

# FOR LEASE GARDNER CENTER BUILDING C SUITE 102



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	1,240 SF
<b>SUITE</b>	102
<b>BUILDING SIZE:</b>	5,310 SF

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## PROPERTY DESCRIPTION

One inline suite became available in Building "C" of the Gardner Center. The Gardner Center comprises over 51,000 SF of prime retail space in one of Battle Ground's premier neighborhood retail destinations. The property features an 8-plex cinema and includes casual family dining, fast food, specialty retail, personal services, medical services, bank, etc. Battle Ground's population has grown by 78.52% (2010-2015) in a 3-mile radius of the site and future residential development is expected to be strong.

## PROPERTY HIGHLIGHTS

- Suite Available Soon for Occupancy (February 1, 2025)
- Second Generation Space, former Insurance Agency office
- Vibrant Center with over 51,000 SF of Retail and Service Retail Tenants
- Just off of SR 503 and 199th