

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Center Square

13305 – 13309 N.E. HWY 99 , Vancouver, WA 98686

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES



Centrally located at the convergence of I-5 and I-205 in the Salmon Creek neighborhood. Center Square is surrounded by high traffic counts and strong demographics. Neighboring tenant's include Burgerville, Panda Express and Fed Ex.



503.675.0900 | Email: info@barnardcommercial.com | www.barnardcommercial.com
Mail: 5200 Meadows Road Suite 150, Lake Oswego OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.



Available:

Building 1
Suite 102—1,589 SF*
** Available February 1*

Suite 106—3,000 SF

Building 2
Suite 115—1,600 SF
Former coffee café
LEASE PENDING

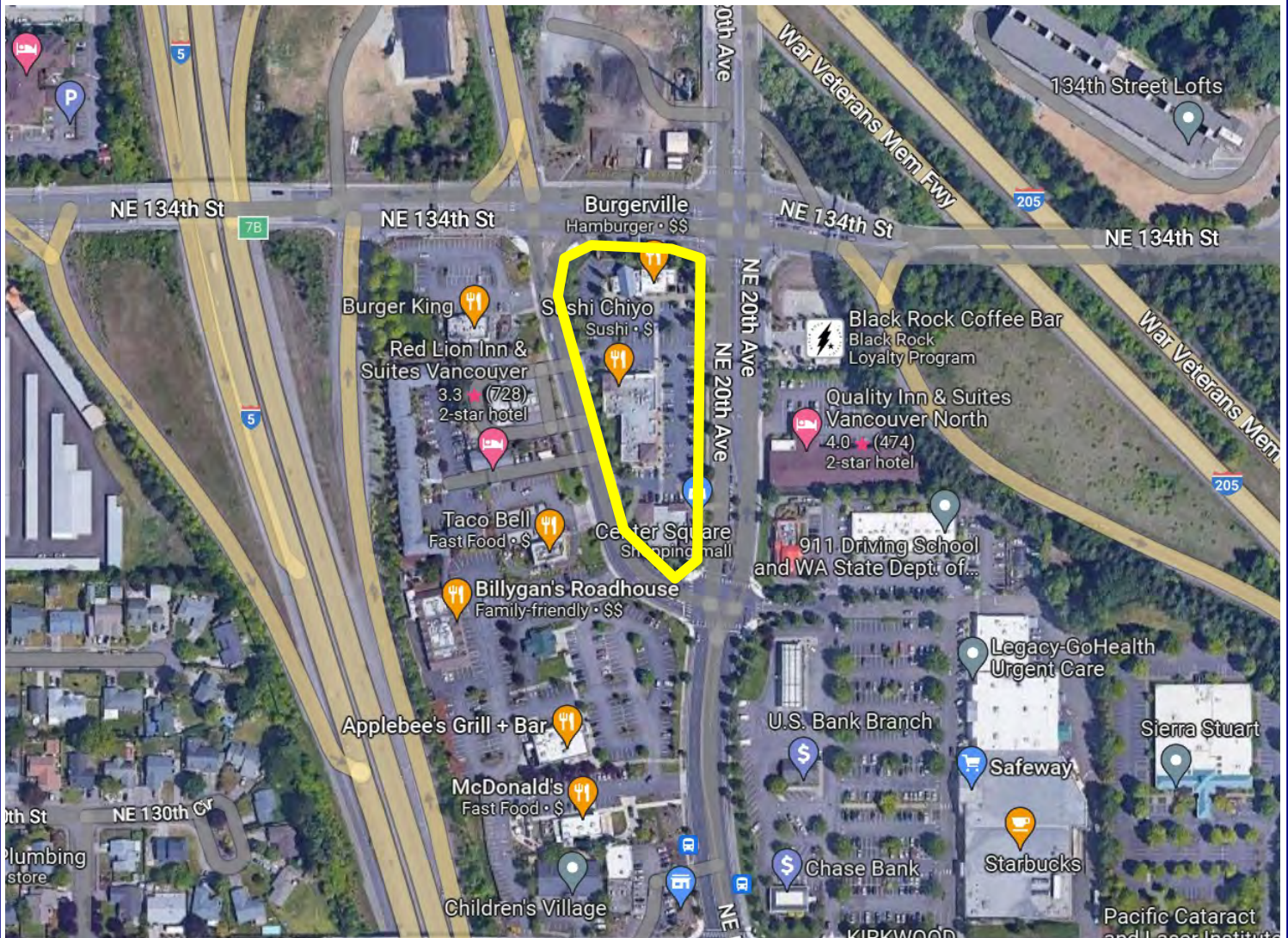
\$35.00 SF/Year, NNN
Approximately \$9.06 NNN

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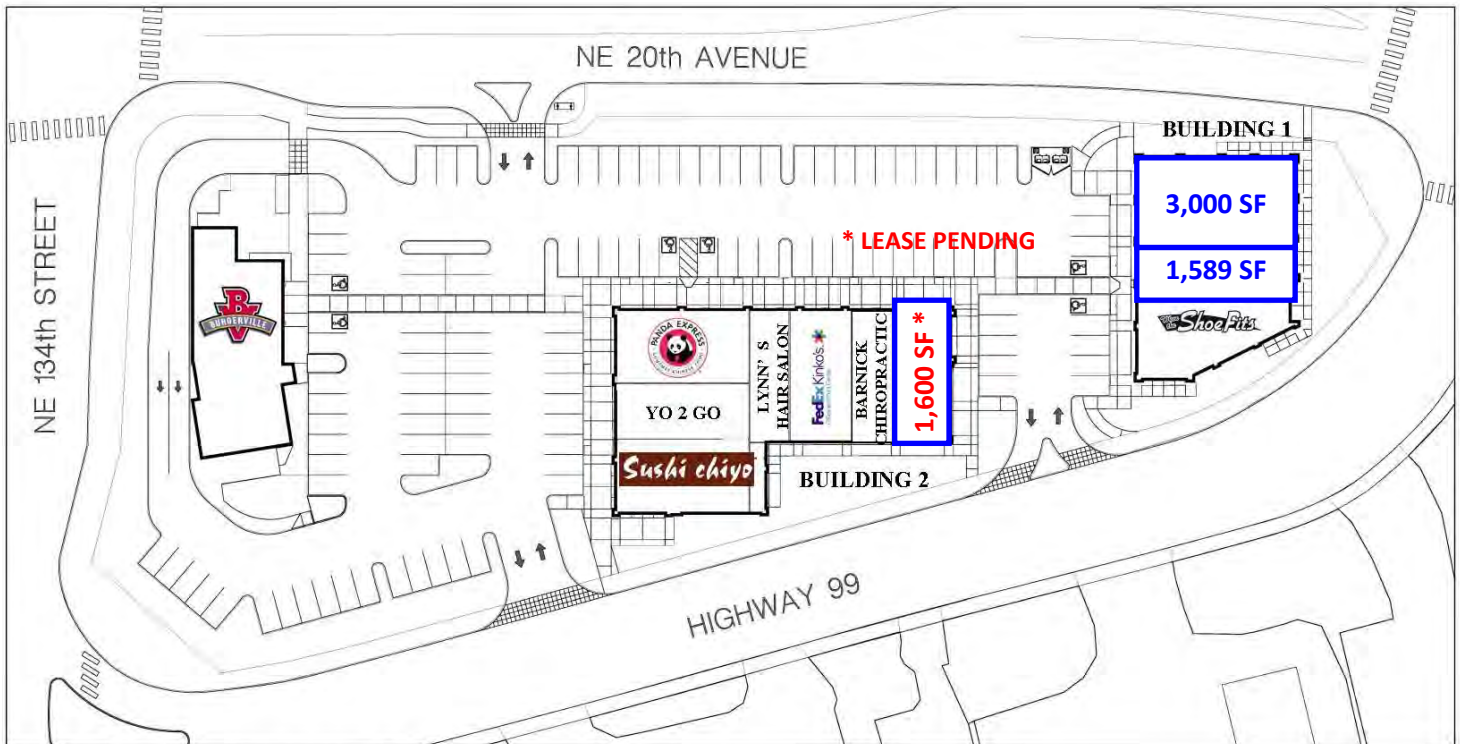
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Center Square



CENTER SQUARE

VANCOUVER, WA 98686

BUILDING 1 – 13305 NE HWY. 99

BUILDING 2 – 13307 NE HWY. 99

BURGERVILLE – 13309 NE HWY. 99



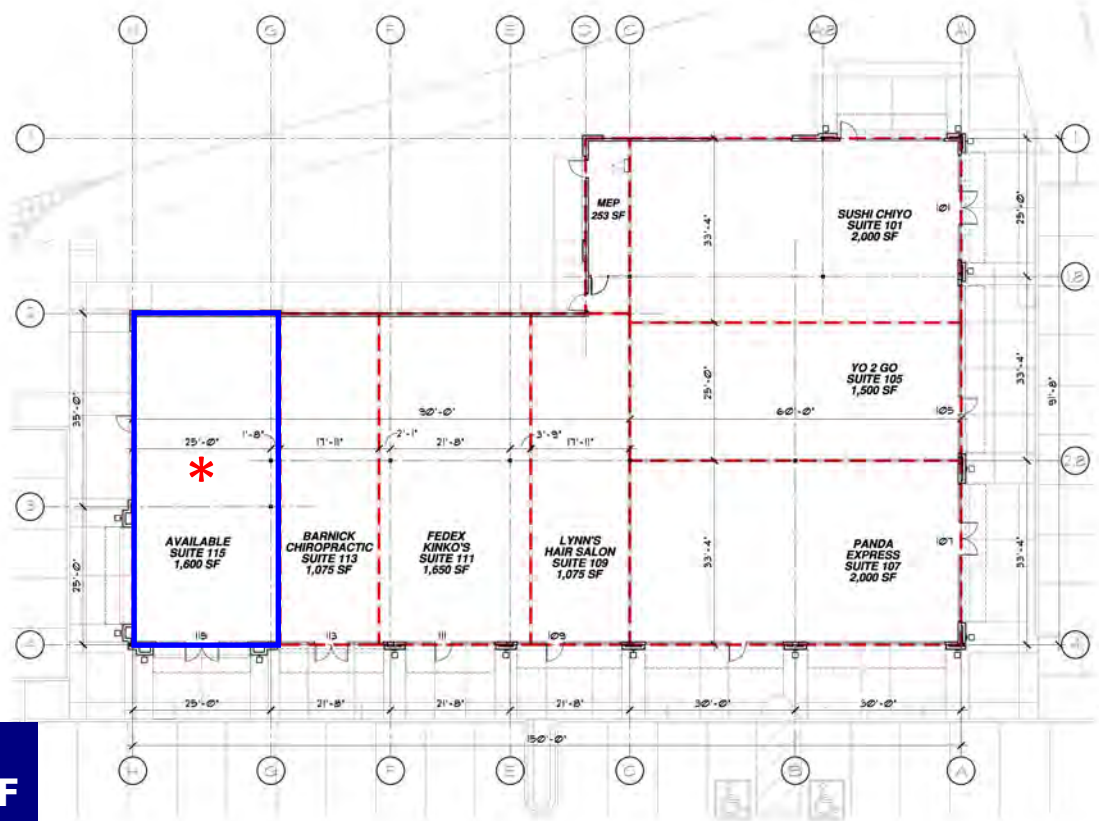
503.675.0900 | Email: info@barnardcommercial.com | www.barnardcommercial.com
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Center Square

Highlights:

- Suite 115—Former coffee café build out

***LEASE PENDING**



Building 2
Suite 115—1,600 SF



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Building 2
Suite 115—1,600 SF



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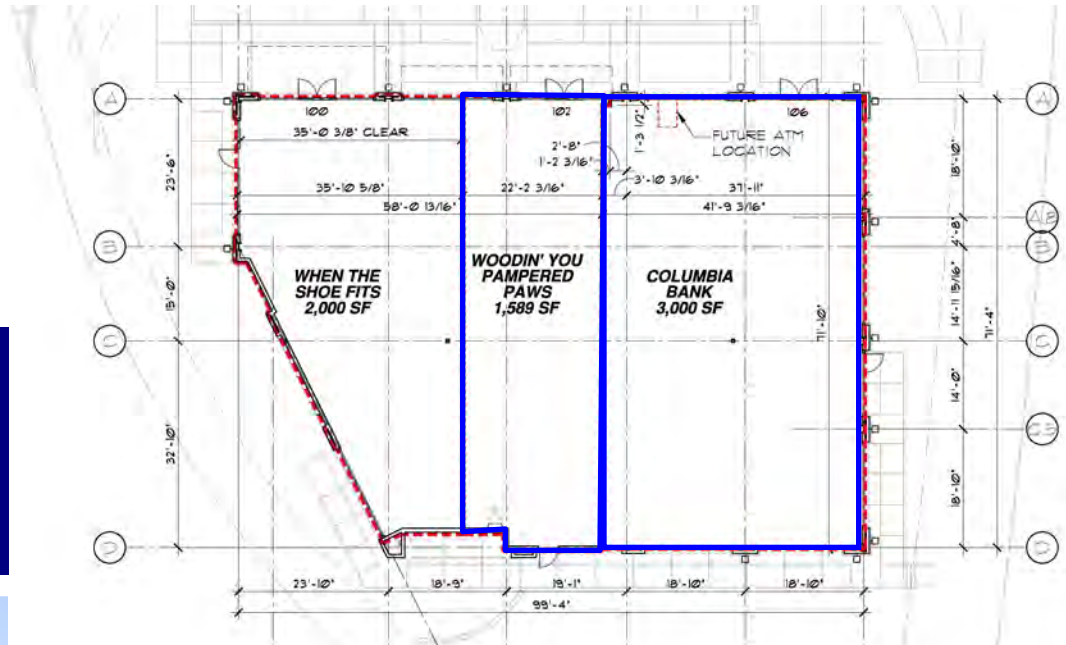
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Center Square

Highlights:

- General retail

Building 1
Suite 102—1,589 SF
Suite 106—3,000 SF



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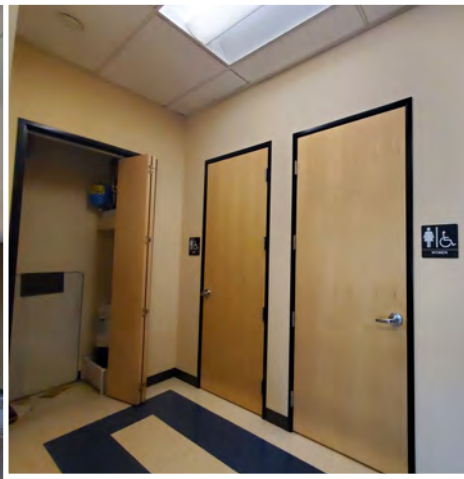
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Building 1
Suite 106—3,000 SF



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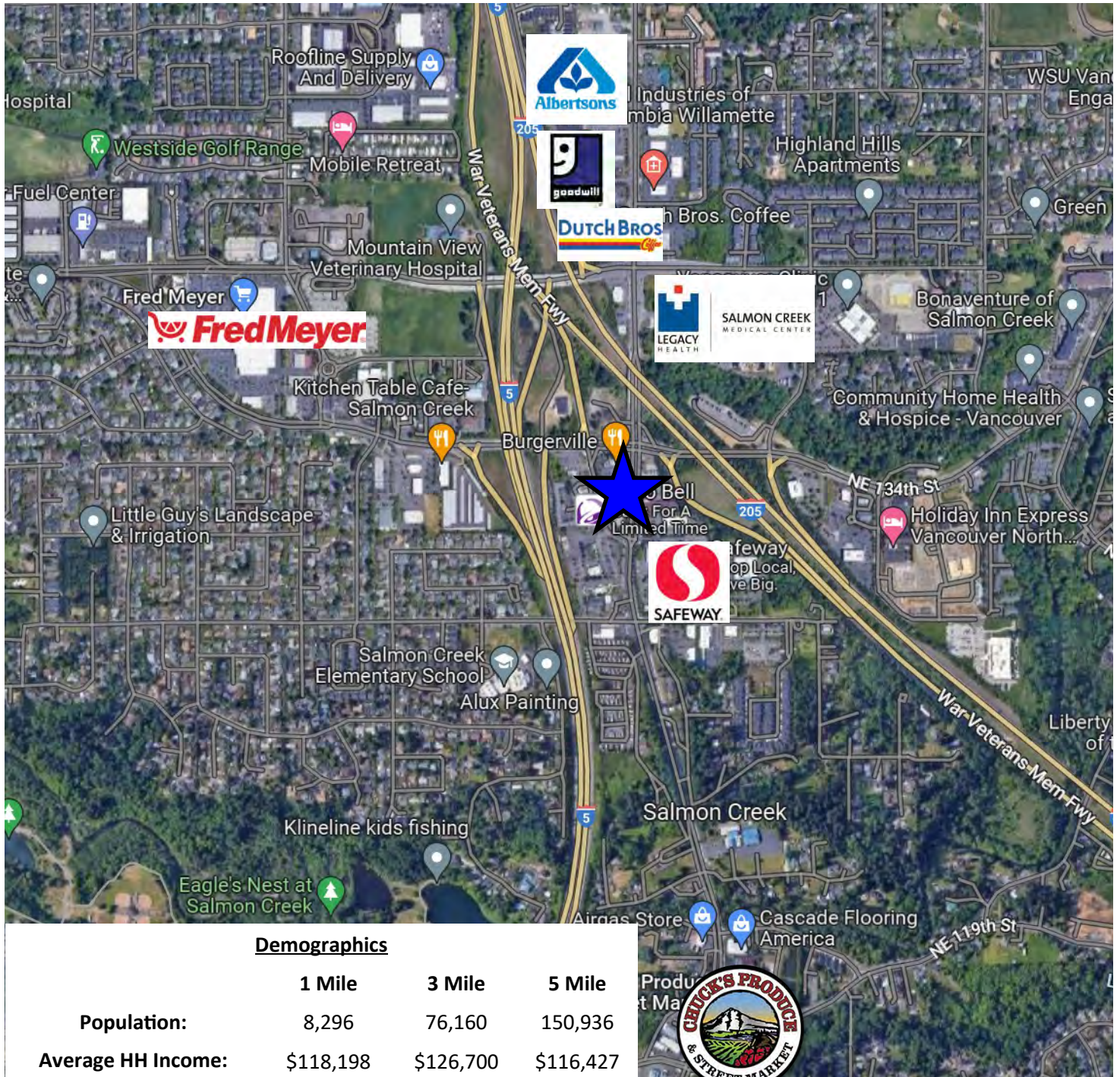
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Average Daily Traffic:

23,530 cars per day along NE 20th, just south of NE 134th

32,590 cars per day along NE 134th, just west of NE 20th



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