



OFFERING MEMORANDUM

FOR SALE

FULLY LEASED MULTI-TENANT OFFICE INVESTMENT • BATTLE GROUND, WA

Dixon Square

105 W Main Street — a flexible, well-located multi-tenant office investment in the heart of downtown Battle Ground.

\$1,395,000

ASKING PRICE

6.76%

CAP RATE

6,760 SF

BUILDING AREA

12

OCCUPIED SUITES



Executive Summary

Fuller Group is pleased to present Dixon Square, a well-established multi-tenant office investment positioned directly off Main Street in Battle Ground, Washington. The two-story property pairs three larger ground-floor suites with a diversified collection of second-floor executive offices, creating a balanced income stream across a broad tenant base.

The offering delivers in-place cash flow, a history of strong occupancy, and a central location near dining, retail, medical services and Battle Ground High School.

\$1,395,000

ASKING PRICE

\$94,280

PROJECTED NOI

6.76%

CAP RATE

\$206.36

PRICE / SF

INVESTMENT HIGHLIGHTS

01 Diversified rent roll

Twelve occupied suites spanning larger ground-floor users and compact executive offices.

02 Established operating history

Long-standing property performance with historically strong occupancy.

03 Central Battle Ground setting

Direct access from the Main Street commercial corridor and nearby services.

04 Flexible suite design

A mix of exterior-entry suites, private offices and shared upper-floor amenities.

05 On-site parking

Approximately 25 surface spaces wrapping the building on three sides.



TWO STORIES • TWELVE SUITES

Property Overview

PROPERTY TYPE	YEAR BUILT	BUILDING AREA	SITE AREA
Multi-tenant office	1994	6,760 SF	19,602 SF
PARKING	STORIES	CURRENT SUITES	OWNERSHIP INTEREST
Approx. 25 spaces	Two	12	Fee simple

CONFIGURATION

The ground floor contains three larger suites with direct exterior access. The upper level is configured as smaller executive office suites served by a shared corridor and kitchen area.

A broader tenant pool and diversified rollover exposure.

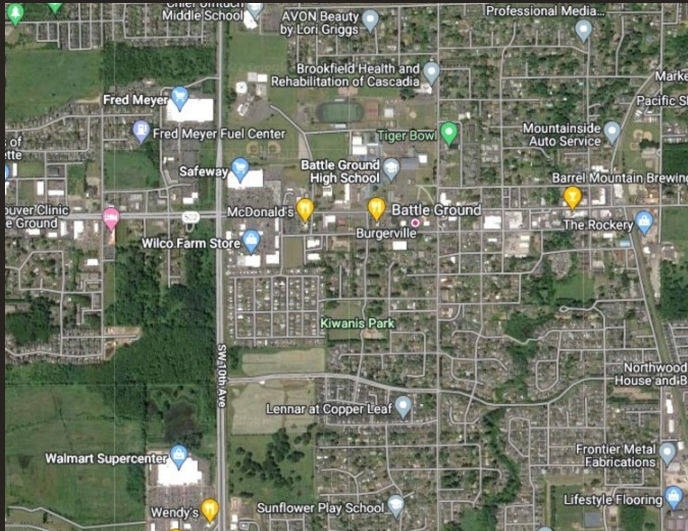


APPROX. 25 ON-SITE SPACES

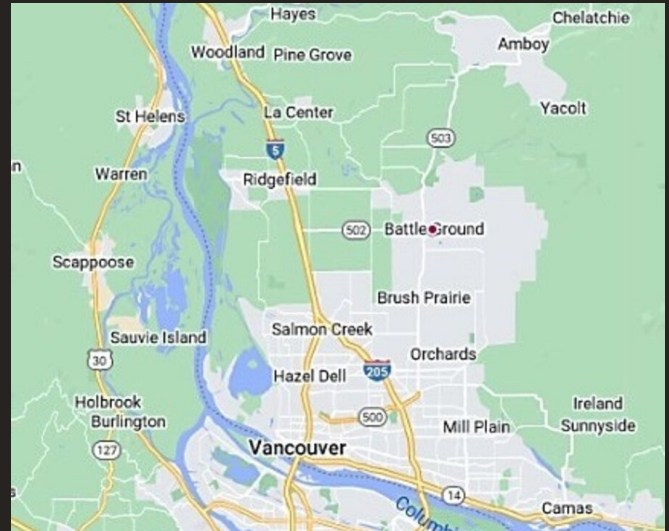


GROUND-FLOOR SUITE, EXECUTIVE OFFICES & SHARED KITCHEN

Location & Market Position



IMMEDIATE TRADE AREA — MAIN STREET CORRIDOR



REGIONAL POSITION — NORTH CLARK COUNTY

Central Clark County

Battle Ground serves a growing residential and commercial base in north Clark County, with direct connections south to Vancouver and the greater Portland metropolitan area.

- 01 Main Street visibility**

The property sits immediately off the community's primary east–west commercial corridor.
- 02 Daily-needs access**

Dining, retail, medical and professional services are located within the surrounding business district.
- 03 Regional connectivity**

Convenient access to SR 503 links Battle Ground with Vancouver and the broader Clark County employment base.
- 04 Tenant convenience**

Central location, on-site parking and multiple exterior entries support a range of office and service uses.

Rent Roll

12 Suites

CURRENTLY OCCUPIED

SUITE	TENANT	SF	MONTHLY RENT	EXPIRATION
101	Northwest Gospel Church	1,515	\$3,150	Jan. 31, 2030
102	Jessica Belonozko	818	\$1,740	Jan. 31, 2027
103	Wakes Driving School	1,200	\$2,444	May 31, 2031
200	Lance Dallum, Broker	340	\$715	Aug. 31, 2026
202/202A	Northfork Drywall	315	\$715	Nov. 30, 2026
203	Rebecca Olson	170	\$505	Aug. 31, 2027
204/204A	Ed Knoch	211	\$610	Mar. 31, 2027
205	Real Life Counseling	248	\$580	Mar. 31, 2027
206	Northwest Gospel	240	\$590	Apr. 30, 2029
207	Real Life Counseling	120	\$360	Sep. 30, 2026
210	HOA Construction Consulting	100	\$315	Jan. 31, 2027
211	Appliance Service Pro	120	\$315	Month-to-month
Total	Current Schedule	5,397 SF	\$12,039 / Mo.	\$144,468 / Year

Rent roll reflects the current schedule supplied by ownership. Future contractual increases are shown in the source rent roll and are not fully reflected in the first-year scheduled gross income above. Prospective purchasers should independently verify all lease terms.

Lease Profile & Suite Mix

INCOME
DIVERSIFICATION

12

OCCUPIED SUITES

5,397 SF

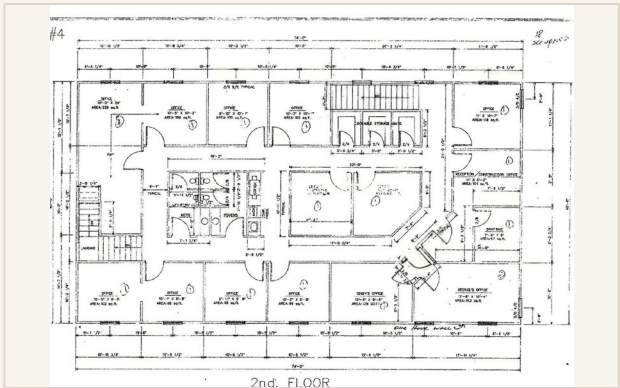
TENANT SF

1,363 SF

COMMON AREA

\$12,039

MONTHLY RENT



Second-floor layout — for reference only, not to scale

Three ground-floor occupants account for 3,533 square feet, while the second floor contains nine smaller suites totaling 1,864 square feet. The smaller-suite format spreads income across multiple users and offers accessible price points for local professionals and service businesses.

Financial Analysis

INCOME

Scheduled Gross Income	\$144,468
Less: Vacancy Allowance (5%)	(\$7,223)
Effective Gross Income	\$137,245

OPERATING EXPENSES

Real Estate Taxes	(\$8,577)
Property Insurance	(\$7,030)
Janitorial Service	(\$5,400)
Electricity	(\$4,452)
Water / Sewer	(\$5,459)
Garbage	(\$4,291)
Natural Gas	(\$1,471)
HVAC Quarterly Maintenance	(\$1,086)
Landscape / Parking Lot	(\$1,200)
Building Repair & Maintenance	(\$4,000)
Total Operating Expenses	(\$42,965)

Net Operating Income	\$94,280
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WHERE THE EXPENSE DOLLAR GOES



Taxes 20.0% Insurance 16.4% Janitorial 12.6% Water/Sewer 12.7% Electric 10.4% Garbage 10.0% Repairs & Maint. 9.3% Other 8.7%

Financial information is based on materials supplied by ownership and is presented for evaluation purposes only. Prospective purchasers should perform their own due diligence and confirm all income, expenses, taxes, lease obligations and property conditions.

ASKING PRICE

\$1,395,000

6.76%

CAP RATE

\$206.36

PRICE / SF

OPERATING EXPENSE PROFILE

Projected operating expenses equal approximately 31.3% of effective gross income. The underwriting includes a 5% vacancy allowance.

\$6.36 / SF

RETURN SNAPSHOT

Going-In Cap	6.76%
NOI / SF	\$13.95
Avg. Rent / SF	\$26.77



A FLEXIBLE, ESTABLISHED OFFICE INVESTMENT

Dixon Square

\$1,395,000 | 6.76% Cap Rate | Battle Ground, Washington

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6,760 SF

BUILDING AREA

19,602 SF

SITE AREA

12

OCCUPIED SUITES

~25

PARKING SPACES

\$94,280

PROJECTED NOI

Tours available by appointment

FULLER GROUP • 360.750.5595

OWNERS ARE LICENSED REAL ESTATE BROKERS



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