

FOR SALE > \$13,800,000

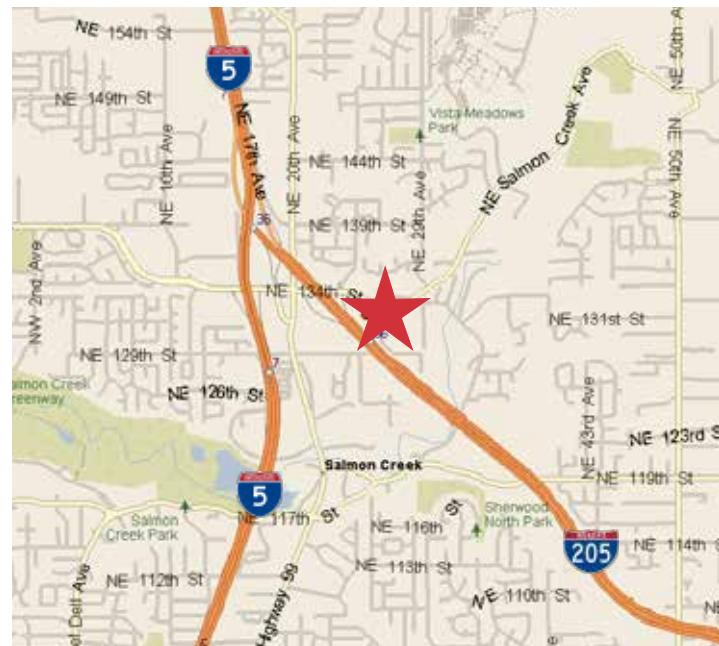
# Gateway Medical Center II

2621 NE 134TH STREET, VANCOUVER, WA 98686



## Medical User Opportunity To Own

- > Prestigious Class A medical office
- > Great location near Legacy Salmon Creek Medical Center and minutes to restaurants, retail, hotels and health club
- > 32,123 RSF of building area on 2.05 acres
- > Easy access to and from I-5 and I-205
- > Occupancy with mid and long term leases
- > Well maintained asset with many new improvements
- > Views of Mount St. Helens
- > Zoned GC (General Commercial)
- > 4.8/1,000 SF parking ratio
- > Cap rate: 6.36%
- > Contact brokers for full marketing package



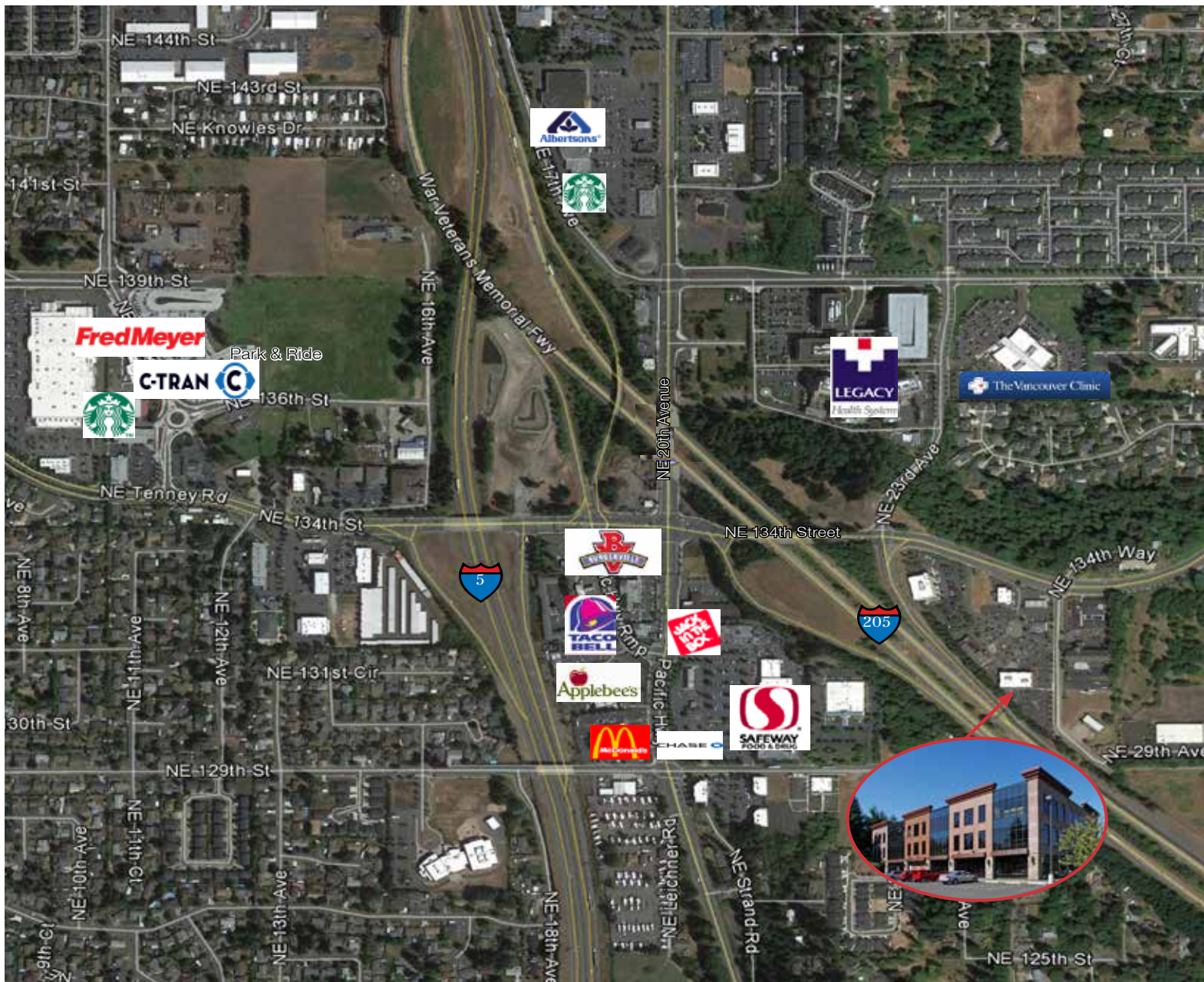


## Property Overview

Gateway Medical Center II is a 32,123 rentable square foot, multi-tenant Class A Medical Office Building located at the interchange of I-5 and I-205 North of Vancouver and next to the Holiday Inn Express and just South of the Legacy Salmon Creek Medical Center. The building is part of a two-building medical campus adjacent to a third medical building making this the centralized hub for medical professionals and services seeking to be near the Legacy Salmon Creek Medical Center.

Gateway Medical II is a three story, steel frame, brick constructed building built in 2007 by Gateway National Corporation. It is finished with timeless modern interiors offering amenities of an on-site shower room for sports enthusiast and generous parking at a 4.8/1,000 ratio.





## Location Overview

Gateway Medical Center II is located in Salmon Creek a suburb community within Vancouver, Washington and home to Legacy Salmon Creek Medical Center and Washington State University- Vancouver. With I-5 and I-205 merging at 134th Street, Gateway Medical Center II is in a prime centralized location for drawing from all of Clark County and further north into Cowlitz County for specialized medical services.

In addition, Portland International Airport is approximately 20 minutes south on I-205 with many options for restaurants, retail, hotels and health clubs nearby.

**TAMARA FULLER, CCIM**  
360 852 9624  
Licensed WA & OR Real Estate Broker  
tamara.fuller@colliers.com

**CHARLIE KLEIER, CCIM**  
360 852 9616  
Licensed WA & OR Real Estate Broker  
charlie.kleier@colliers.com

**COLLIERS INTERNATIONAL**  
700 Washington Street, Suite 608  
Vancouver, WA 98660  
www.colliers.com



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The building is 52% leased with quality tenants specializing in the healthcare sector. The tenants are Hanger Clinic, ProActive Orthopedic and Sports Physical Therapy, Sunrise Dental, PeaceHealth Laboratories, Columbia River Occupational Health, Evergreen Behavioral Health, LLC, and Oral Surgery Solutions. Nearby are Legacy Health Systems and Vancouver Clinic.



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