

# 903 NE 88TH CIRCLE

Vancouver, Washington 98665



**LOCATION:** Located one block off Highway 99, across the street from Wal-Mart in Hazel Dell, with easy access to Interstate 5 and Downtown Vancouver.

**BUILDING:** 9,771 square feet of recently remodeled office space, ready for occupancy.

**FEATURES:**

- Great owner/user opportunity
- Zoned General Commercial
- 0.54 acres (23,522 SF)
- Quick and easy access to State Highways
- Opportunity for building signage visible from Interstate 5

**AVAILABLE FOR LEASE:** \$11.00/SF, Modified Gross

- Suite 100 – 2,016 SF
- Suite 103 – 2,844 SF
- Suite 201 – 2,538 SF
- Suite 203 – 2,373 SF

**PURCHASE PRICE:** \$875,000



**FOR SALE / LEASE**

**For More Information, Contact:**



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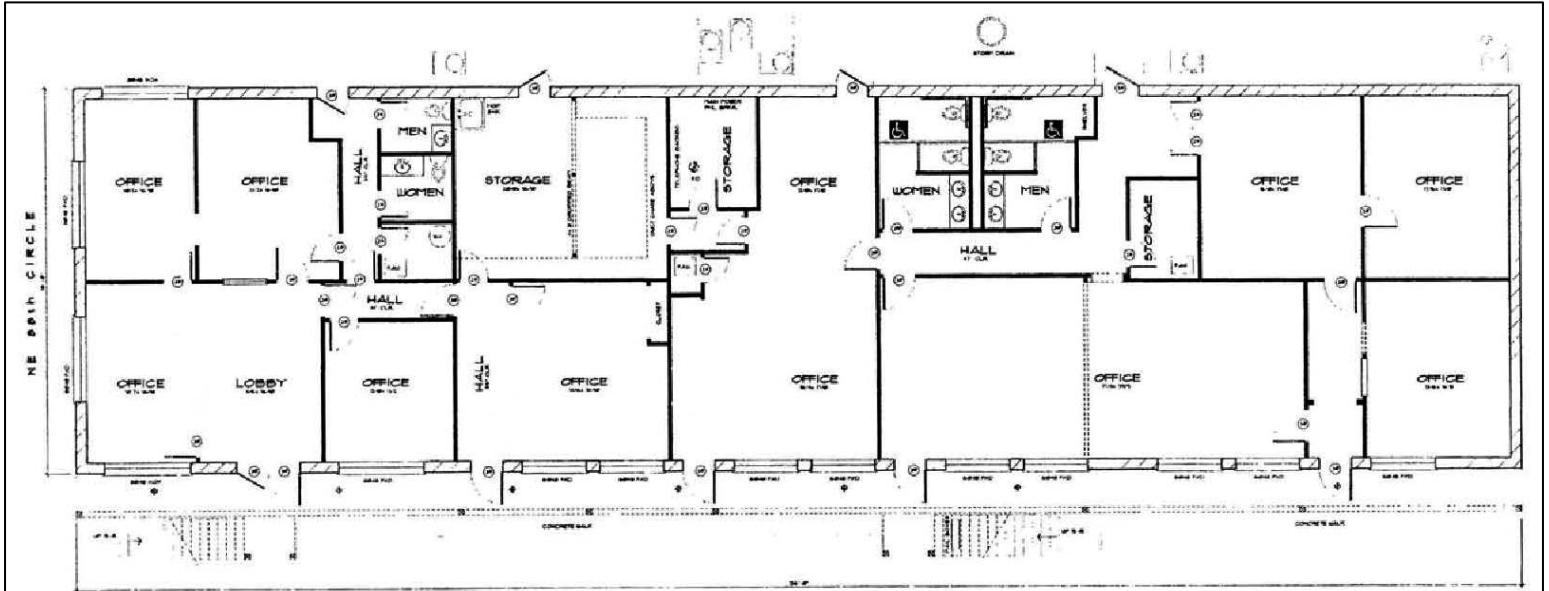
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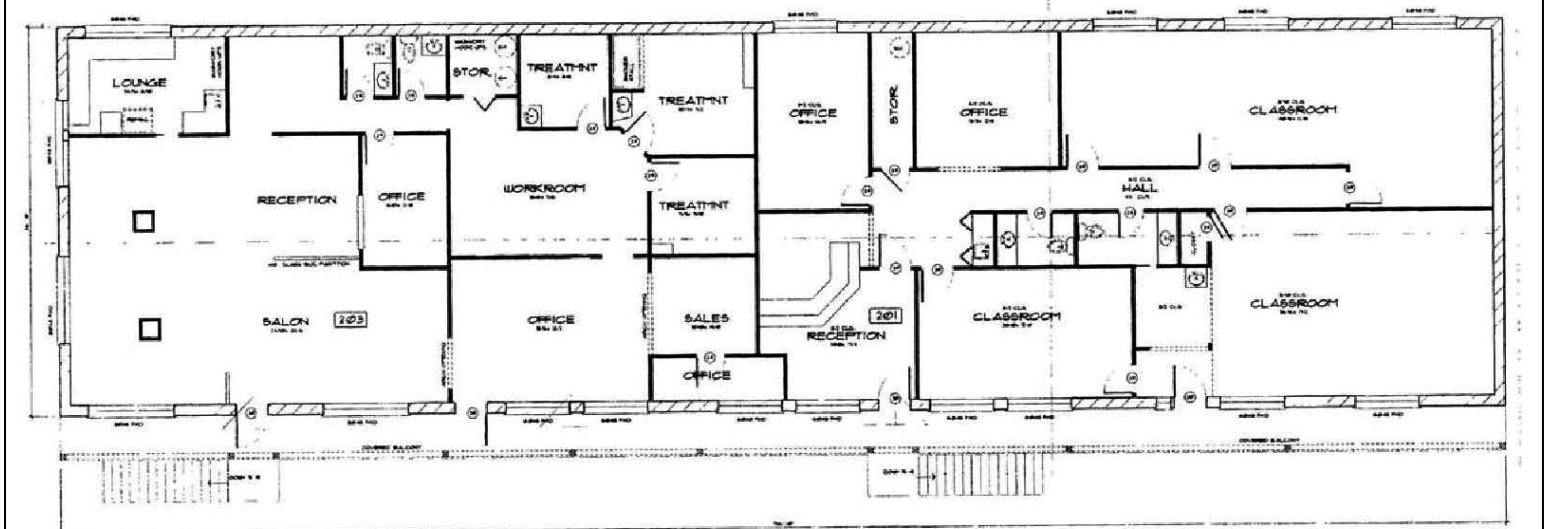
This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

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NORTH  MAIN FLOOR PLAN



NORTH  UPPER FLOOR PLAN

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COMMERCIAL REAL ESTATE SERVICES