

FOR LEASE

CASCADE PARK OFFICE/MEDICAL SPACE

12214 SE Mill Plain Blvd | Vancouver, WA 98684

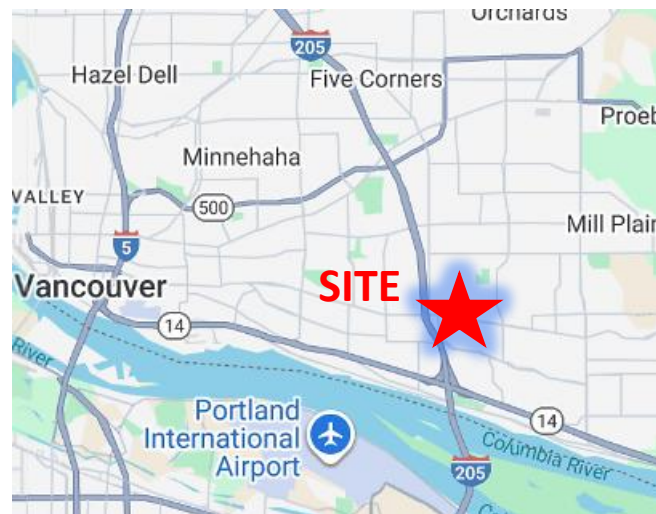


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- AVAILABILITY:
 - Suite 101 – 2,249 RSF
 - Former chiropractic space, perfect for physical therapy, massage or chiropractic user, as well as a general office space
- \$22.00/SF modified gross (excludes janitorial)
- Parking ratio of 4.0/1,000 SF
- Monument signage available directly on SE Mill Plain Blvd.; onsite shower facilities



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR
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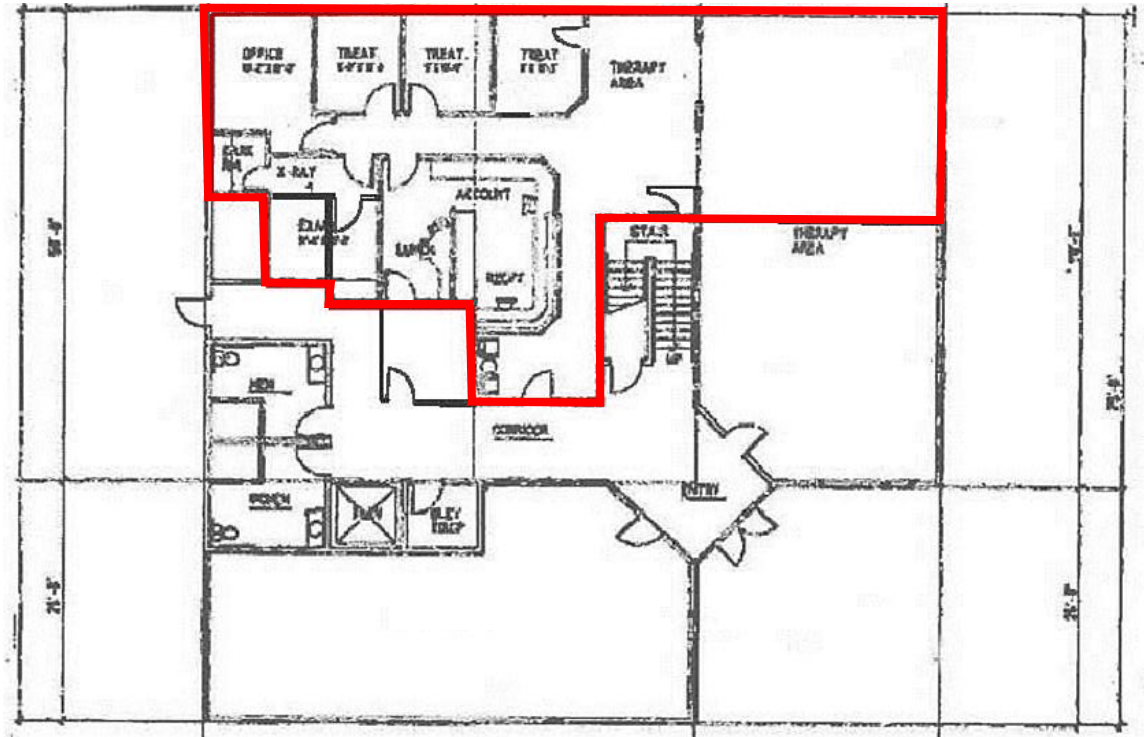
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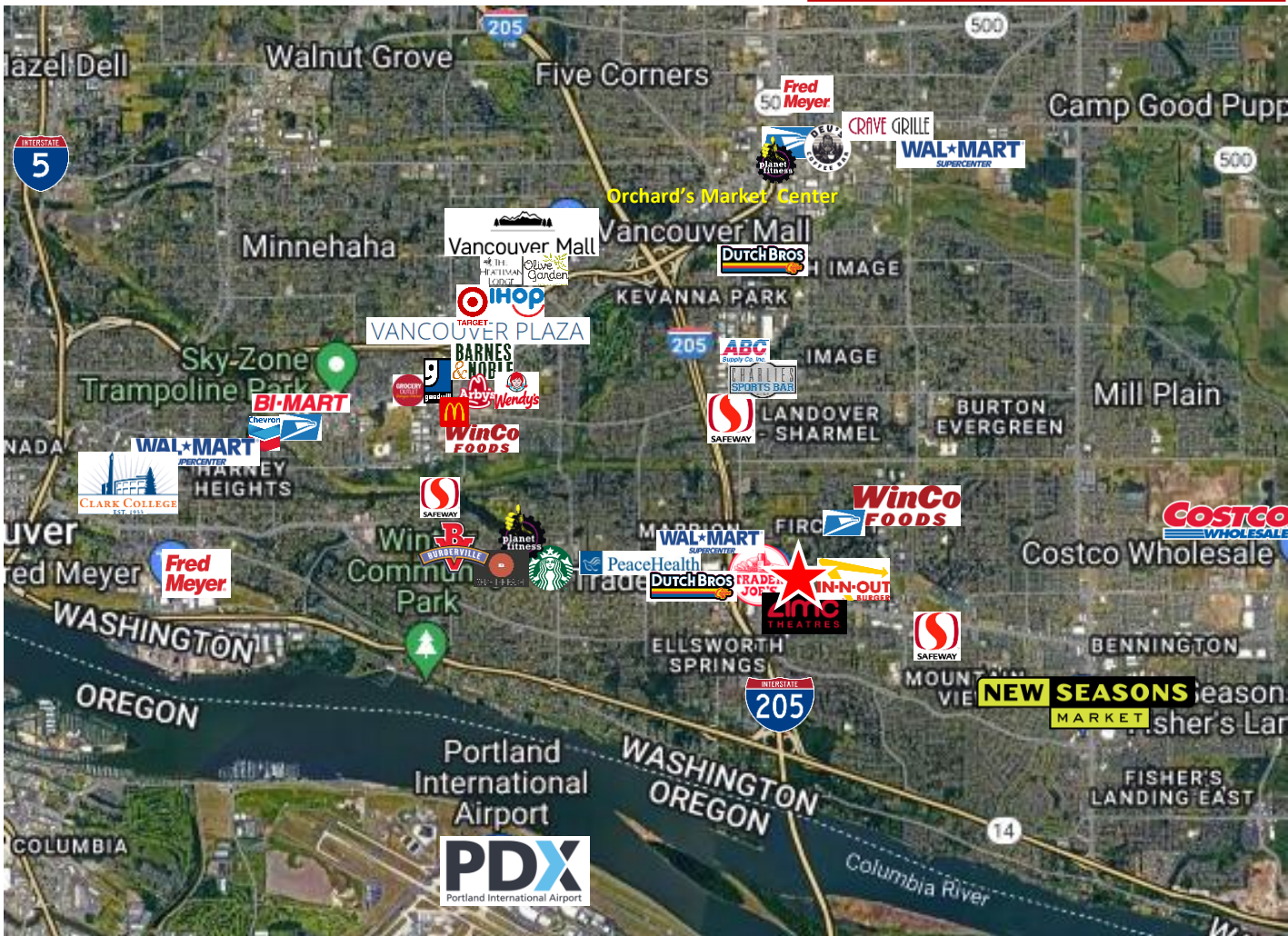
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,843	121,573	250,932
2029 Projected Population	19,537	131,243	268,924
Est. Average Household Income	\$79,186	\$92,556	\$93,061
Est. Total Businesses	1,448	5,615	12,799
Est. Total Employees	9,174	39,799	111,553

Nearby businesses include:



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.