

FOR LEASE

MEDICAL OFFICE

11201 NE 9th Street | Vancouver, WA 98684



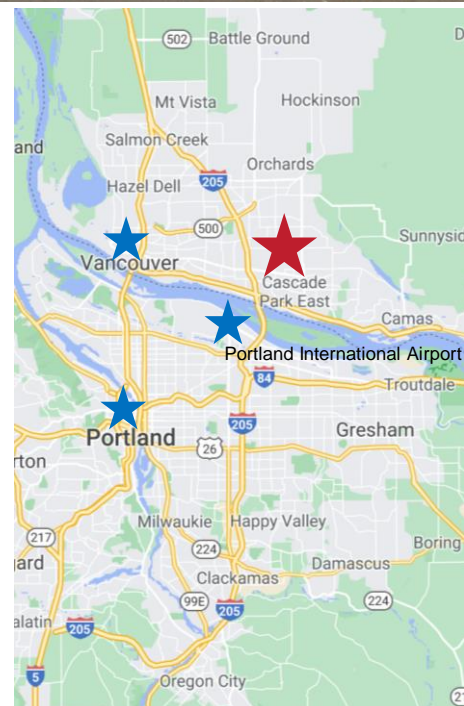
900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

The quiet wooded setting is minutes away from where Mill Plain Boulevard meets I-205 with easy access to the hospital over the 9th Street bridge. A full complement of restaurants, services and shopping are available north and south on 112th Avenue. Diverse broadband providers- cable, DSL with CAT 6 wiring. Fiber optics pipe on 112th Ave. All utilities fully catering to medical use. 4 minutes to PDX.

- Available:
 - Direct 4,965 – 23,108 RSF
 - Sublease 2,355 SF (former prosthetic/orthotics office, term through January 15, 2027)
- Call for lease terms
- 148 parking spaces – ratio of 6.00/1,000 SF
- Former Prosthetic / Orthotics Office
- Located in the Cascade Park submarket, one of the largest office markets in the entire Portland/Vancouver Metropolitan Area



FOR MORE INFORMATION:

Brett Irons | 360.597.0574
birons@fg-cre.com

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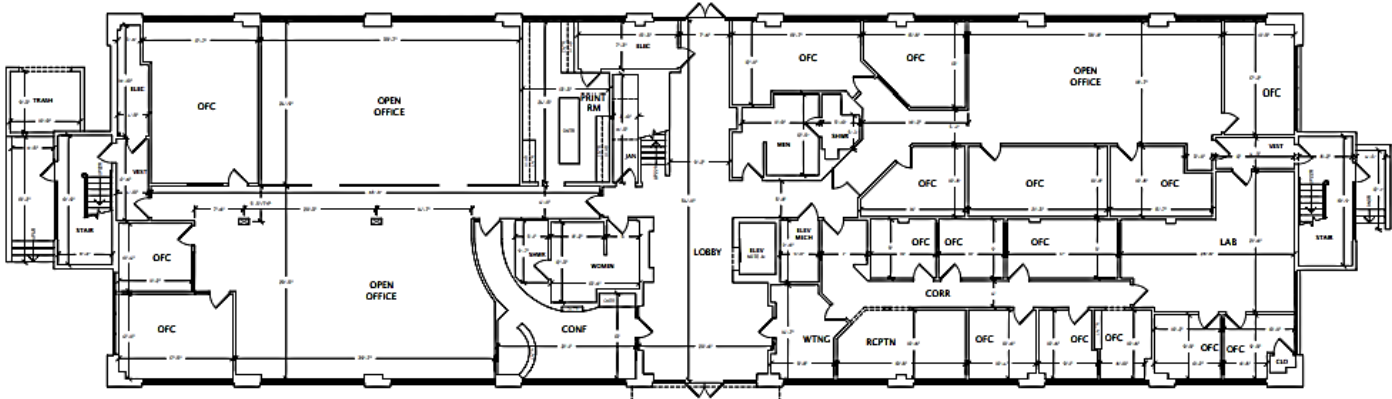
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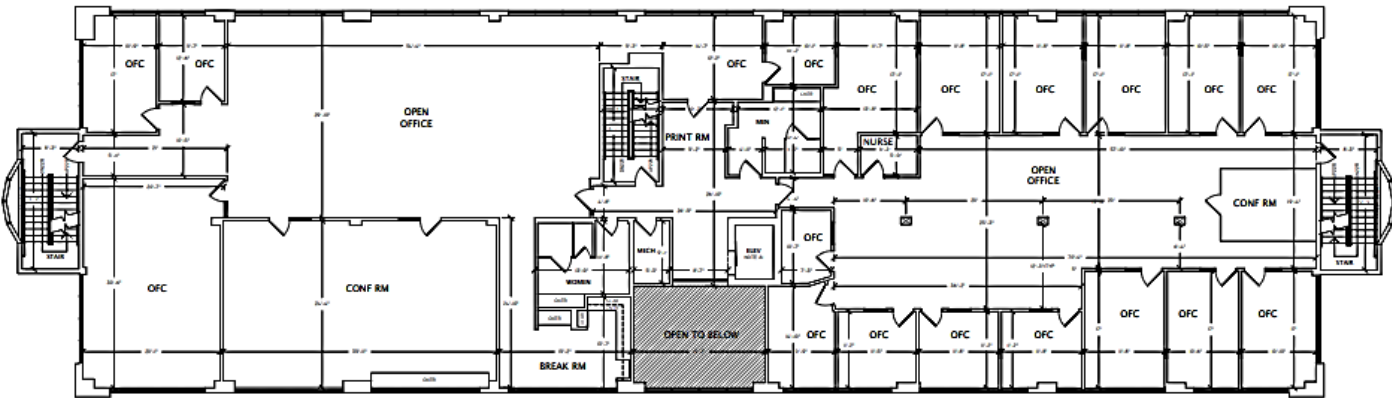


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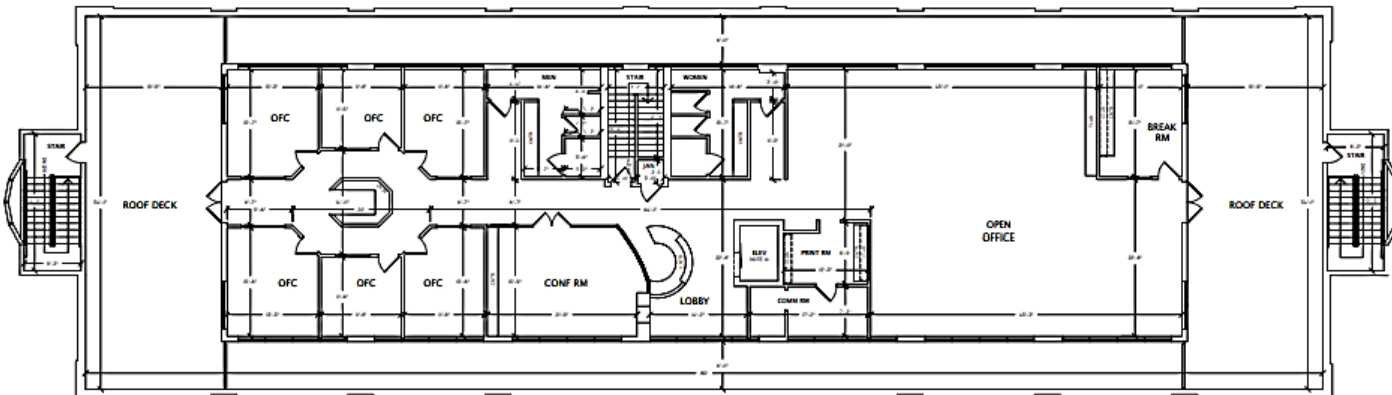
Entry level



2nd floor



3rd floor



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Ninth Street Medical is a highly visible, three-story professional office building located directly off Interstate 205, providing quick and easy access to nearly everywhere in the metropolitan area.

PeaceHealth Southwest Washington Medical Center is located less than five minutes west. Legacy Hospital, Portland International Airport and Interstate 5 less than ten minutes away.

Ninth Street Medical was built using the highest quality materials including steel frame construction. The building offers numerous tenant amenities, including state-of-the-art conference room, sun deck and excellent monument signage.



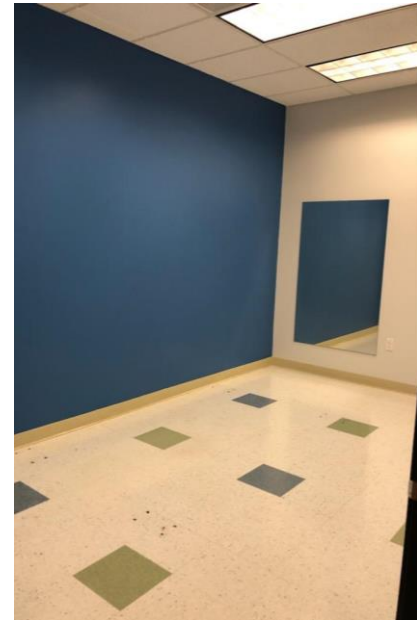
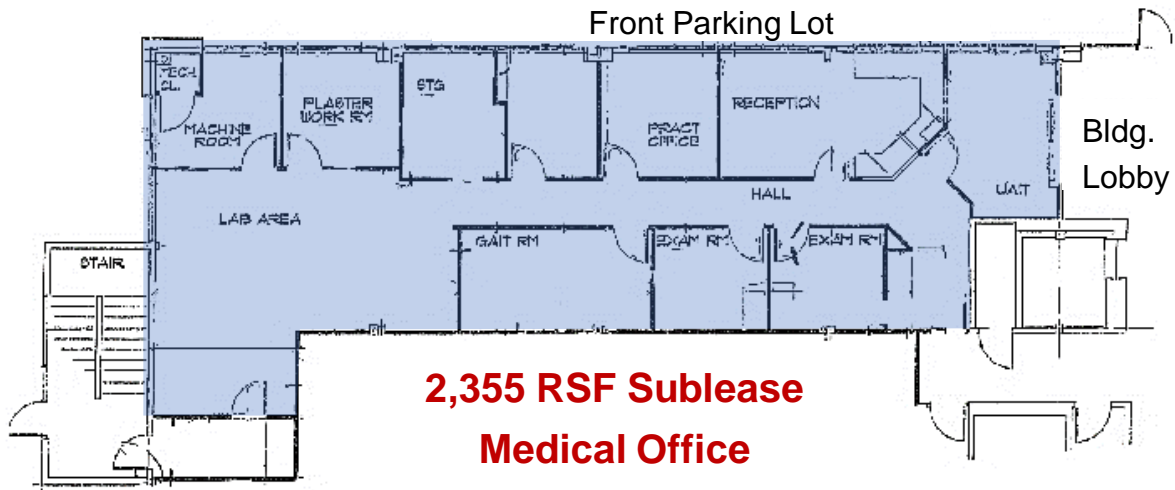
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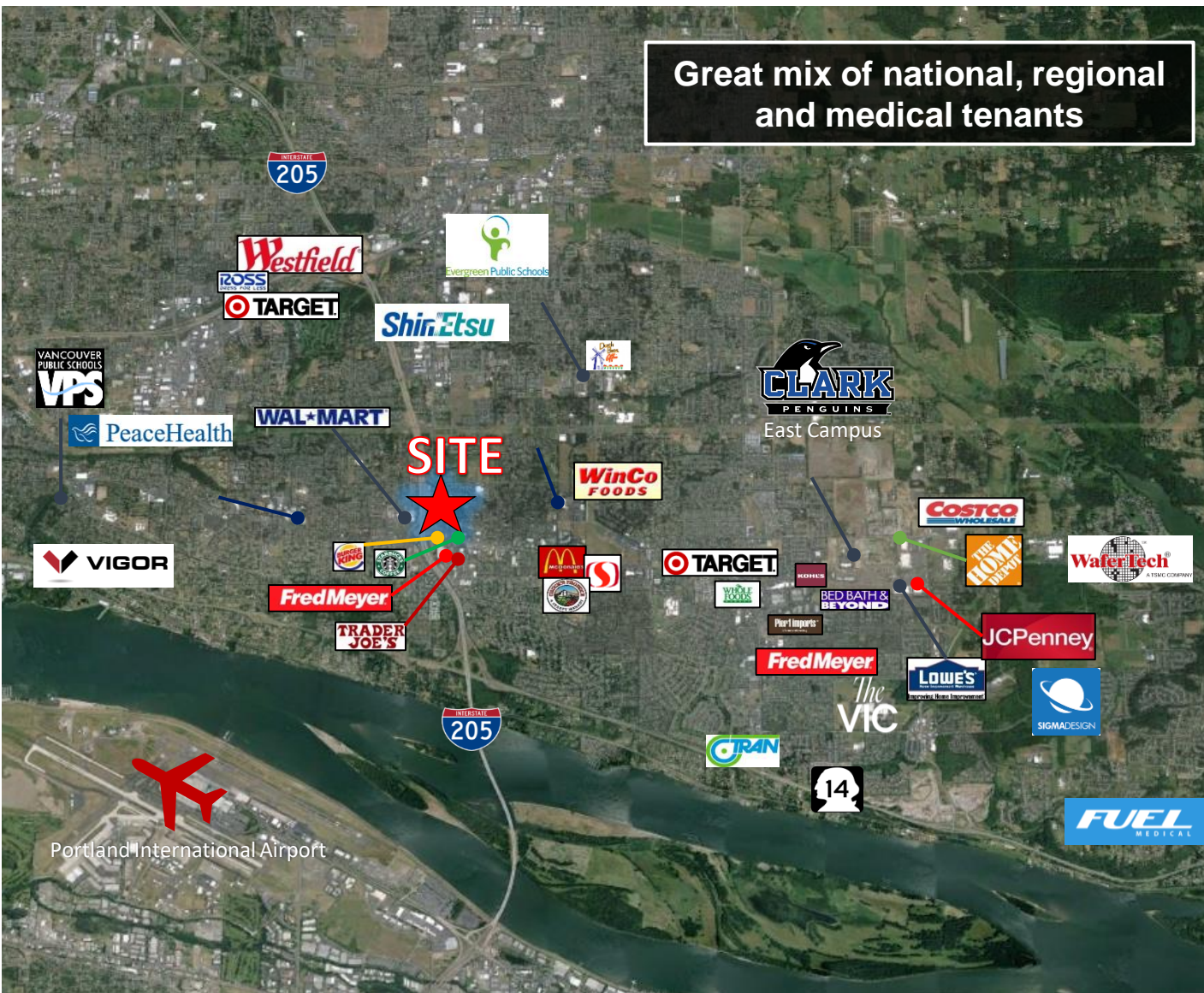
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Great mix of national, regional
and medical tenants



No Corporate or
Personal Income
Tax in Washington
State



Local and State
Tax Incentives



\$1.5 B Mixed Use
Waterfront Investment
14 Min. to Waterfront



5 Min. to PeaceHealth SWW
12 Min. to Legacy Hospital
Salmon Creek



14 Min. to
Portland
International
Airport



21 Min. to Portland's
Pearl District



40 Min. to Columbia
River Gorge
National Scenic
Area

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.