



VANCOUVER, WA

**FOR LEASE**

# SUITE IN NEW CLASS A MEDICAL/OFFICE BUILDING

## Excel Dental Building

1401 NW 1st Street, Battle Ground, WA 98604



**Building Size:** 5,760 SF  
**Rentable Area:** 1,536 SF

**Lease Rate:** \$23.00 NNN  
**TI Allowance:** Negotiable

Report Radius	1 Mile	3 Mile	5 Mile
Population	11,490	25,650	40,879
Average Household Income	\$72,855	\$79,118	\$84,206

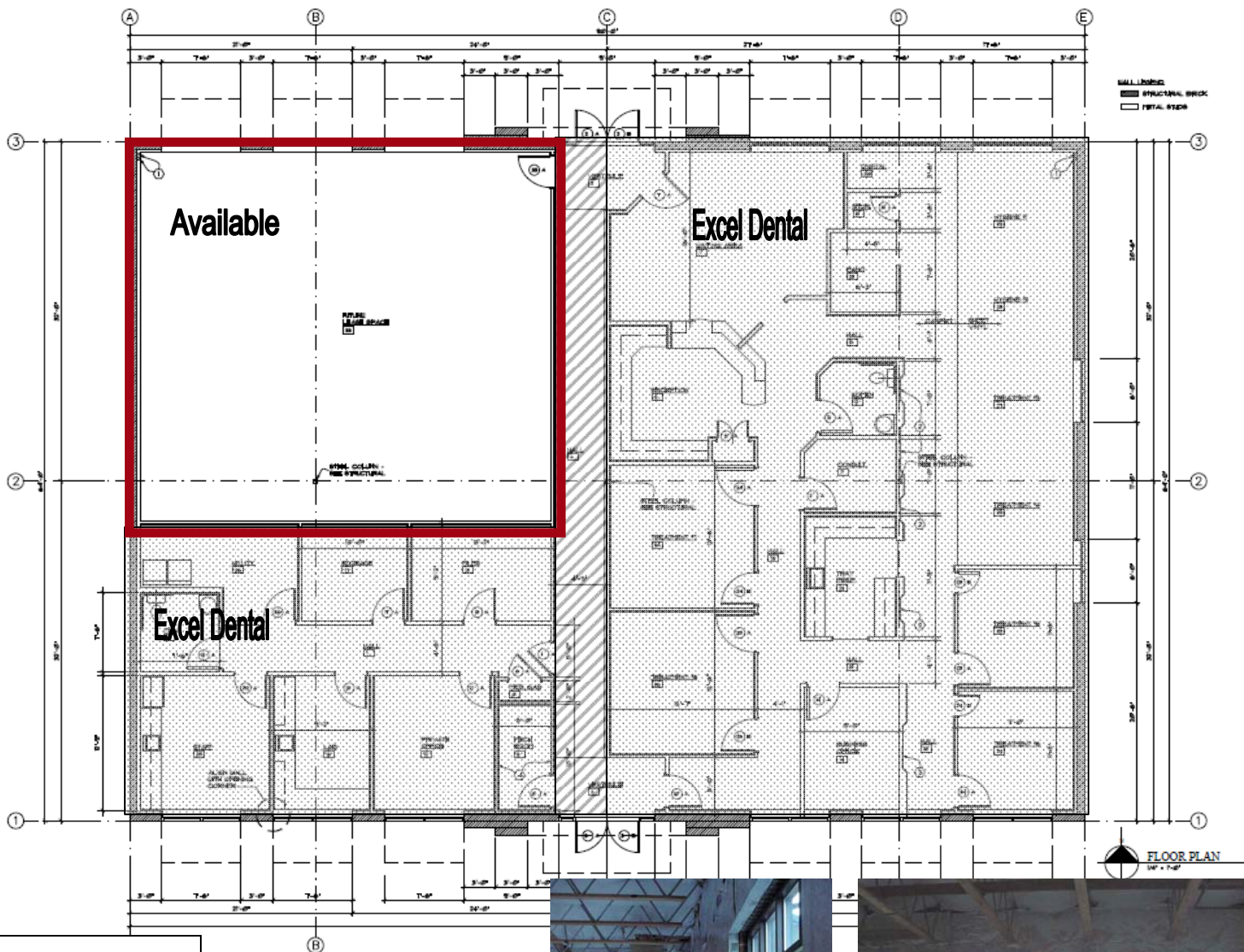
**Trevor Sosky**  
 Direct: (360) 816-9651  
 Fax: (360) 906-0027  
 Trevor@kwcommercial.com

**Eric Constable**  
 Direct: (360) 576-9809  
 Fax: (360) 906-0027  
 Eric@kwcommercial.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.

KW Commercial is a direct affiliate of Keller Williams Realty, Premier Partners Group.

- Great location and quality new construction make the Excel Dental Building a prime choice for medical office users.
- This never before occupied suite is clean and ready to accommodate your business's vision.
- TI allowance is negotiable, please call Trevor Sosky to discuss available options.



	Available
	Occupied
	Shared



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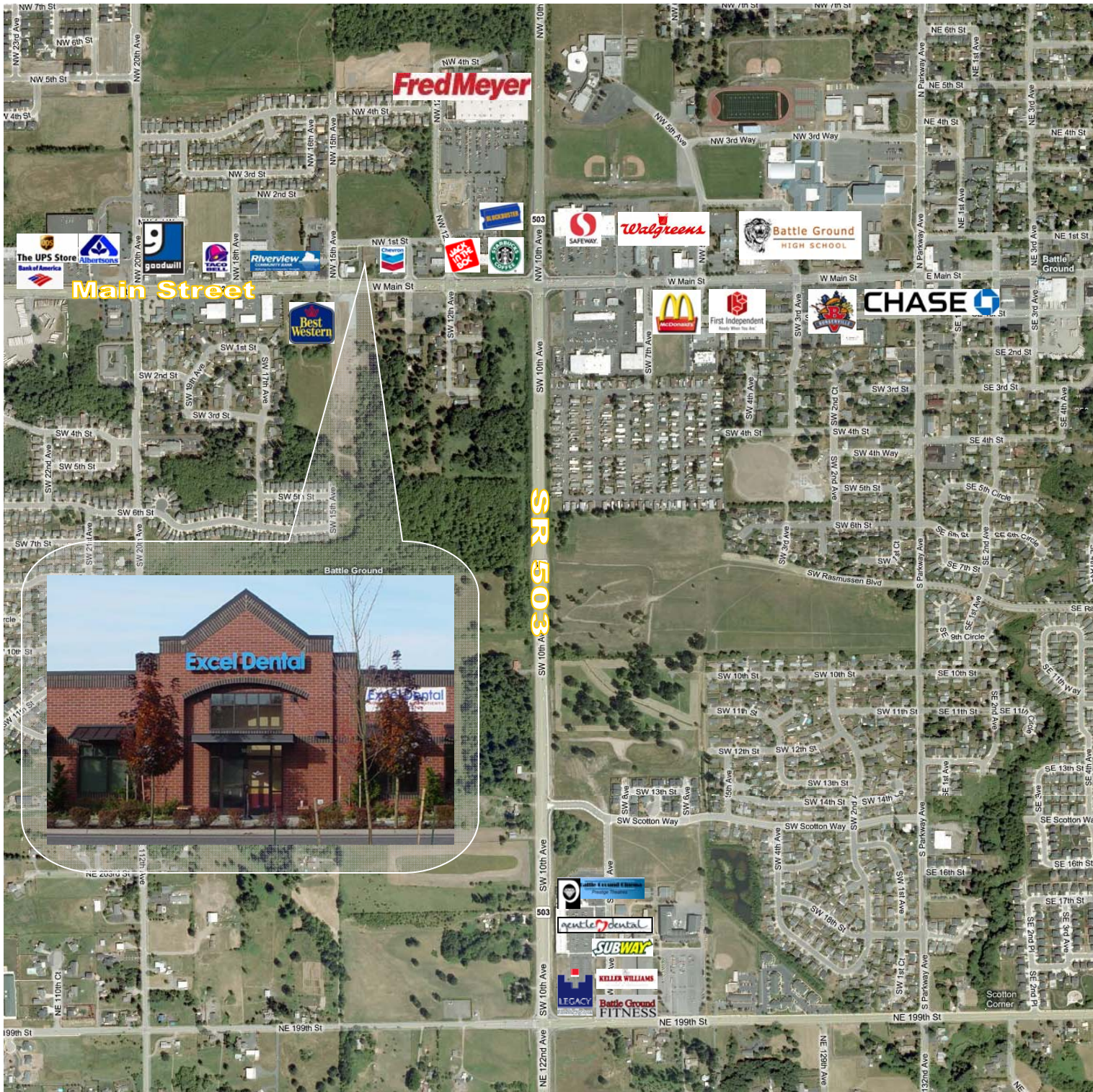
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# HIGH TRAFFIC LOCATION



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