



For Sale



Ninth Street Medical Plaza

11201 NE 9th Street
Vancouver, WA 98684

Fully Leased Multi-tenant
Office Investment
Opportunity



FOR MORE INFO:

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NINTH STREET MEDICAL PLAZA



Washington is one of seven states without a state income tax.

Ninth Street Medical is a highly visible, three-story professional office building located directly off Interstate 205, making nearly everywhere in the metropolitan area quickly and easily accessible.

PeaceHealth Southwest Washington Medical Center is less than five minutes away and Legacy Hospital, the Portland International Airport and Interstate 5 are less than ten minutes away.

Ninth Street Medical was built using the highest quality materials including steel frame construction. The building offers numerous tenant amenities, including state-of-the-art conference room, sun deck and excellent monument signage.

Purchase Price: \$6,495,000

Price/SF: \$255.08

Cap Rate on Income: 7.14%

Total Building Size: 25,463

Total Land Area: 1.52 acres

Year Built: 2007

Parking Ratio: 6/1,000 SF

Current Occupancy: 100%

Average Gross Rental Rate: \$28.50

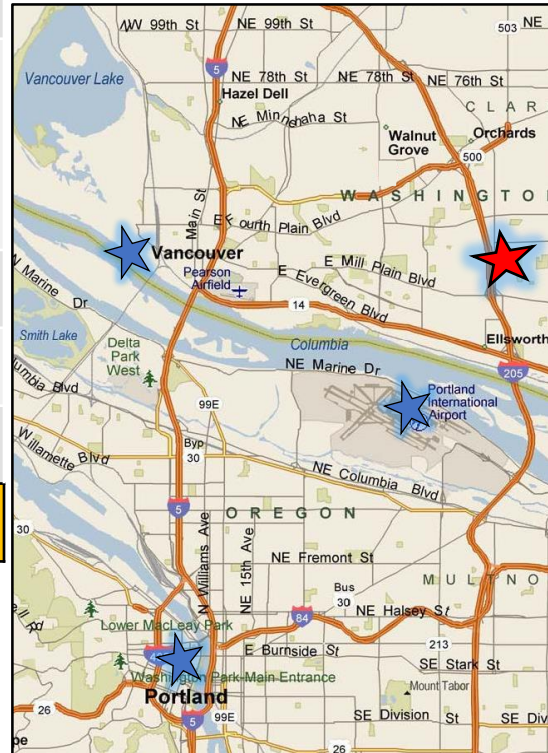
Lease Type: Full Service Gross

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Ninth Street Medical Plaza is located in the Cascade Park submarket, one of the largest office markets in the entire Portland/Vancouver Metropolitan Area.

Price		\$6,495,000
Capitalization Rate:		7.14%
NOI Summary		
Stabilized Income		
Scheduled Rent:		\$725,922.00
Less: Operating Expenses		
CAM	\$3.04	(\$77,400.88)
Property Taxes	\$2.41	(\$61,390.45)
Utilities	\$1.76	(\$44,929.86)
Janitorial	\$1.76	(\$44,690.04)
Insurance	\$0.37	(\$ 9,381.00)
Total Operating Expenses	\$9.34	(\$237,792.23)
Effective Net Income		\$487,829.77
Less Vacancy/Reserves (5%)		(\$24,391.49)
Net Operating Income		\$463,438.28

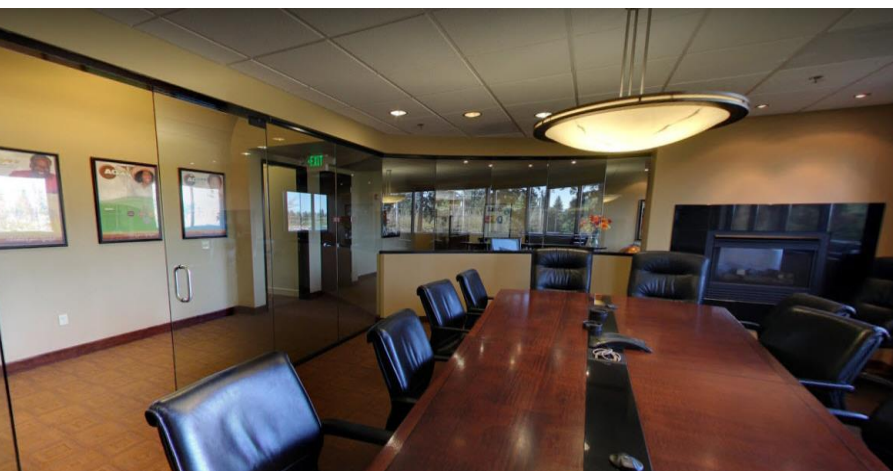


2017 Demographics			
	1-Mile	3-Mile	5-Mile
Est. Population	16,003	117,061	239,941
Avg. Household Income	\$68,522	\$72,723	\$74,364
Daytime Employment	6,836	49,307	116,317

To: Portland Int'l Airport
7.8 mi. 12 min. drive-time

To: Downtown Vancouver
9.4 mi. 13 min. drive-time

To: Downtown Portland
15.0 mi. 20 min. drive-time



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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.

www.fullergroupcre.com