



## Available For Lease—5,139 square feet

**Building 611**

**1325 SE Tech Center Drive, Suite 110**

**Vancouver WA 98683**

### ***About the Available Space***

Building 611 is a beautiful single-story brick and glass Class A office building located in the southwest area of the Columbia Tech Center campus. The 25,520 square foot building offers attractive tenant office finishes as well as marble and cherry woodwork lobbies and abundant natural light with glass surrounding all sides. In addition to exterior signage opportunities, Building 611 offers ample parking at a ratio of 4 spaces per 1,000 square feet of leased space. Both Electric Lightwave Fiber Optics and Comcast Cable provide telecommunications to the building. A 5,139 square foot space is available for lease.

### ***About Columbia Tech Center***

Columbia Tech Center (CTC) is a master-planned mixed-use development located in Vancouver, Washington within the highly desirable Clark County technology corridor. Situated on 412 acres, CTC has over 3.2 million square feet of high-quality office, flex/industrial, medical and retail space already constructed with significant additional development and leasing opportunities available. CTC is beautifully landscaped with a 12-acre park, amphitheater and water features plus pedestrian and bike pathways and a basketball court. CTC is located close to Washington SR-14 and Interstate-205. Drive time to Portland International Airport is approximately 12 minutes and drive time to downtown Portland is approximately 25 minutes.

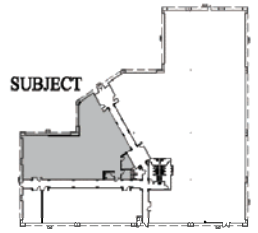
### ***Highlights***

- 5,139 square feet of Class A office
- Full service
- Annual lease rate—\$20/square foot
- Parking ratio 4/1,000
- Available now

### ***Contact***

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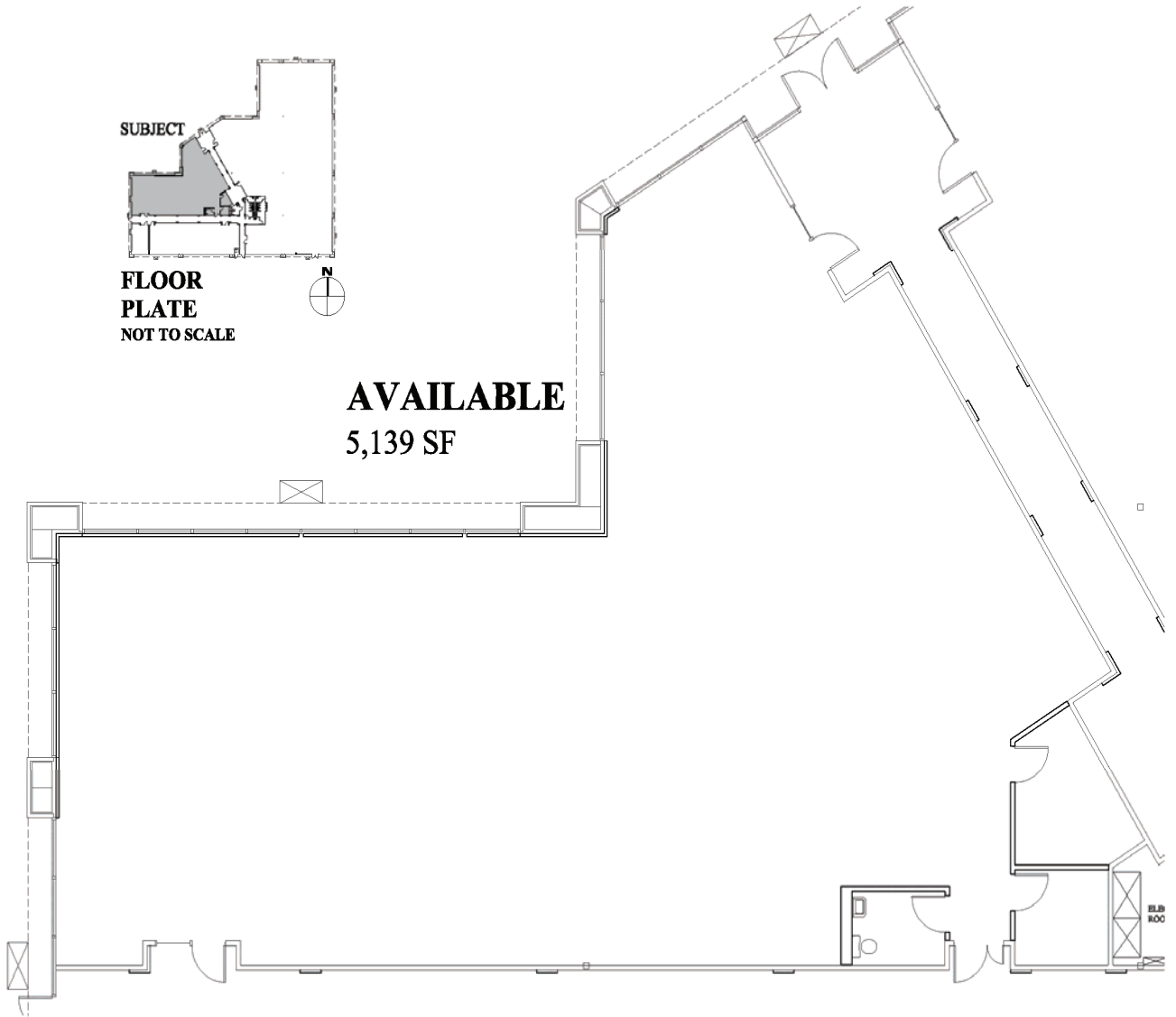




**SUBJECT**  
**FLOOR**  
**PLATE**  
**NOT TO SCALE**



**AVAILABLE**  
5,139 SF





# COLUMBIA TECH CENTER

Where business grows

