

# FOR SALE OR LEASE

12330 SE 5<sup>th</sup> St, Vancouver | WA 98683



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

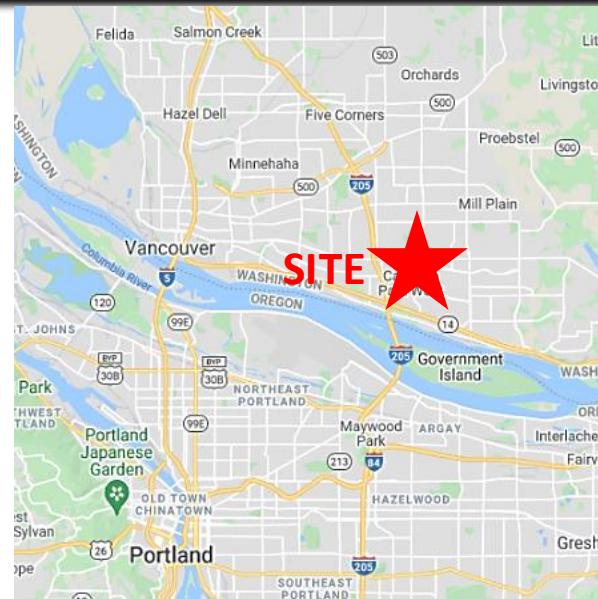
SALE PRICE REDUCED!

LEASE RATE REDUCED!



## PROPERTY HIGHLIGHTS

- 3 story office building in the thriving Cascade Park submarket in Vancouver, WA
- Perfect for medical/professional office users!
- 1 block south of Mill Plain Blvd. adjacent to the new Residence Inn by Marriott and walking distance to retail, restaurants, Starbucks, medical facility and mass transit
- Zoned Community Commercial (CC)
- Abundant parking with access to 100 shared parking stalls
- 1 block to I5 and Hwy 14; 10 minutes to Portland International Airport and Downtown Portland
- Various options available for sale or lease!
- Lease rate: \$24.00/RSF modified Gross (excluding utilities and janitorial)
- Sale Price: \$290.00/SF



**FOR MORE INFORMATION:**  
Doug Bartocci, CCIM | 360.597.0575  
dbartocci@fg-cre.com

# FOR SALE OR LEASE

12330 SE 5<sup>th</sup> St, Vancouver | WA 98683



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

Floor	Unit	Size RSF	Lease Rate (Modified Gross)	Purchase Price (\$290/SF)	
First Floor	101	1,850	\$24.00/SF MG	\$536,500	May Be Combined
	102	2,955	\$24.00/SF MG	\$856,950	
Second Floor	201	1,855	\$24.00/SF MG	\$537,950	May Be Combined
	202	1,855	\$24.00/SF MG	\$537,950	
	203	1,379	\$24.00/SF MG	\$399,910	
Third Floor	303	5,677	\$24.00/SF MG	\$1,646,330	

\*Entire building is available for lease or purchase

\*Current 3<sup>rd</sup> floor occupant will leaseback or vacate

