

FOR LEASE

CLASS A MEDICAL OFFICE BUILDING

2501 NE 134th Street | Vancouver, WA 98686

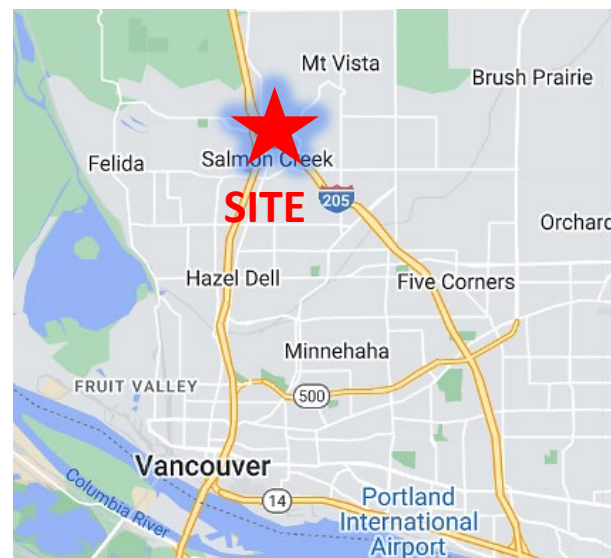


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



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:

Adam Roselli, CCIM, SIOR | 360.597.0568 | aroselli@fg-cre.com
Byron Roselli | 360.597.0567 | brocelli@fg-cre.com

FOR LEASE

CLASS A MEDICAL OFFICE BUILDING

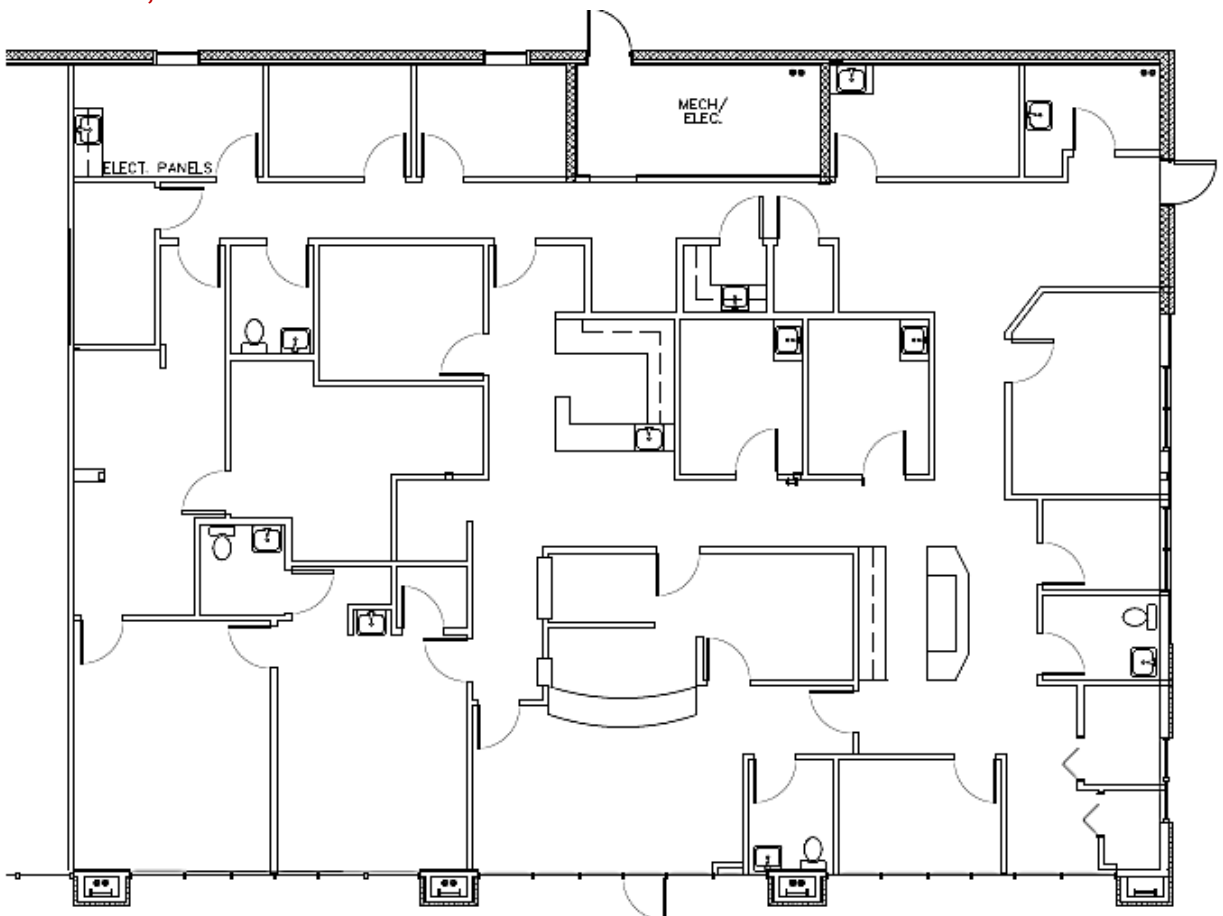
2501 NE 134th Street | Vancouver, WA 98686



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



Suite 100 - 4,885 SF



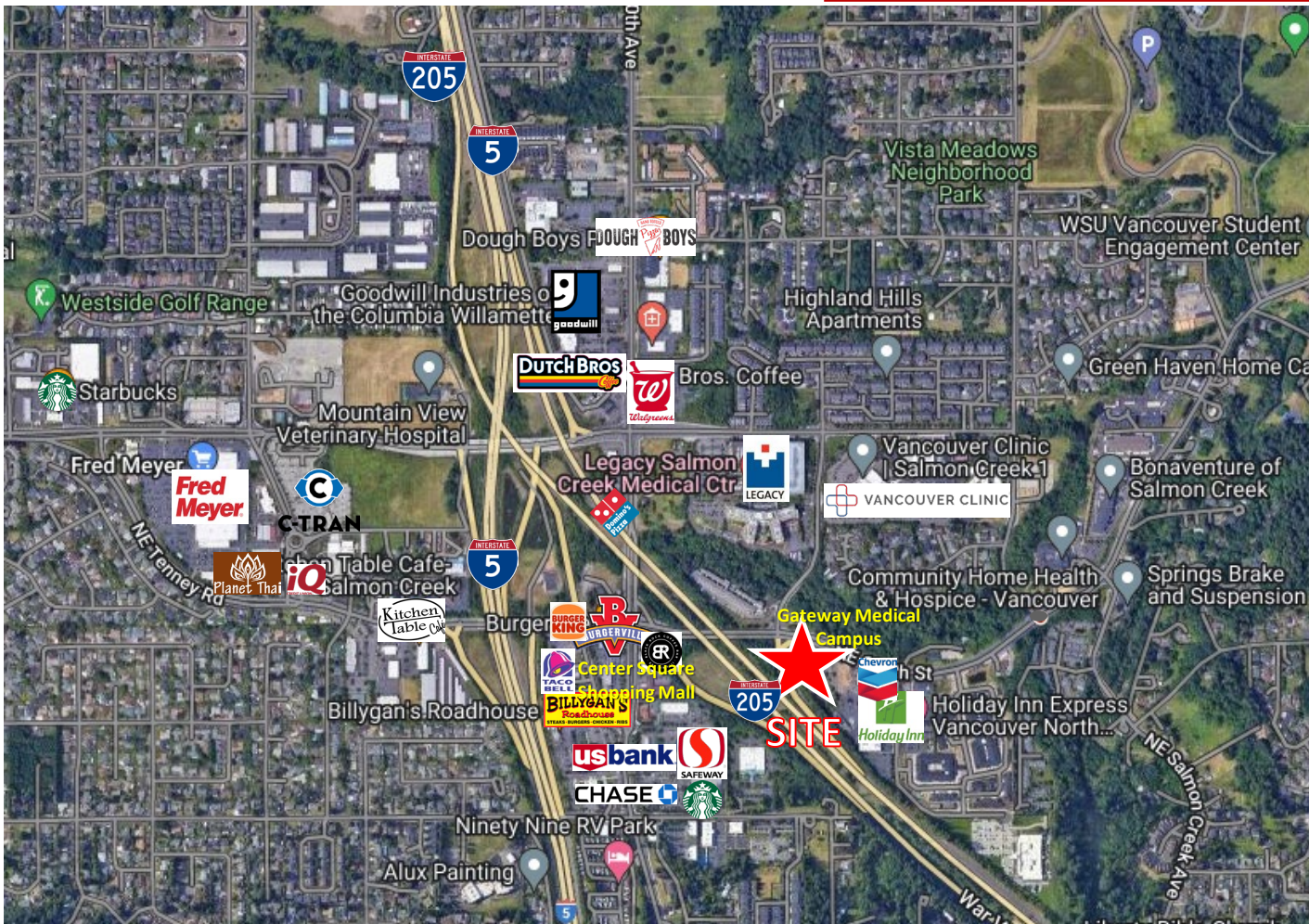
FOR LEASE

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



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

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.