



FOR SALE

# ONE AND TWO PARK PLACE

7500-7600 NE 41ST STREET, VANCOUVER, WA 98662

**TOTAL BUILDING SIZE**  
151,407 SF

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**MACADAM FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

One and Two Park Place are two of Vancouver's premier suburban office buildings. The buildings feature a beautiful contemporary brick and glass exterior, lush landscaping, covered parking structure, roof-top satellite feeds, and extra capacity HVAC systems. Additional amenities include locker rooms with showers, high tech conference rooms, covered outdoor patio, and upgraded interior finishes.

## PROPERTY HIGHLIGHTS

- Well maintained and professionally managed office buildings
- Weighted Average Lease Term (WALT) of approximately 3.6 years
- Two story parking garage
- Two Park Place is fully leased to Bonneville Power Administration, who recently extended its lease term.
- Two Park Place was originally built as a build-to-suit for Bonneville Power Administration

## OFFERING SUMMARY

<b>Combined Asking Price:</b>	\$29,275,000 (~\$193/SF)
<b>Lot Size:</b>	7.63 Acres
<b>Total Building Size:</b>	151,407 SF
<b>ProForma NOI:</b>	\$2,588,423.77
<b>ProForma Cap Rate:</b>	8.5%
<b>Parking Ratio:</b>	4/1000
<b>One Park Place Occupancy:</b>	80%
<b>Two Park Place Occupancy:</b>	99.4%

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