

FOR SALE

SIGNIFICANT PRICE REDUCTION!

8513-8515 NE Hazel Dell Avenue

Vancouver WA 98660

Oak Place Professional Offices

Leased Investment / Owner User Opportunity!

Two-Building Stabilized Office Offered as a Portfolio Sale



PORTFOLIO HIGHLIGHTS

PRICE REDUCED TO \$3,300,000 (7% CAP)

High-visibility location along a major north-south corridor in Hazel Dell

Strong tenant mix of professional and service-based users

Stable income with upside through rent growth and renewals

Flexible ownership structure – separate parcels allow future sale or refinance individually

Attractive, well-maintained assets with professional landscaping and curb appeal

Functional suite layouts ideal for small to mid-size office tenants

Proximity to amenities – retail, dining, banking, and residential growth corridors

Easy access to I-5, Downtown Vancouver, and Portland MSA

Positioned for long-term appreciation within a supply-constrained submarket

FOR MORE INFORMATION:

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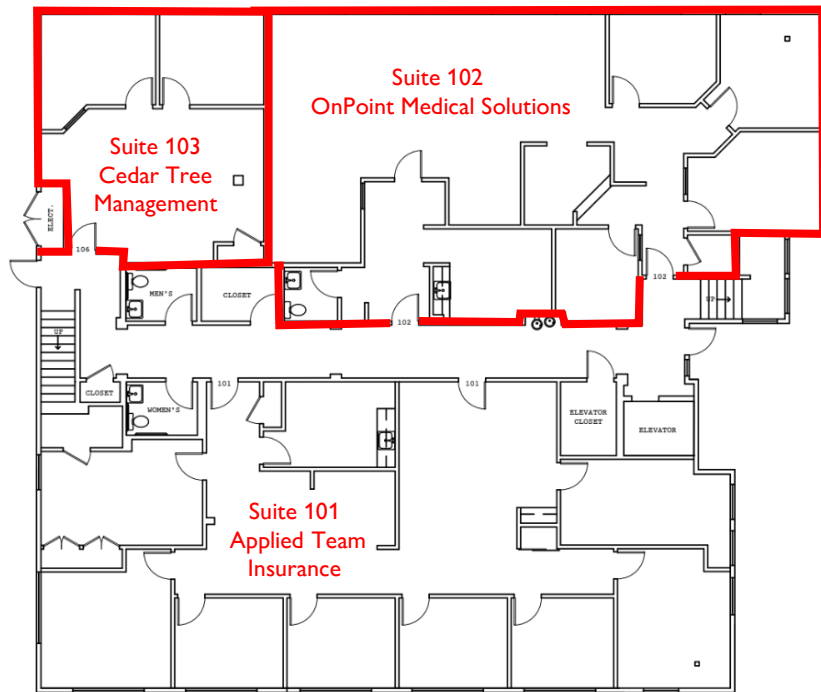
PROPERTY DETAILS

Address:	8513 & 8515 NE Hazel Dell Ave, Vancouver, WA
Building Area:	15,818 SF (12,200 SF & 3,618 SF)
Total Land Area:	Approx. 51,836 SF (1.19 AC)
Parcel Numbers:	145250000, 97976302, 97976304, 97976306
Year Built:	8513 NE Hazel Dell – 1999; 8515 NE Hazel Dell – 1880s (converted to 3-unit office condo)
Parking Ratio:	4 / 1,000 SF (non-reserved surface parking)
Public Transportation:	C-TRAN Route 31
Access:	Direct frontage along Hazel Dell Ave with easy access to I-5
Sale Price:	\$3,300,000 (\$209/SF)
NOI:	\$230,878.00
Cap Rate:	7.00%

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8513 NE Hazel Dell Avenue
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First Floor



8513 NE Hazel Dell BUILDING HIGHLIGHTS

12,200 SF

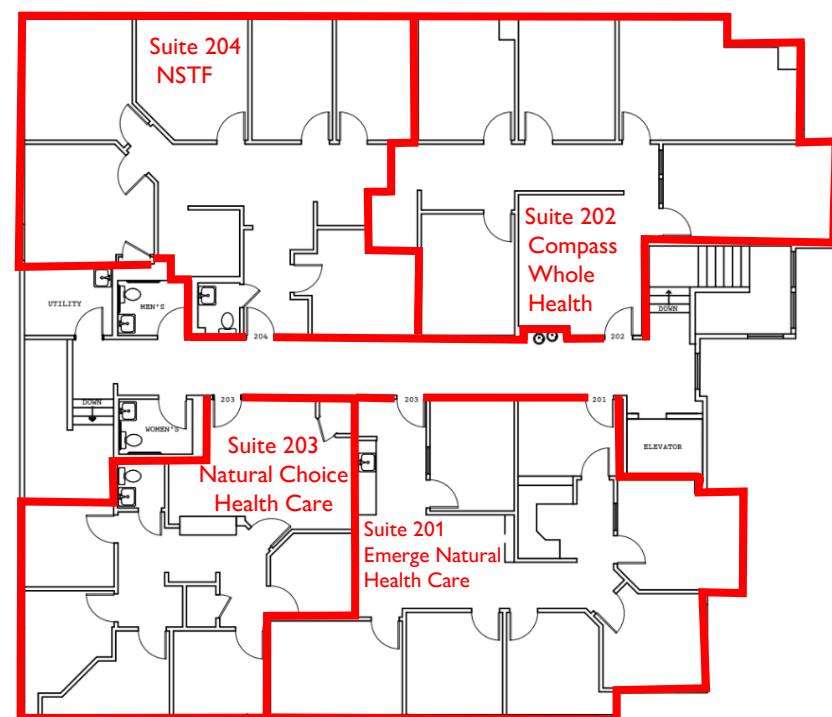
2 floors

Elevator served

100% Occupied

Updated LED lights throughout

Second Floor



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8515 NE Hazel Dell

BUILDING HIGHLIGHTS

3,618 SF

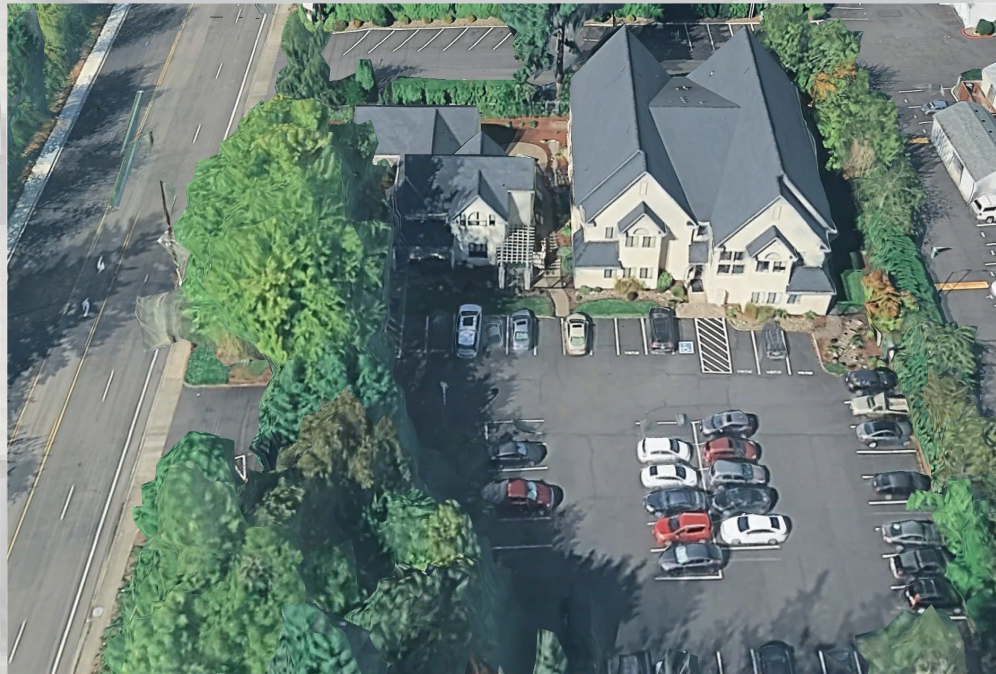
2 floors

3 separate condo units leased

Each unit is a separate tax lot

100% leased

Back-up generator with full building redundancy



CAPITAL IMPROVEMENT SUMMARY

The ownership has made substantial capital investments to enhance operational efficiency, tenant appeal, and long-term asset durability across both buildings.

PORTFOLIO-WIDE IMPROVEMENTS

SITE & EXTERIOR ENHANCEMENTS

- Parking lot expanded to maximize the usable footprint of the parcel
- New LED parking lot lighting installed (2025)
- Parking lot restriped (2025)
- Engineered bioswale drainage system completed to improve stormwater management
 - Swale located along the west property line
 - Designed to direct water flow from the east
- New perimeter fencing installed along neighboring property boundaries

STRUCTURAL & MECHANICAL SYSTEMS

- Roof replacements completed approximately 6–7 years ago (both buildings)
- Six heat pumps installed (2020), significantly upgrading HVAC capacity
 - One remaining original unit in good working condition
- New security camera system with 23 cameras
 - 24/7 continuous recording capability

TENANT & INTERIOR IMPROVEMENTS

- Suites upgraded with new paint, updated flooring, and new doors as spaces have turned over
 - Demonstrates proactive reinvestment aligned with tenant retention and leasing strategy

8513 NE HAZEL DELL AVENUE

- New hallway carpeting installed (2023)
- New LED light fixtures throughout
- Brand new monitored smoke detection system installed
- New furnace (2026)

8515 NE HAZEL DELL AVENUE

- Cedar siding repaired and new paint (2025)
- Hickory flooring installed (2021)
- 38-kilowatt backup generator installed
 - Provides full-building redundancy
 - Supports HVAC systems (including heat pumps), lighting, and electrical loads
 - Enhances operational reliability and tenant security

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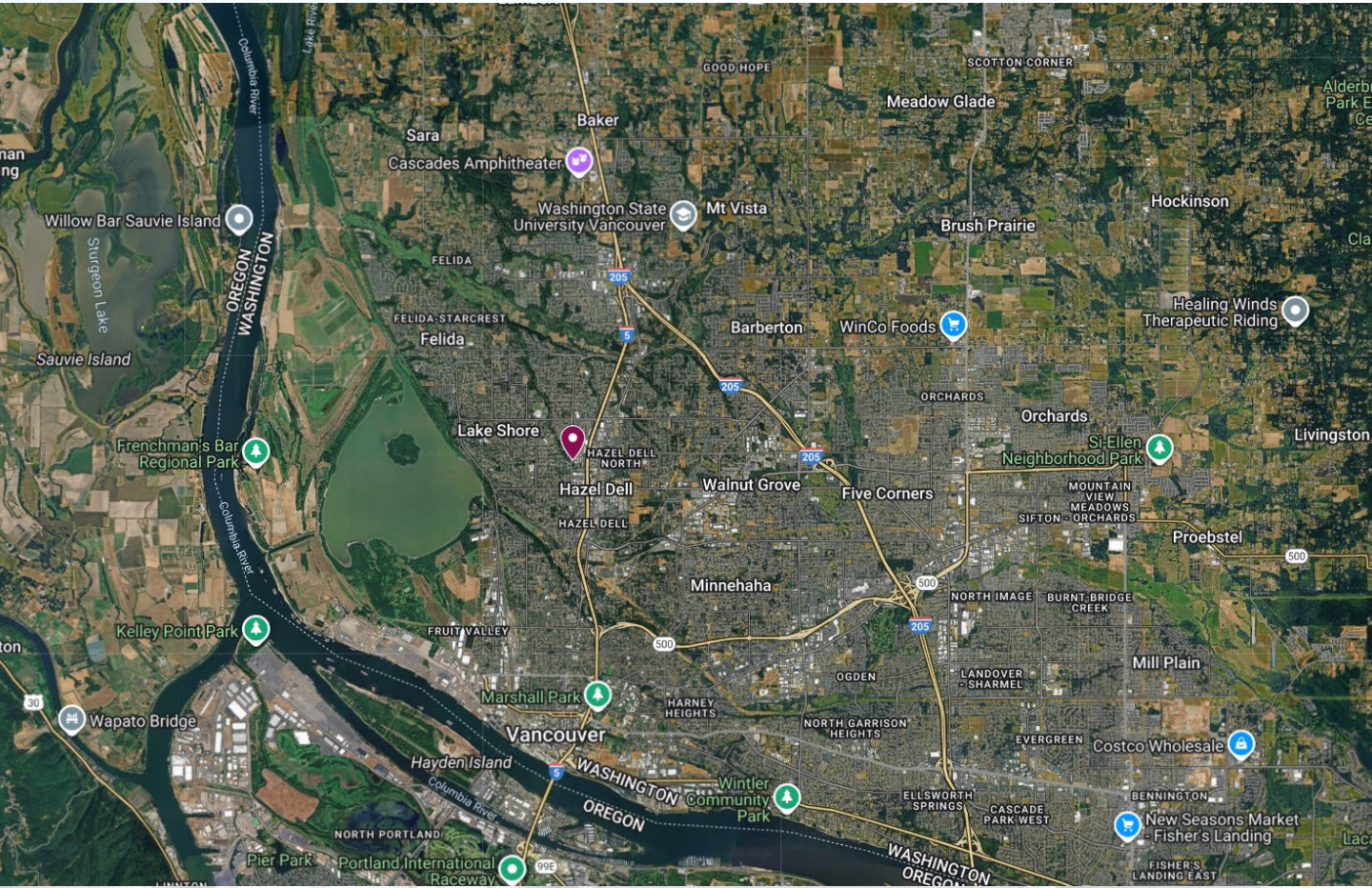
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Radius	1 mile	3 miles	5 miles
Population			
2024 Population	16,874	91,332	192,712
2029 Population Projection	18,055	97,986	207,687
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Households			
2024 Households	6,910	35,367	76,689
2029 Household Projection	7,403	38,002	82,855
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Employment			
Civilian Employed	8,208	45,942	97,047
Civilian Unemployed	416	2,118	4,503
Civilian Non-Labor Force	5,112	26,872	56,098
Worker Travel Time To Job			
<30 Minutes	4,967	26,049	56,768
30-60 Minutes	1,623	10,033	21,182
60+ Minutes	456	2,852	5,800



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.