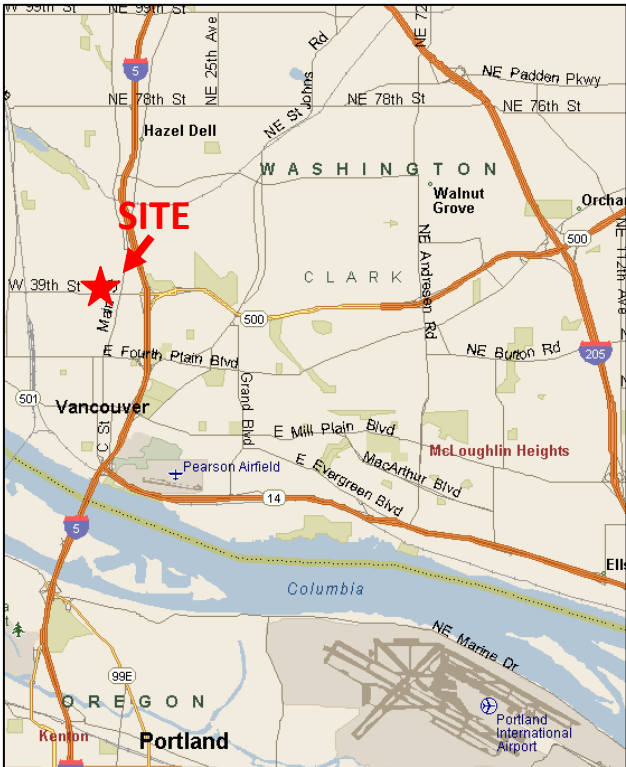


CAPITAL HILL PLAZA

111 W. 39th Street | Vancouver, WA 98660



LOCATION:

Great Downtown location immediately off of Interstate 5 at the 39th Street exit.

BUILDING:

20,897 SF building with 12,200 SF on the Ground Level and 8,697 SF in the finished, elevator served Basement Level.

FEATURES:

- Great owner/user opportunity
- Additional offsite parking provides 3/1,000 SF parking ratio
- Quick and easy access to State highways

AVAILABLE FOR LEASE:

Ground Level: \$5.00/SF/Year, NNN

- Suite A – 2,700 SF
- Suite B – 3,200 SF
- Suite C – 6,300 SF

Basement Level: \$3.00/SF/Year, NNN

- Suite B-1 – 7,297 SF

PURCHASE PRICE:

\$895,000.00 (\$42.83/SF)

Appraised for \$1,840,000 in August 2009

FOR SALE / LEASE

For More Information, Contact:



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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.

CAPITAL HILL PLAZA

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SUITE C

