

# FOR SALE

**2 OFFICE BUILDINGS W/ ON-SITE PARKING**

## *Mill Plain Plaza*

12000 & 12014 SE Mill Plain Blvd | Vancouver, WA 98684



**\$4,000,000**

Includes All Current Leases  
Inquire for Information

- **2 Buildings 13,482 SF on .96 AC - Total**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave or Paved Parking Behind Bldg Off 121st Ave**
- **43 Paved Parking Spaces, Including ADA Spaces**
- **2 Blocks East of I-205**

>>> [www.SheaCRE.com](http://www.SheaCRE.com)

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**MAJ COMMERCIAL  
REAL ESTATE**

300 W 15th St. Ste 201 Vancouver, WA 98660

# Mill Plain Plaza





Parking Behind East Bldg



Back of West Bldg



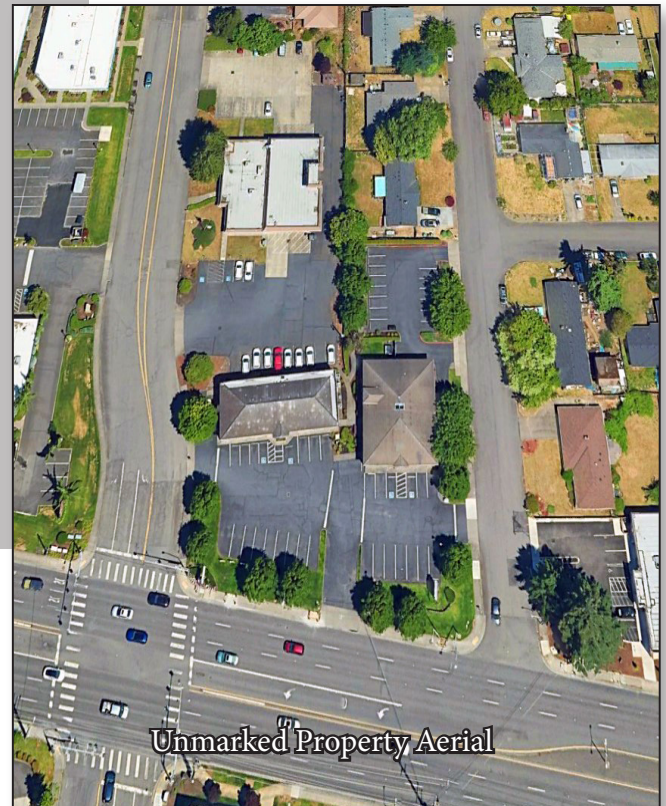
Frontage Parking



Back of East Bldg



General Space Photos

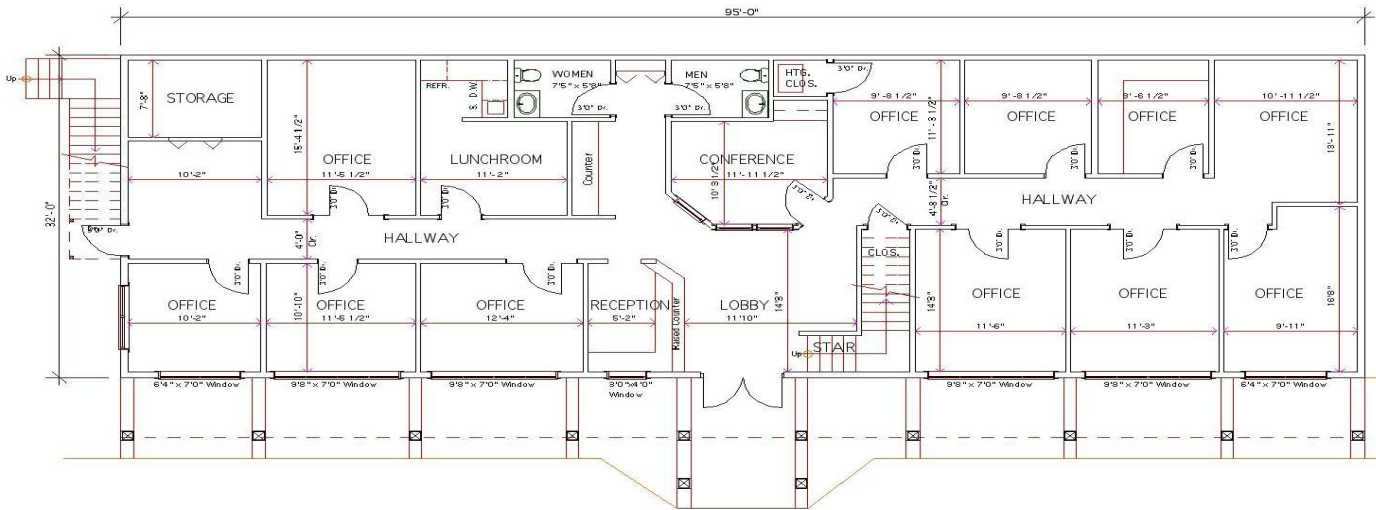


Unmarked Property Aerial



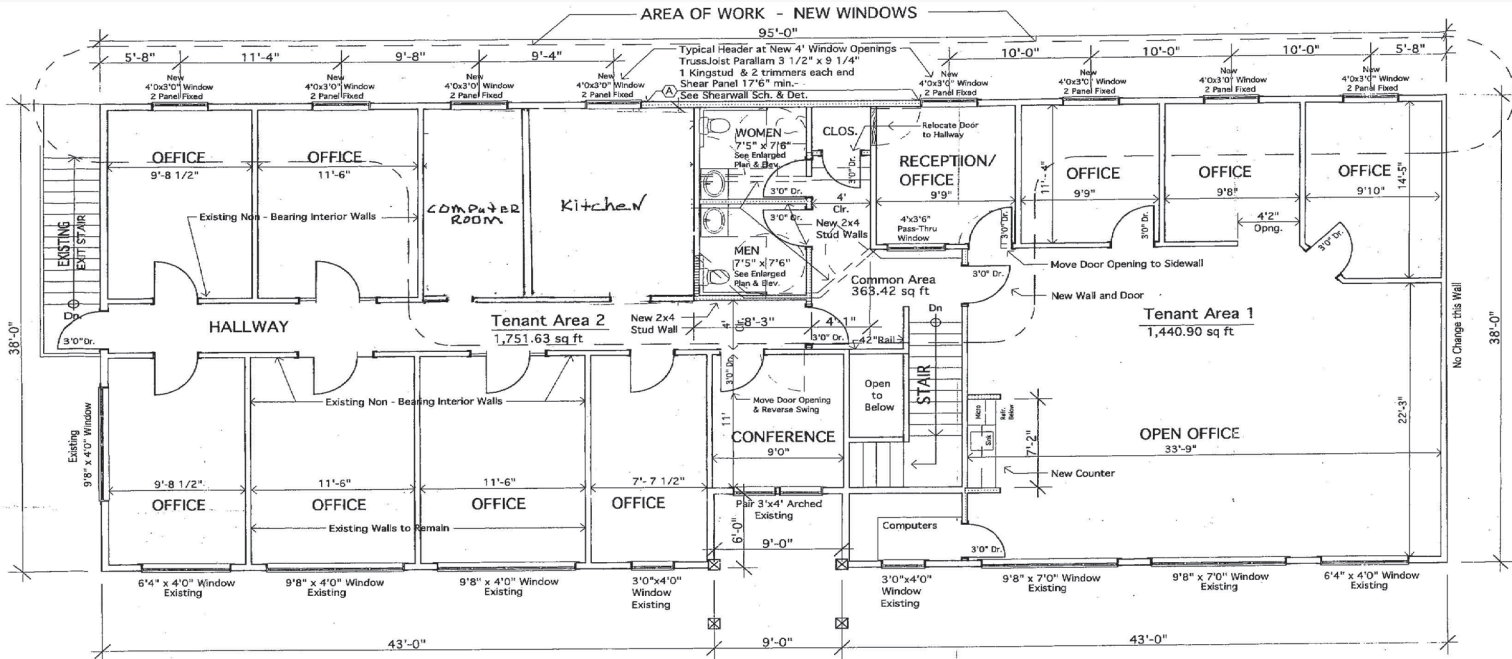
- **120'+/- Mill Plain Frontage (200'+ with Both Bldgs)**
- **12000 SE Mill Plain Blvd**
- **6,600 SF on 2 Floors / on .39 AC Lot**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave or Paved Parking Behind Bldg Off 121st Ave**
- **18 Paved Parking Spaces, Including ADA Spaces**

GROUND FLOOR



**MILL PLAIN OFFICE BUILDING - WEST**  
**GROUND FLOOR SPACE**  
 SCALE : 1/8" = 1'-0"  
 Tenant Area - Main Floor - 3040.00 S.F.  
 Upper Floor - 3556.00 S.F.  
 Total Area - 6596.00 S.F.

UPPER FLOOR



**MILL PLAIN OFFICE BUILDING - WEST**

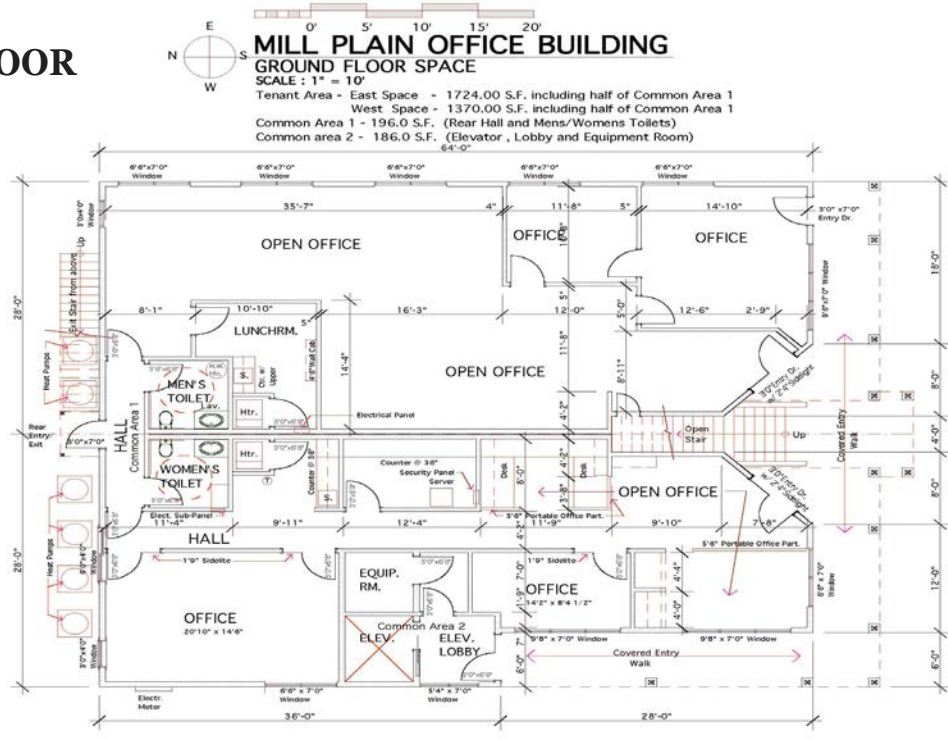
- Notes:
1. Interior walls to be removed are non-bearing verify full span gang nailed trusses @ 24" oc.
  2. Relocate Plumbing and Electrical as required
  3. Replace Fluorescent Ceiling Fixtures w/ new Short Pendant Mount Uplight/Downlight Electronic Ballast T-5 Fixtures
  4. Relocate & Re-use Existing Doors

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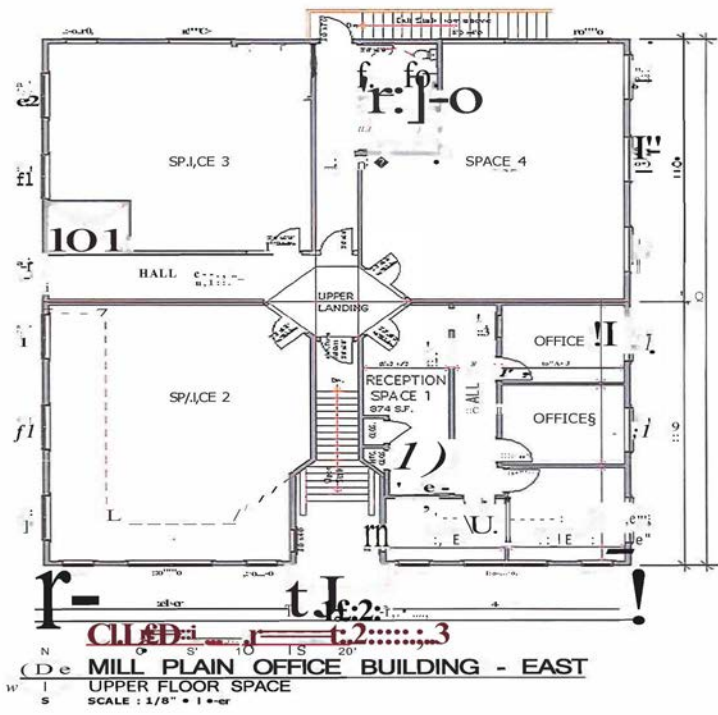


- **90'+/- Mill Plain Frontage (200'+ with Both Bldgs)**
- **12014 SE Mill Plain Blvd**
- **6,882 SF on 2 Floors / on .57 AC Lot**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave or Paved Parking Behind Bldg Off 121st Ave**
- **25 Paved Parking Spaces, Including ADA Spaces**

# GROUND FLOOR



# UPPER FLOOR





## *Mill Plain Plaza*

12000 & 12014 SE Mill Plain Blvd | Vancouver, WA 98684

- **Easy to Locate with Frontage on Mill Plain Blvd & 120th Ave & 121st Ave**
- **Easy Access with 4 Curb Cuts**
- **Traffic Light at 120th Ave - East or West**
- **I-205 West 2 Blocks**
- **High Volume Traffic Area**
- **High Density National Businesses, Restaurants and Services**