

# FOR LEASE

## BELCHER OFFICE BUILDING

14300 SE 1<sup>st</sup> Street | Vancouver, WA 98684

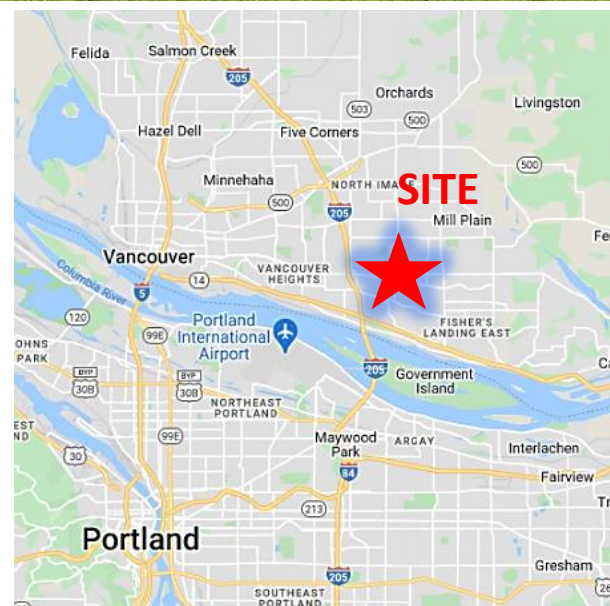


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- The Belcher building is an 18,166 square foot two-story Class B office building in the highly desirable Cascade Park submarket
- The property is located within walking distance or a short drive to all essential services including retail, restaurants, medical, health clubs, and mass transit
- Zoned OCI – Office Commercial Industrial
- Availabilities:
  - Suite 150 – 2,140 RSF
- Call for lease rates



### FOR MORE INFORMATION:

Scott Higgins | 360.597.0577 | shiggins@fg-cre.com



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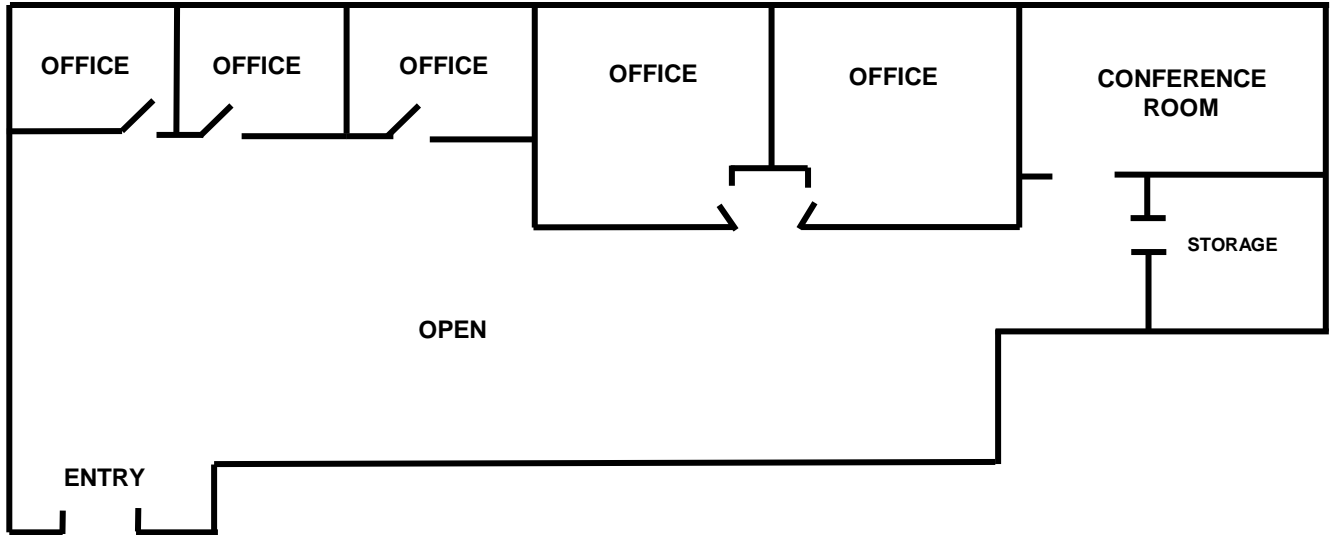
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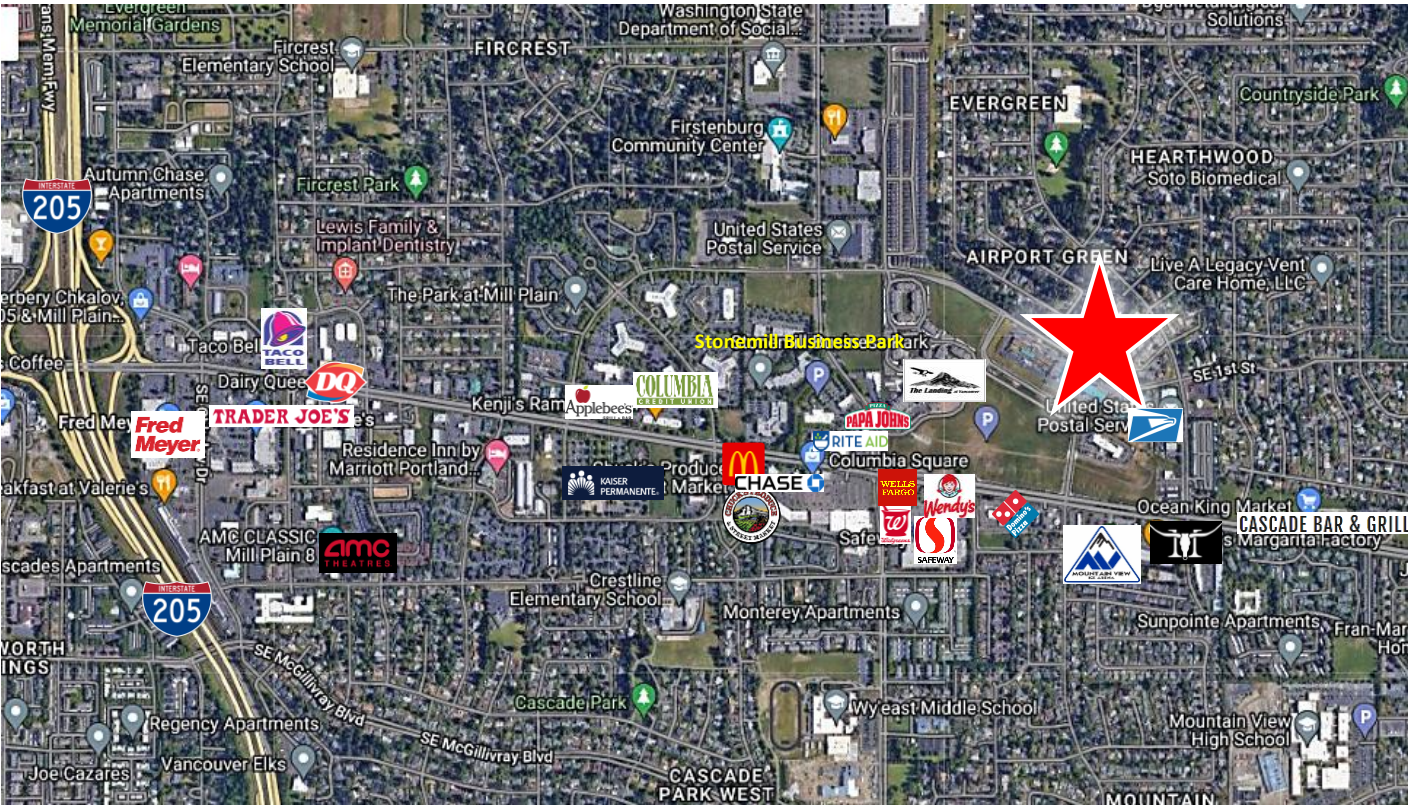
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### Traffic Counts

SE Mill Plain Blvd @ SE Olympia Dr W – 29,576

SE Mill Plain Blvd @ SE Hearthwood Blvd – 39,291

SE Mill Plain Blvd @ SE 139<sup>th</sup> Ave E – 38,321

### 2022 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	21,720	121,063	225,766
Est. Average Household Income	\$80,011	\$93,416	\$93,642
Est. Total Businesses	974	4,372	9,778
Daytime Employment	7,622	32,262	93,949



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.