

WEST MAIN COMMONS

MEDICAL

*16,000 SF Class A Medical
Building Delivering Spring 2024*

1305 WEST MAIN STREET, BATTLE GROUND, WA 98604



DEVELOPED BY

DEACON
DEVELOPMENT

LEASING BY

km Kidder
Mathews

WESTMAINCOMMONS.COM

DISCOVER THE FUTURE OF MEDICAL SPACE IN BATTLE GROUND, WA



16,000 SF
MEDICAL BUILDING

DIVISIBLE
SUITES

CLASS A
TWO-STORY BUILDING

West Main Commons is a unique development that consists of a specialty retail center totaling nearly 20,000 SF and a 225-unit apartment community connected by a public promenade. The retail center is anchored by a 16,000 SF state-of-the-art medical building, making it a one-stop-shop designed to provide tenants and patients an all-inclusive experience that sets it apart from anything else in the area.



ADDRESS	1305 West Main Street Battle Ground, WA 98604
TOTAL BUILDING	16,000 SF (divisible)
CLASS	A
YEAR BUILT	2024
STORIES	Two
LEASE RATE	\$45.00/SF NNN
DELIVERY	Spring 2024
PARKING	6.05/1,000 SF ratio (218 spaces)
ELEVATORS	One

MODERN SPACE FOR YOUR GROWING PRACTICE



PERSONALIZED SPACE

Opportunity to custom-build a medical space that specifically suites your practice needs



UNBEATABLE LOCATION

Located just off the busy West Main Street, West Main Commons provides excellent visibility and convenience



HEALTHCARE SYNERGY

Discover a new level of collaborative care at this state-of-the-art medical building, designed to foster synergy among healthcare providers



UNPARALLELED ACCESS

Optimal connectivity and accessibility, situated only one block away from the major intersection of highways 502 and 503



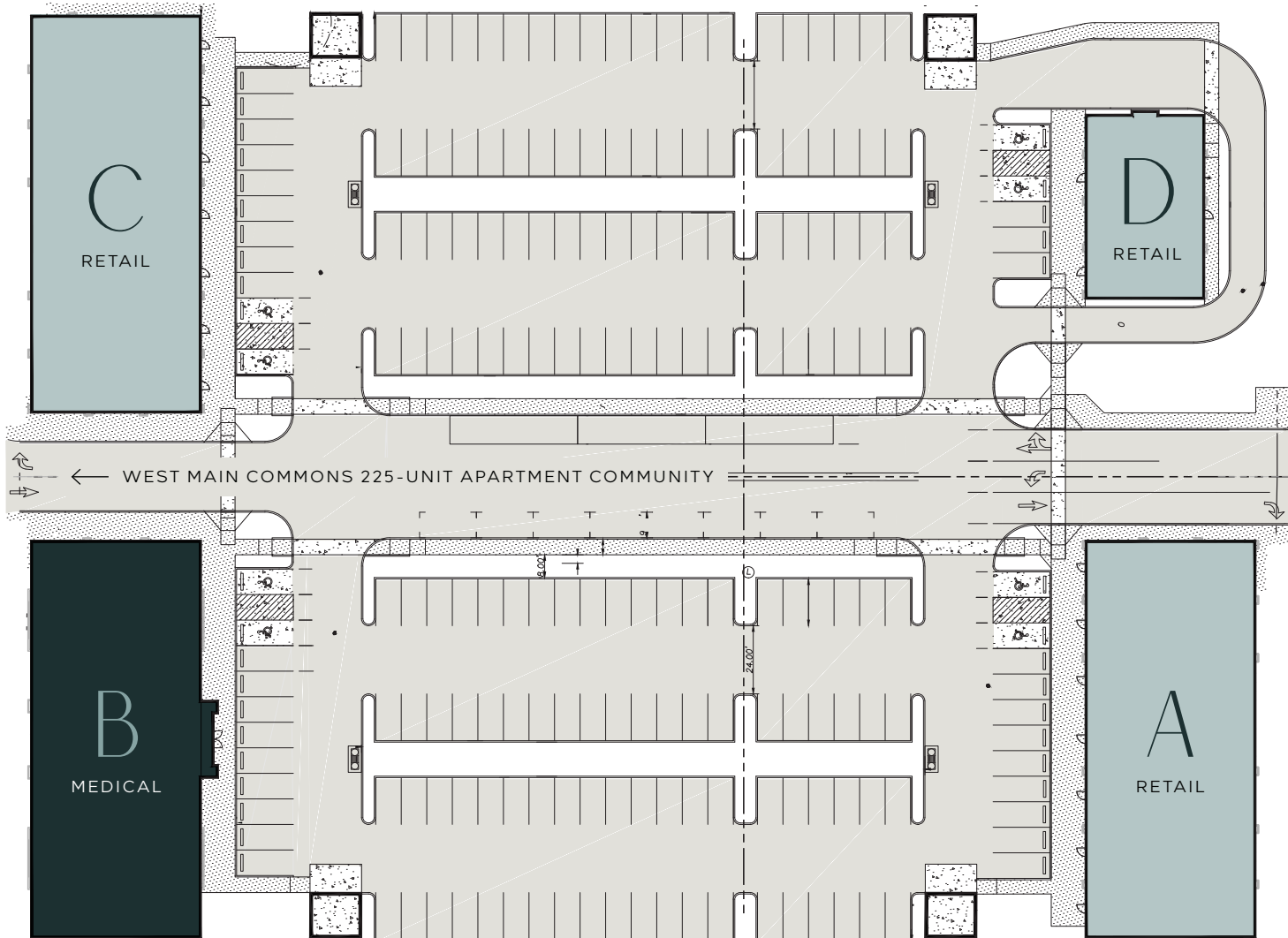
PARKING

Abundant shared parking at 6.05/1,000 SF ratio, with easy access to and from the building



SURROUNDING RETAIL

Part of a greater specialty retail center consisting of nearly 20,000 SF of neighboring retail space



16,000 SF
MEDICAL BUILDING B

DIVISIBLE
SUITES

19,550 SF
RETAIL SPACE ACROSS
BUILDINGS A, C & D

218
PARKING SPACES
(6.05/1,000 SF RATIO)

Elevate your patient experience with comprehensive on-site amenities and services at West Main Commons.



West Main Commons sits one block from the major intersection of highways 502 and 503 and is shadow anchored by both Fred Meyer and Safeway, offering unparalleled exposure and convenience.

9.3 MILES
TO SALMON CREEK

16.8 MILES
TO VANCOUVER

24.4 MILES
TO PORTLAND



SALMON CREEK

WEST MAIN COMMONS

VANCOUVER

PORTLAND



BATTLE GROUND



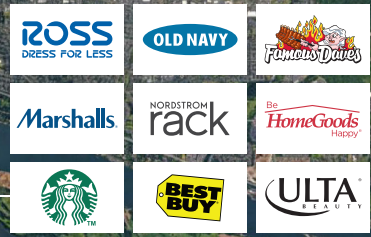
MILLCREEK TOWN CENTER



VANCOUVER PLAZA



CASCADE STATION





BATTLE GROUND



W MAIN ST



SW 20TH AVE

SW 15TH AVE

VANCOUVER CLINIC

WEST MAIN COMMONS



SW 10TH AVE



With an unbeatable location just off the busy West Main Street, West Main Commons boasts excellent visibility and easy access.

MILLCREEK TOWN CENTER



26,392 VPD

SW 10TH AVENUE

24,300 VPD

W MAIN STREET

Data source: Inrix

SW 13TH AVE

502

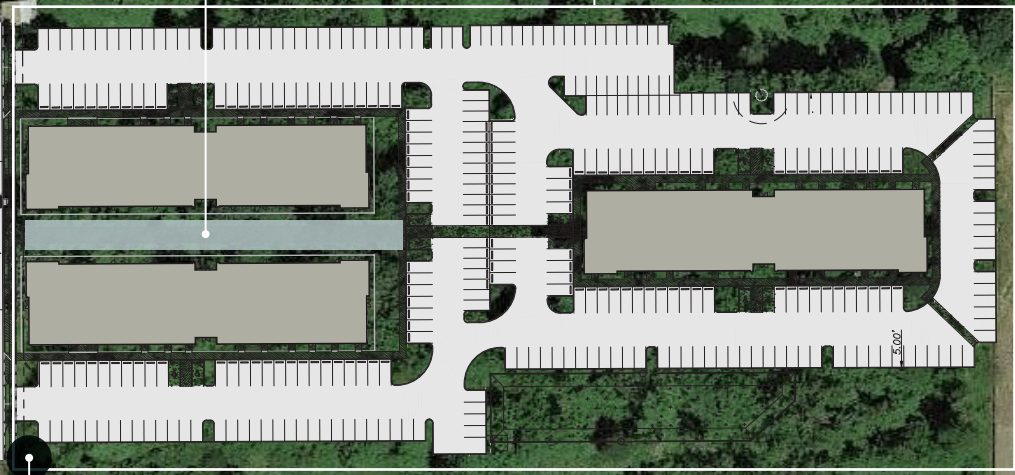
W MAIN ST

BUILDING A
8,400 SF RETAIL

BUILDING B
16,000 SF MEDICAL

 **PUBLIC PROMENADE**
CONNECTING RETAIL & APARTMENTS

WEST MAIN COMMONS APARTMENTS
225 UNITS



BUILDING D
2,750 SF RETAIL





BUILDING C
8,400 SF RETAIL





SW 15TH AVE

SW 1ST WAY
Entrance

 MEDICAL

 RETAIL

 APARTMENTS

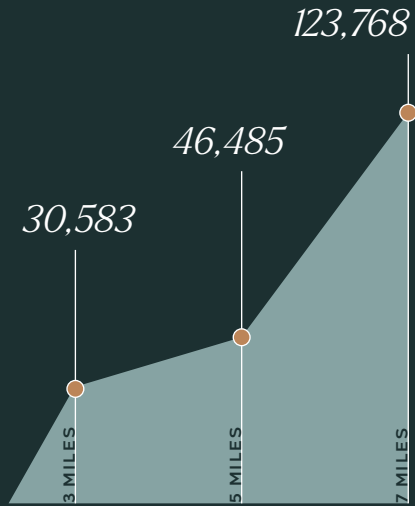
 PROJECT PYLON SIGNAGE



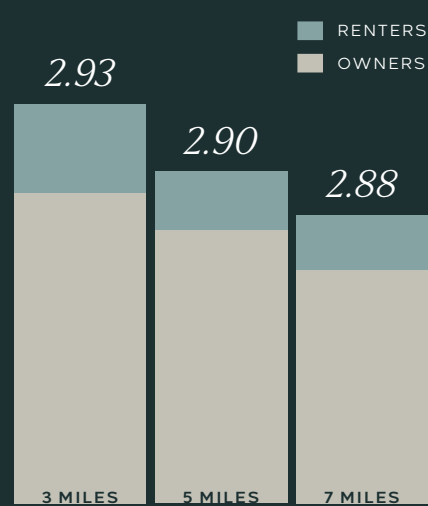
DEMOGRAPHICS



POPULATION



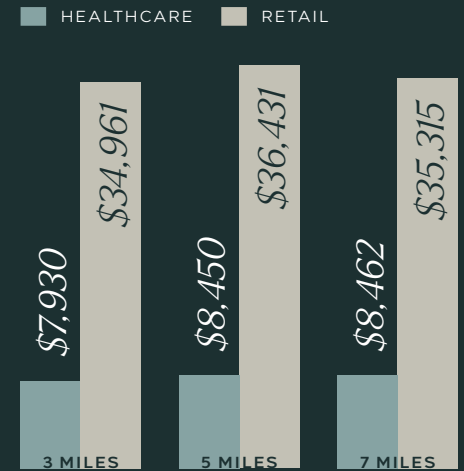
AVERAGE HOUSEHOLD SIZE



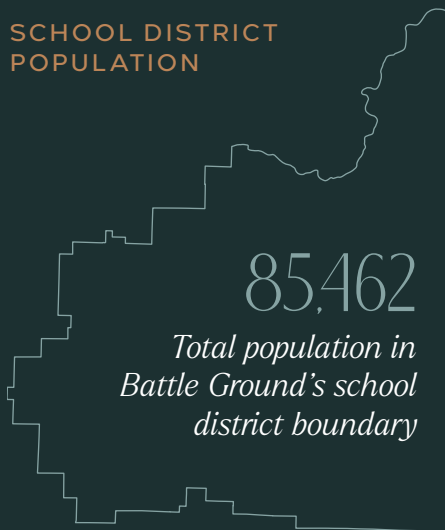
AVERAGE ANNUAL HOUSEHOLD INCOME



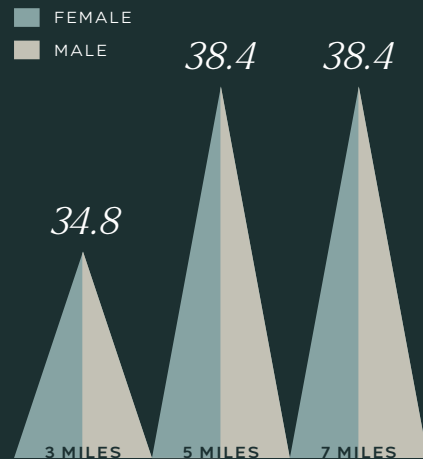
AVERAGE ANNUAL CONSUMER SPENDING



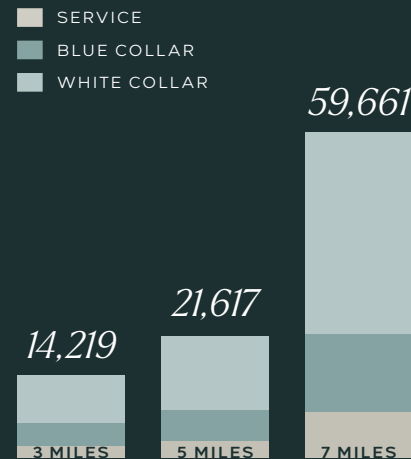
SCHOOL DISTRICT POPULATION



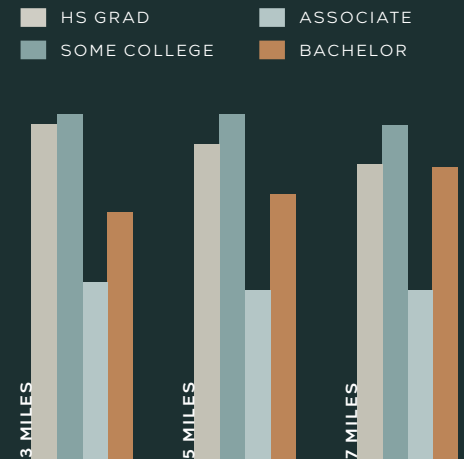
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW 25+



WEST MAIN COMMONS

MEDICAL

1305 WEST MAIN STREET, BATTLE GROUND, WA

Medical leasing by

ALEXANDRA HENDERSON

Senior Vice President

503.721.2735

alexandra.henderson@kidder.com

KIDDER.COM

DEVELOPED BY



EXCLUSIVELY LEASED BY



WESTMAINCOMMONS.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.