

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 6.93% 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

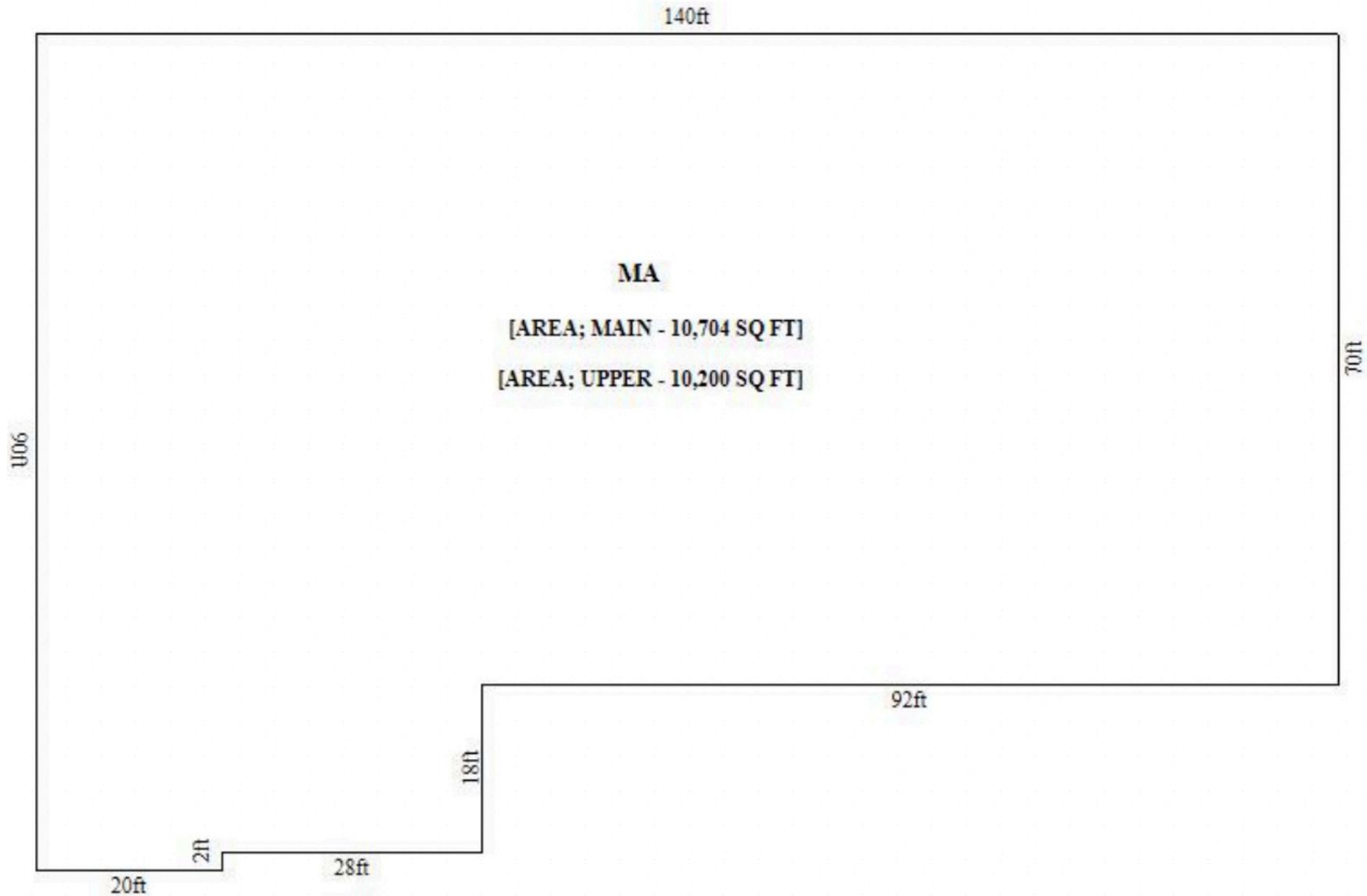


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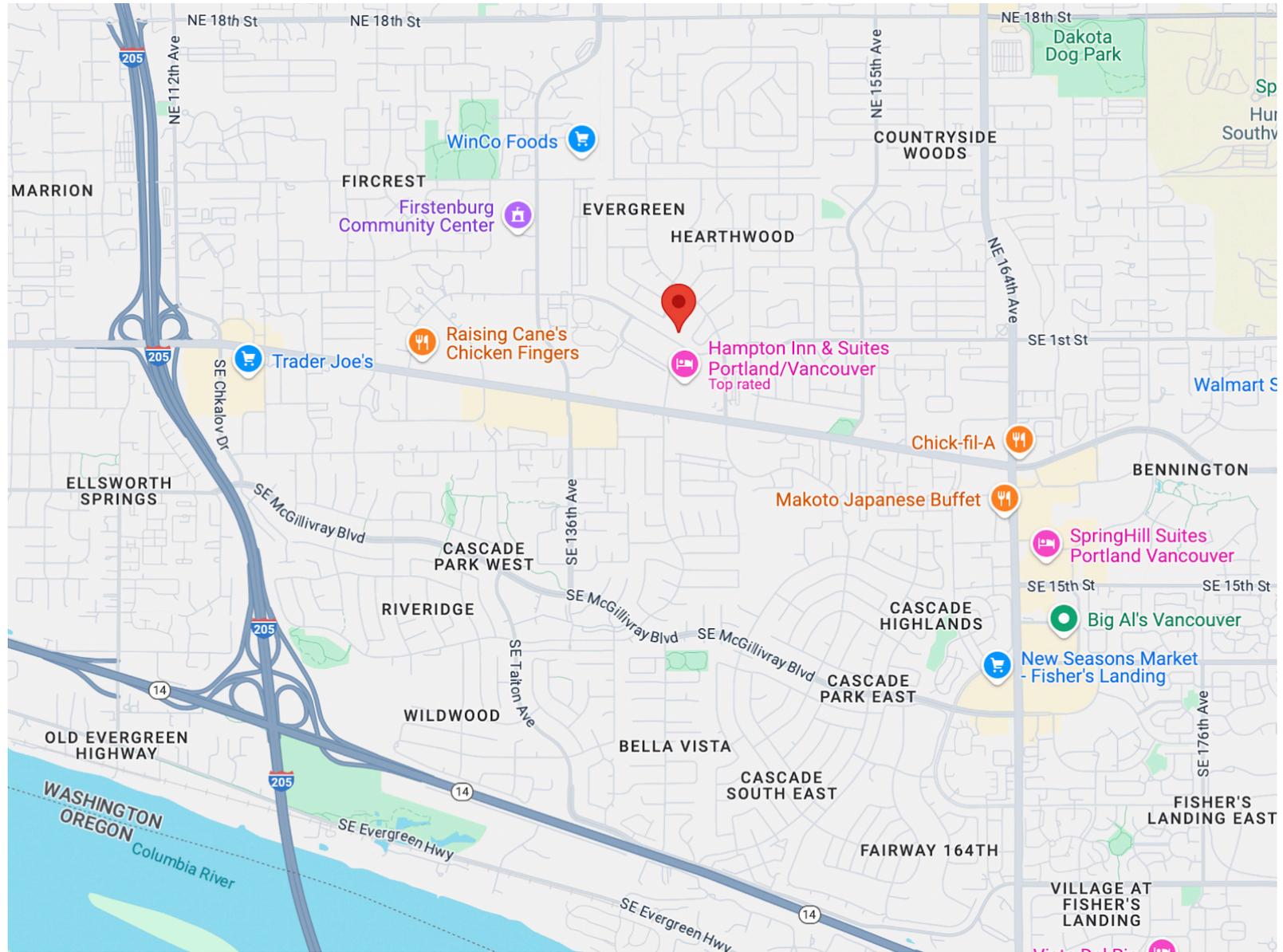
PROPERTY LAYOUT



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AERIAL VIEW



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