

FOR LEASE

# Salmon Creek Medical Building

2415 NE 134TH STREET, VANCOUVER, WA 98686



## PROPERTY HIGHLIGHTS

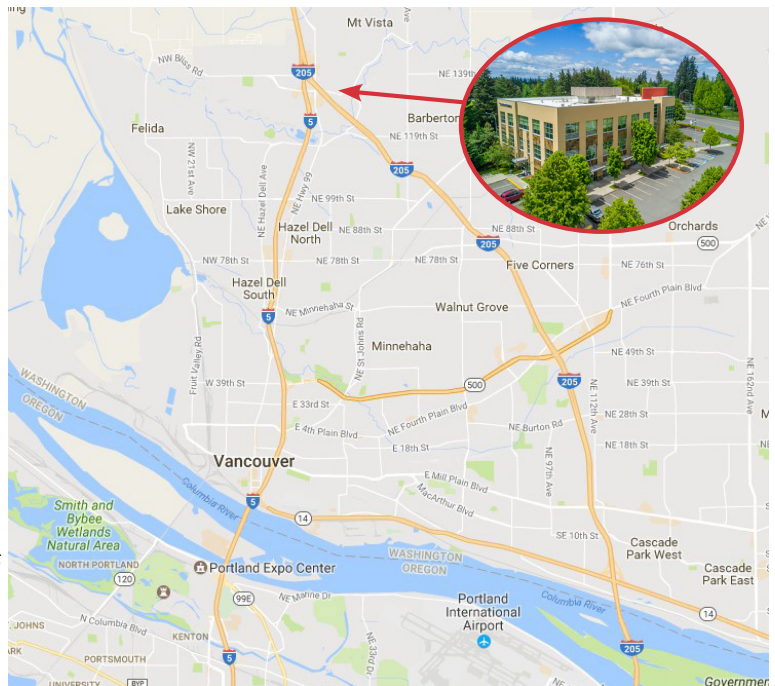
- > Prestigious Class A Medical Office
- > Great location - 5 minute walk to Legacy Salmon Creek Hospital, near Kaiser Permanente medical office & other medical providers.
- > Minutes to restaurants, retail, hotels, daycare, and Washington State University.
- > Quick access to and from I-5 and I-205
- > 5.0/1,000 SF parking ratio

## AVAILABILITIES

- > Suite 301 - 4,911 RSF. Fully built out for medical administration
- > Suite 308 - 580 RSF. Can be combined w/ #311
- > Suite 311 - 2,229-2809 RSF. Available Fourth Quarter 2018
- > 3rd Floor - All three suites can be combined for a total of 7,720 RSF

## RATE

- > Rates vary by suite, contact broker for details.



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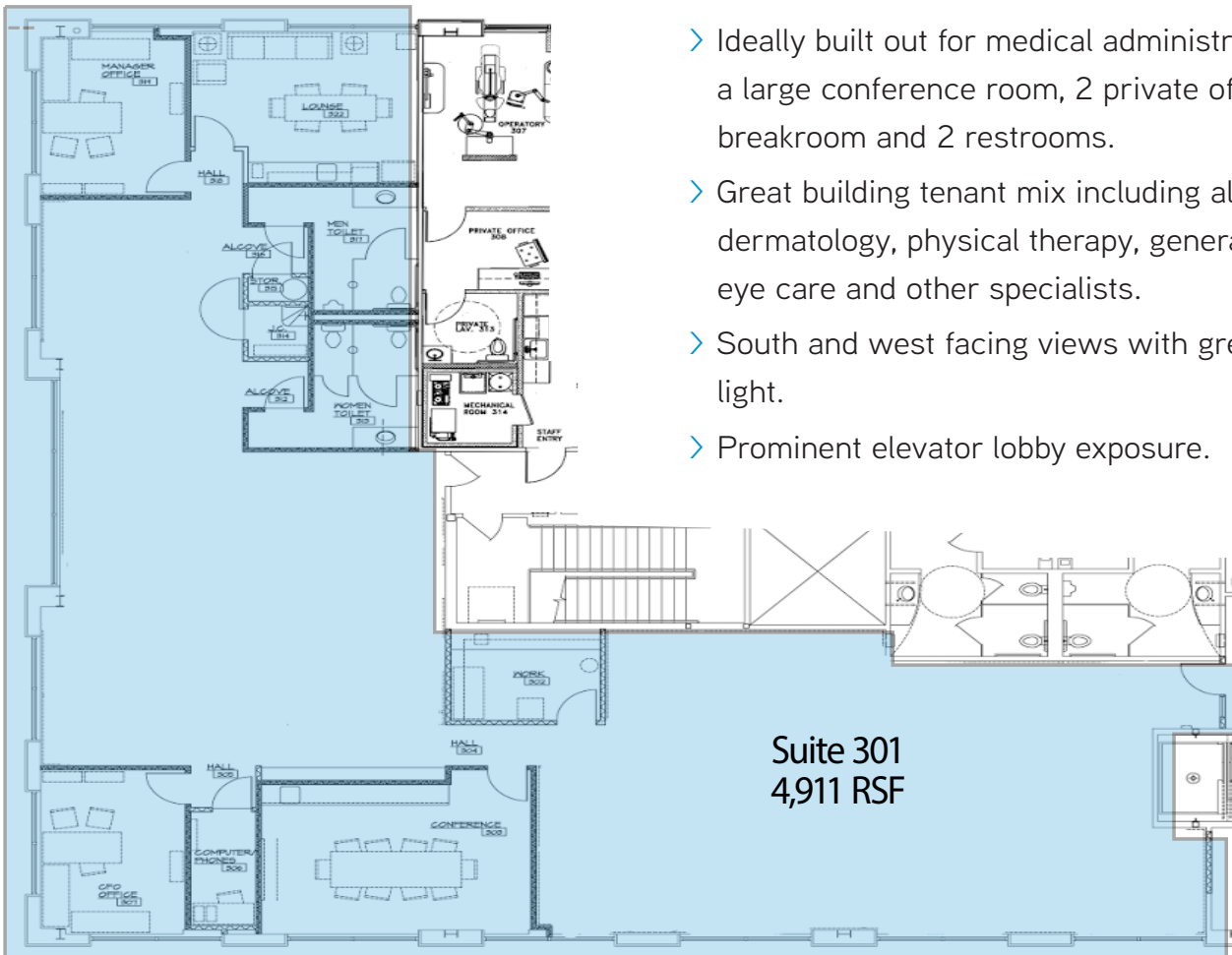
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# Suite 301

## SUITE 301 HIGHLIGHTS

- › Ideally built out for medical administration with a large conference room, 2 private offices, breakroom and 2 restrooms.
- › Great building tenant mix including allergy and dermatology, physical therapy, general dentist, eye care and other specialists.
- › South and west facing views with great natural light.
- › Prominent elevator lobby exposure.

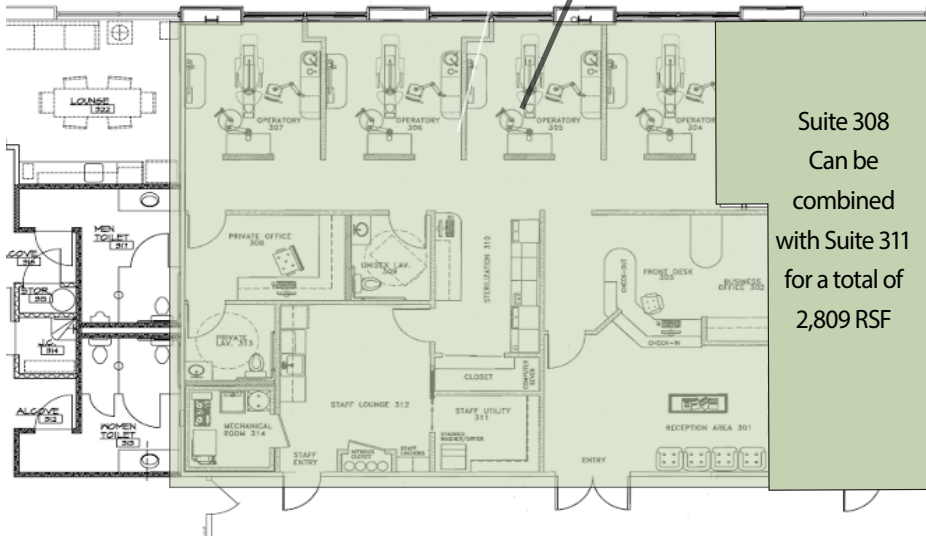


Suite 301  
4,911 RSF



# Suite 311

Suite 311  
Available 4Q2018  
2,229 RSF



## SUITE 311 HIGHLIGHTS

- › Great build-out for endodontist, oral surgeon or other specialty medical practices.
- › 4 operatories along window line, more could be added with the addition of suite 308.
- › Beautiful reception and waiting area.
- › Large staff break area and office with private bathroom.

Suites 301,308, and 311 can be combined for 7,720 RSF



# Neighborhood Aerial



## DRIVE TIMES

- > Legacy Hospital / Medical Center- 4 Minutes
- > Downtown Vancouver - 10 Minutes
- > Washington State University - 12 Minutes
- > Portland International Airport - 19 Minutes
- > Downtown Portland - 30 Minutes