

# FOR LEASE

## OAK PLACE PROFESSIONAL OFFICES

8513-8515 NE Hazel Dell Ave | Vancouver, WA 98665



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



## PROPERTY HIGHLIGHTS

- Oak Place Professional Offices are located in a quiet and natural setting only a short walk to retail, restaurants, medical, and mass transit
- Easy access to and from I-5 using either NE 99th Street or NE 78th Street interchanges
- Abundant parking with a ratio of 4/1,000 square feet
- Private courtyard
- Locally managed property
- Suites have a mix of private offices, reception, and lunchroom
- Availabilities:
  - 8515 NE Hazel Dell Ave, Suite B - 1,100 RSF
  - 8513 NE Hazel Dell Ave, Suite 204 - 1,300 RSF
- Lease rate: \$23.00/RSF full service



## FOR MORE INFORMATION:

Doug Bartocci, CCIM  
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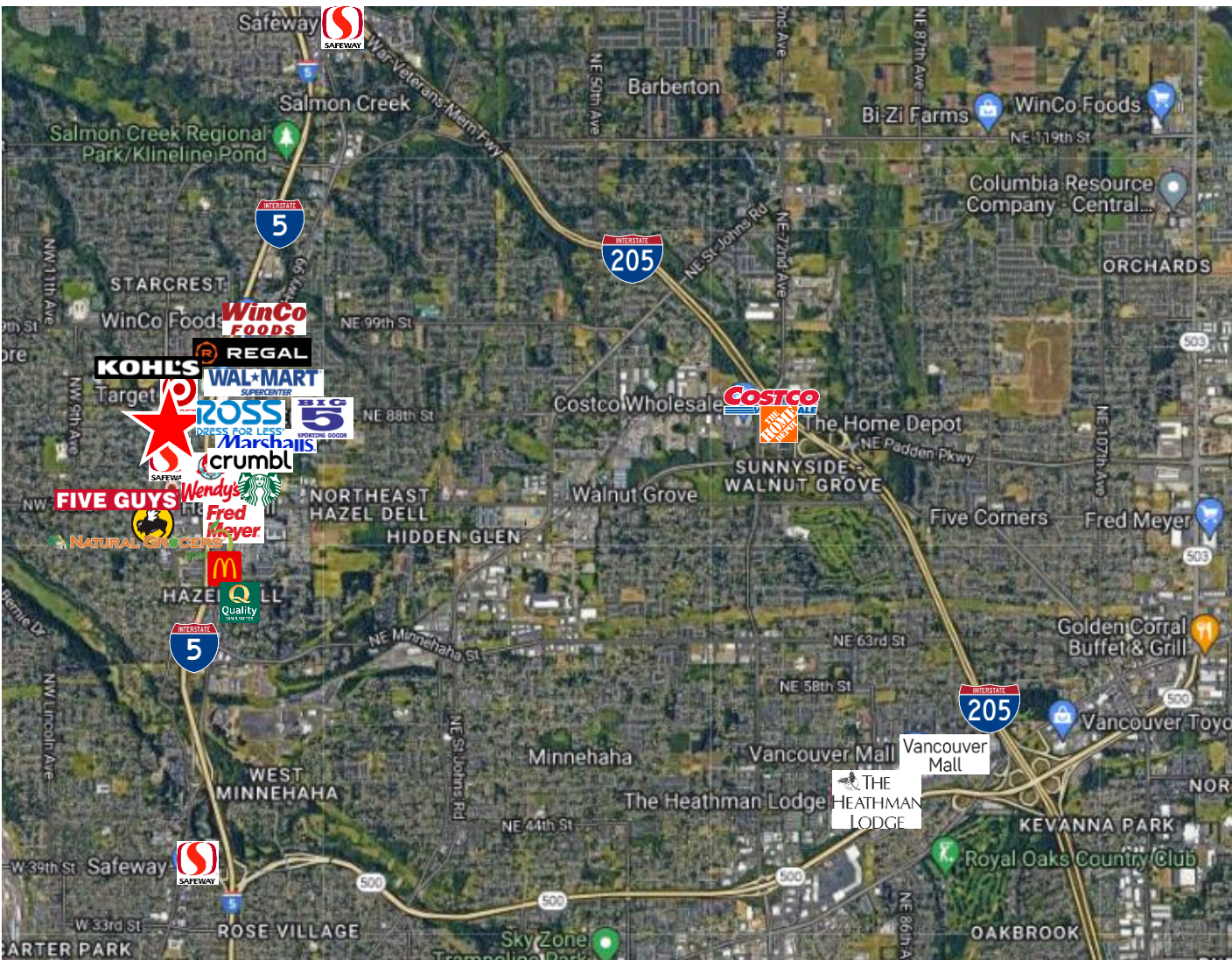
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,554	91,125	191,017
2028 Projected Population	17,297	95,297	200,832
Est. Average Household Income	\$85,811	\$100,586	\$92,961
Est. Total Employees	7,745	28,051	80,712

### Average Daily Traffic

- NE Calef Rd @ NE 86<sup>th</sup> St NE – 97,137
- I-5 @ NE 78<sup>th</sup> St S – 90,151
- NE 78<sup>th</sup> St @ NE Hazel Dell Ave W – 28,275

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.