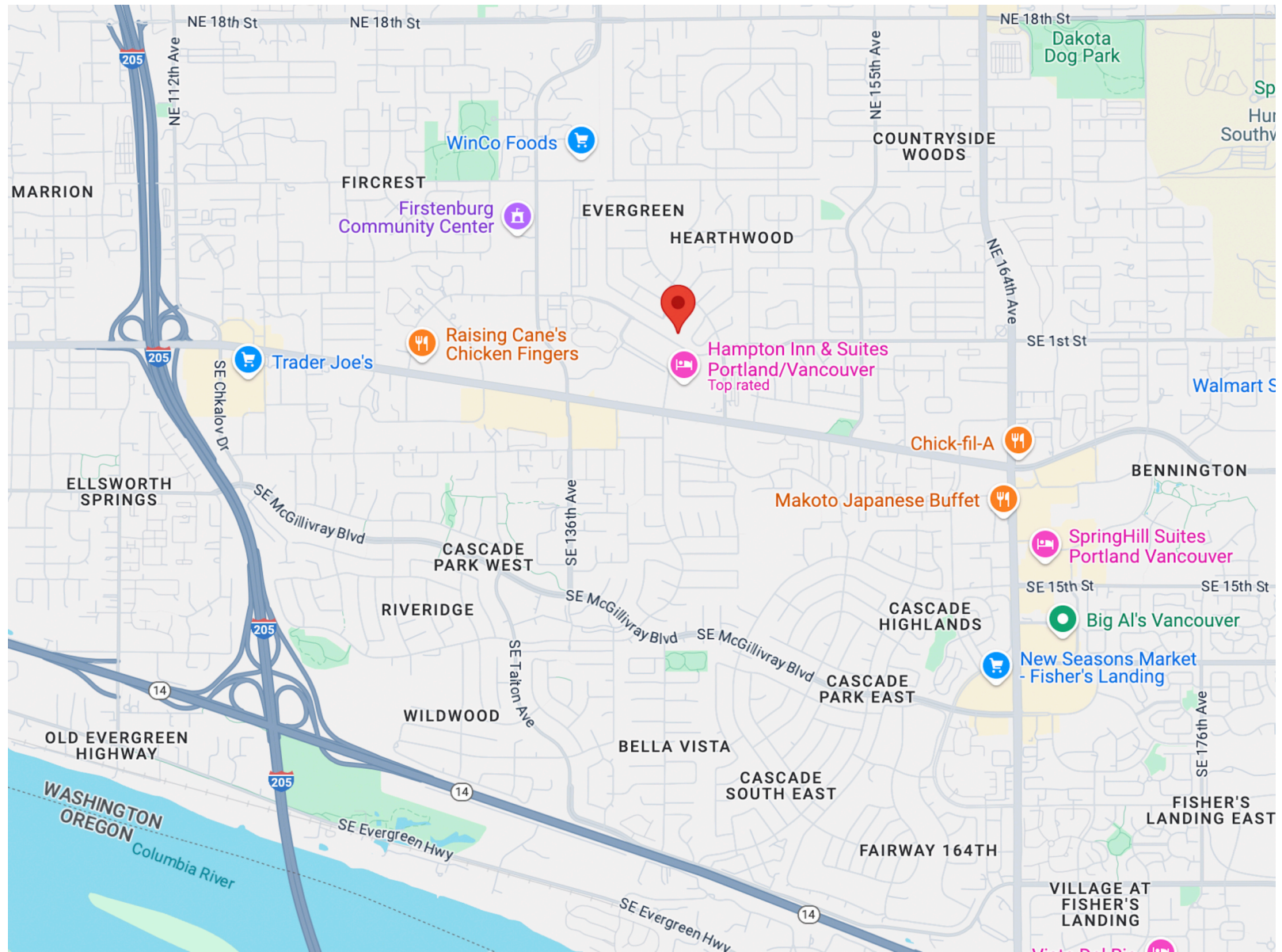
PROPERTY LAYOUT



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AERIAL VIEW



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