

FOR LEASE

CLASS A MEDICAL OFFICE BUILDING

2501 NE 134th Street | Vancouver, WA 98686

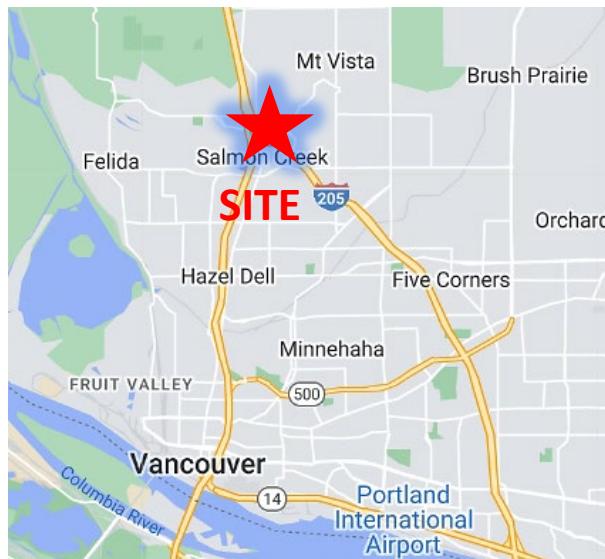


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Building I:
 - Suite 100 – 3,000 SF - 4,885 SF
 - \$28.50/SF NNN
- 5/1,000 SF parking ratio
- Great location near Legacy Salmon Creek Hospital and minutes to restaurants, retail, hotels and health club
- Easy access to and from I-5 and I-205



FOR MORE INFORMATION:

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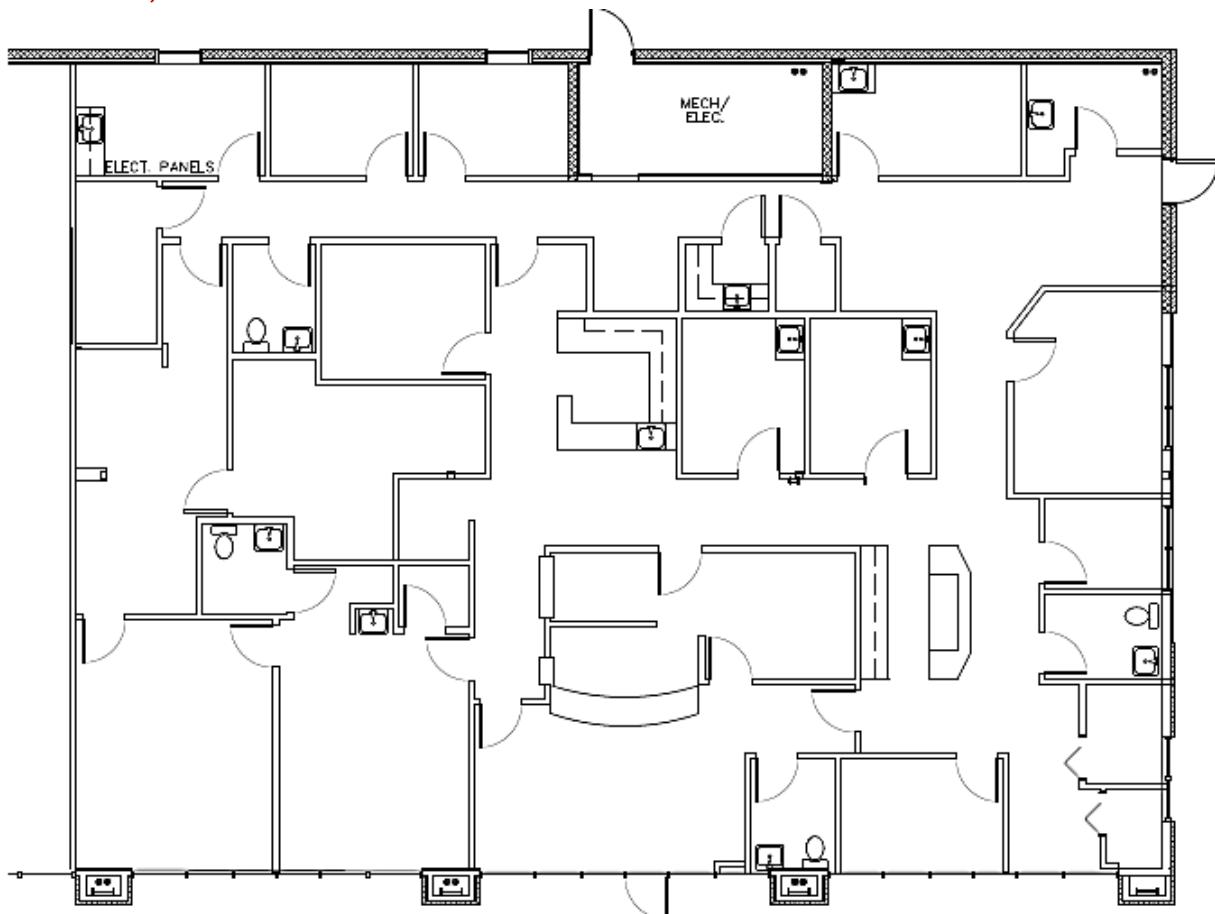
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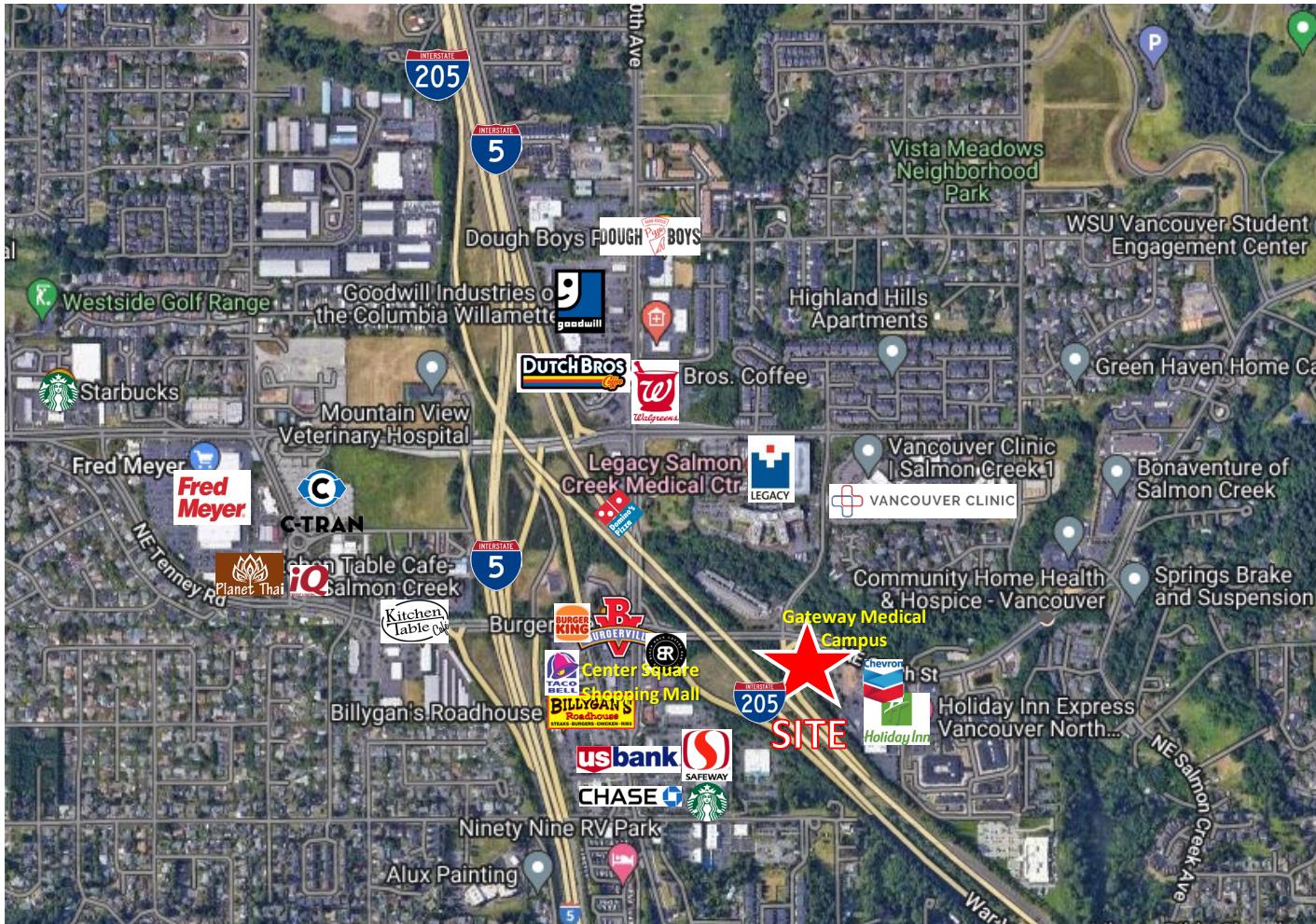
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,808	72,255	162,417
2029 Projected Population	9,591	77,597	174,730
Est. Average Household Income	\$112,810	\$112,005	\$105,766
Est. Total Businesses	1,802	3,808	6,403
Est. Total Employees	9,344	23,428	42,886

Average Daily Traffic

NE 134th St @ NE 134th Way E – 13,976

I-205 @ NE 134th St NW – 13,896

I-205 @ NE 134th St N – 15,000