

FOR SALE > \$4,800,000

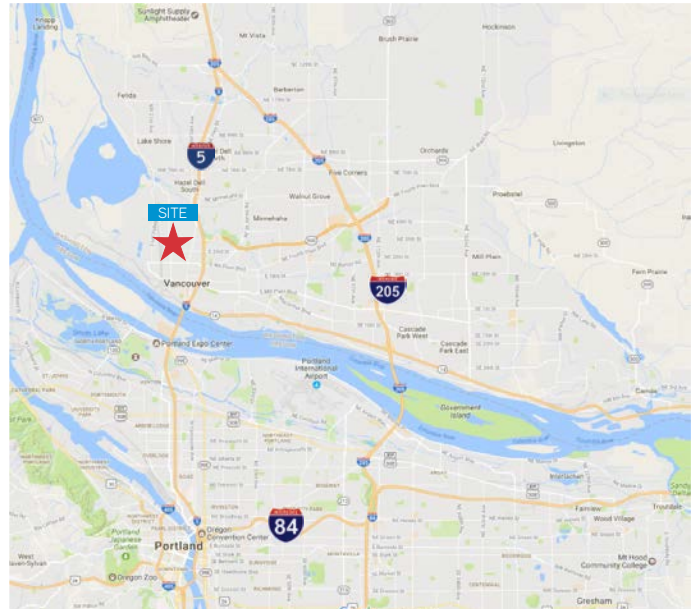
1300 Esther Building

1300 ESTHER STREET, VANCOUVER, WA 98660



Downtown, Hard to Find, User/Owner Opportunity

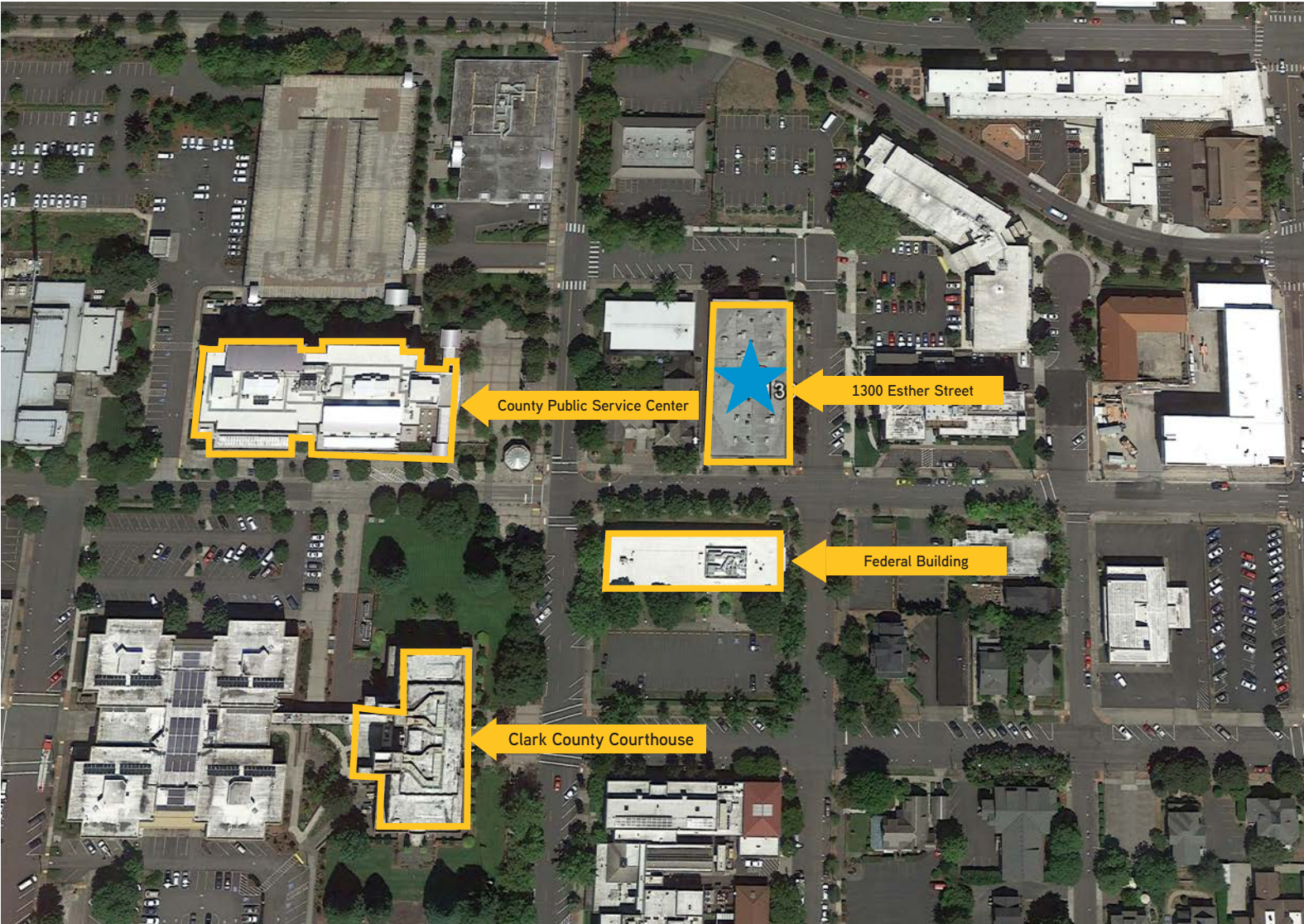
- > Great location Clark County Public Services Courthouse; Minutes to restaurants, retail, hotels & health club
- > Approximate total building size of 20,928 SF
- > 42 covered parking spaces
- > Easy access to and from both I-5 & SR-14
- > Occupancy with short and long term leases
- > Zoned CC (City Commercial)
- > Partial user with investment opportunity, nicely built out medical spaces on first level
- > Contact brokers for full marketing package



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Location Overview

1300 Esther is located in downtown Vancouver, WA. This is a rare opportunity for a property to become available just one block West of the Clark County Courthouse 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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Property Overview

1300 Esther is an approximately 19,662 rentable square foot, multi-tenant Class B office building with 42 covered parking spaces on site. This property is offering a rare opportunity to own a “ready to occupy” office building with parking located in downtown Vancouver, WA. Ideal location for attorneys, engineers, and contractors that would benefit being located near county services.

1300 Esther is a 2-story wood framed constructed building built in 1981. The second level could remain divided to separate suites or opened up for single 13,000sf user. Two high-end medical offices on ground floor with existing leases providing additional income.

Partnership opportunities and Seller Financing are available.

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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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