

MILL PLAIN ONE

“No better place to conduct business.”

Mill Plain One is an eighty-acre, master planned, mixed-use development located east of I-205 in the Mill Plain corridor of Vancouver, Washington. Of the eighty acres, forty percent is dedicated to office development, seventeen percent to retail use, over eight percent for flex use and the remainder for multifamily residential development. This is the highest quality commercial district in Southwest Washington and is designed to enhance employee productivity and assure long term investment value. This is the best value in office space in the entire Portland / Vancouver Metropolitan area.



The development is defined by eight-foot serpentine masonry walls totaling over a mile in length. Access is gained at two signalized intersections on Mill Plain Boulevard. Public transportation is available directly to the development and the Portland International Airport is located within fifteen minutes of the site via I-205. The entire Metro area is easily accessible via state and interstate highways or public transportation. Over one million square feet of retail space is located within two miles of the site for eating, shopping, and services.

\$24.00 per square foot full service



For Additional Information Contact:

ADAM D. ROSELLI, CCIM
(360)750-5595 Extension – 15
aroselli@ef-inc.com

BYRON ROSELLI
(360)750-5595 Extension – 14
broselli@ef-inc.com

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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Art and a number of water features compliment the development. No detail is ignored at this beautiful complex.



There are over two miles of walking and jogging paths through landscaped grounds, public plazas and a three acre park for the benefit of tenants, residents, and guests of the development.



The buildings are crafted with the finest materials to aptly exhibit the tenants' corporate image. With the sixth building completed November 2005, there is close to 350,000 square feet of office space within the complex. If the space requirements of the tenant's organization change within the duration of the lease, the friendly and experienced staff at Park Plaza Inc. will work diligently to find another space within the complex that better fits the needs of the tenant. The tenant's satisfaction is job one.

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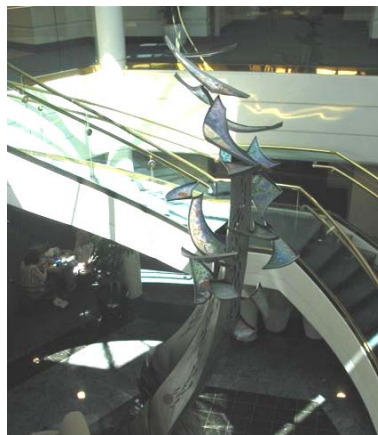
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All spaces are delivered "turn key". The lease rate includes all executive furnishings, artwork, plants with professional plant service, network wiring, and multi-line telephone system hardware. Typically suites containing break rooms include a refrigerator, microwave, dishwasher, sink, cupboards, and a table with chairs.



The complex has a full service cafe, several common area conference rooms, and a tax and law library for tenants' use.



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Within the complex are a number of restaurants and services such as: Applebee's, Sweet Tomatoes, McGrath's Fish House, Little Italy's Trattoria, Phoenix Inn Suites, Kinko's, Columbia Credit Union, and The Park Apartment Homes.



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