

FOR LEASE

# 1300 Esther Building

1300 ESTHER STREET, VANCOUVER, WA 98660

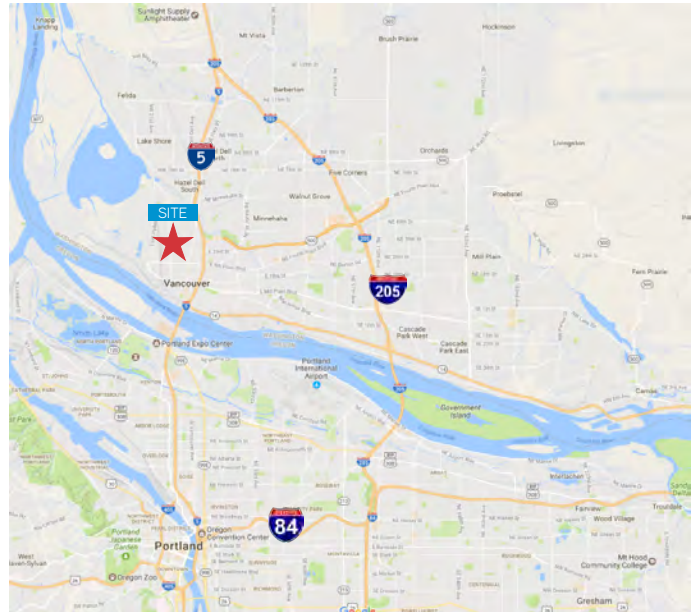


## Downtown, Hard to Find, Ready to Occupy Medical Office Space

- Great location near Clark County Public Services Courthouse; Minutes to restaurants, retail, hotels & health club
- Approximate total building size of 20,928 SF
- 2 Per 1,000 parking spaces in on-site parking garage at market rate.
- Easy access to and from both I-5 & SR-14

## Spaces Available:

- **Suite 100**-Approx 3,108 RSF -Ground Floor - Medical Office
- Rate: \$19.00/ NNN
- See floor plan on nextpage



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## Property Overview

1300 Esther is located in downtown Vancouver, WA. This is a rare opportunity for a property to become available just one block East of the Clark County Court House and Clark County Public Service Center with access from the Mill plain/I-5 interchange into downtown Vancouver. Located at Daniels and 13th you will find ample street parking in addition to the onsite parking garage for convenient parking at the property and with walking distance to the downtown core where you will find many options for dining, retail, banking, fitness, city park and lodging.

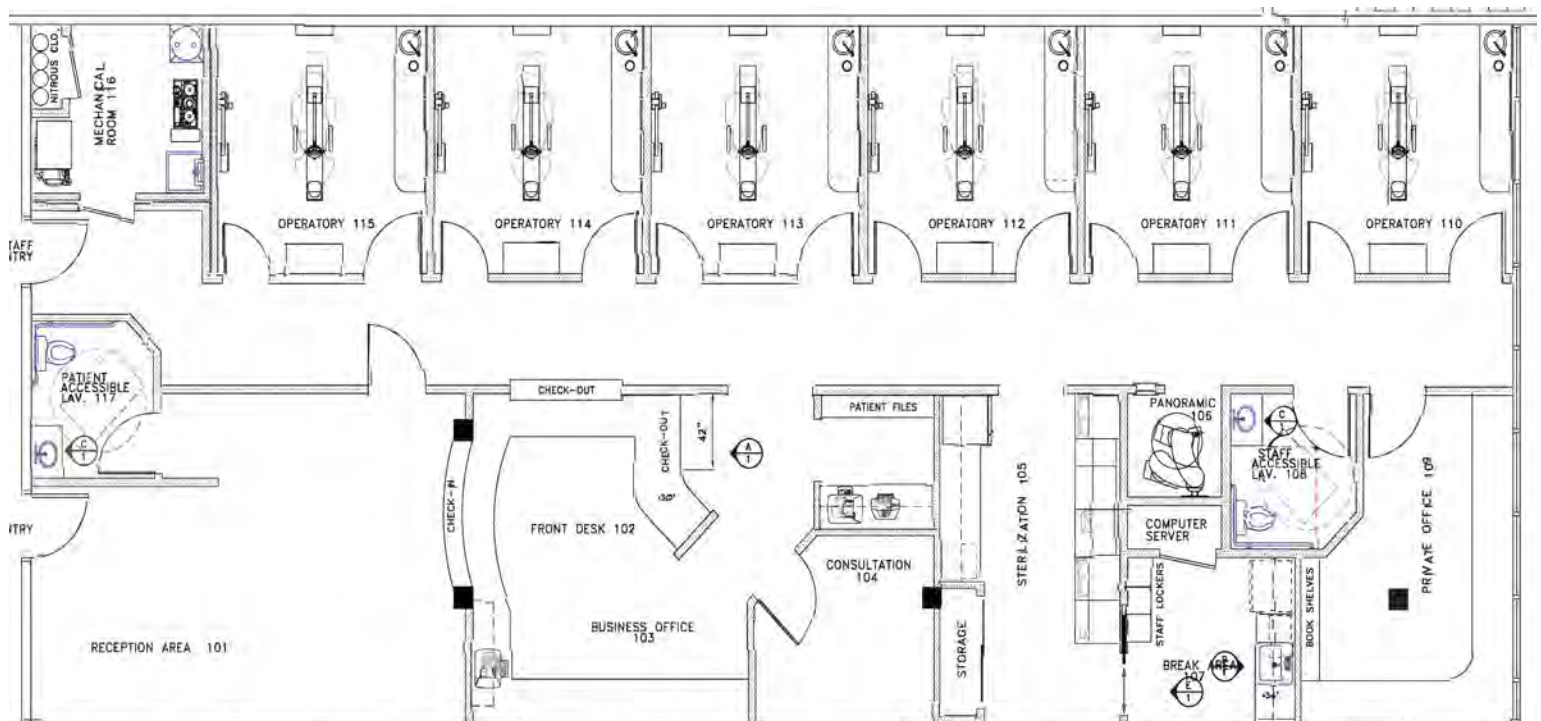
In addition, Portland International Airport is approximately 15 minutes east via Highway 14 and I-205 and downtown Portland is just south 10-20 minutes outside of high traffic times. The reverse-commute from Portland approximately 10 minutes.

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## Suite 100

On the north end ground floor of the building is an existing medical office consisting of approximately 3,108 RSF. The welcoming waiting area has warm tones, nice finishes and a tiled reception desk. Six operation/exam rooms, private office, reception, mechanical room, two prep areas and restroom. Furniture and fixtures not included.





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## Conveniently located within:

- ...1 Minutes to Clark County Courthouse
- ...7 Minutes to Clark Community College
- ...15 Minutes to Washington State University Vancouver
- ...16 Minutes to Portland International Airport
- ...10-25 Minutes to Downtown Portland



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