

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



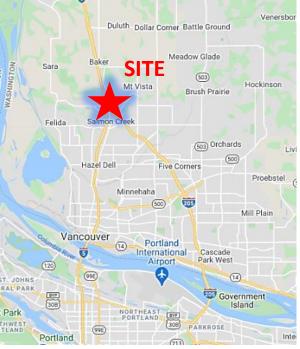
PROPERTY HIGHLIGHTS

- Located in the rapidly growing Salmon Creek area, this Class A medical building features newly updated lobby, common areas and restrooms. The building is one block north of Legacy Salmon Creek hospital and one block south of Kaiser Permanente. Retail services, shopping and dining close by.
- AVAILABILITY:

Suite B103 - 3,349 RSF

Suite B104 - 2,746 RSF

- LEASE RATE: \$26.50/SF, Full Service
- ZONING: CC (Community Commercial)
- PARKING: 5:1,000 SF

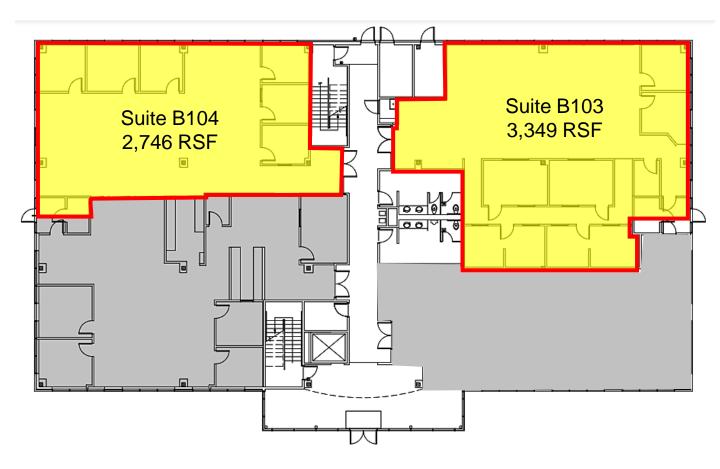


FOR MORE INFORMATION:

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2022 Demographics			
	1 Mile	3 Mile	5 Mile
Est. Population	10,110	65,949	129,821
2027 Projected Population	11,059	72,369	142,465
Est. Average Household Income	\$103,349	\$110,272	\$105,403
Est. Total Businesses	1,480	2,714	4,933
Est. Total Employees	7,836	16,084	32,450



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.