



## Available For Lease—4,150 square feet

**Building 631**

**17200 SE Mill Plain Boulevard, Suite 160**

**Vancouver WA 98683**

### ***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.

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

Building 631 is a beautiful two-story classic brick and glass Class A office building featuring marble floors and rich mahogany woodwork with glass and bronze staircases in the lobbies. The 52,845 rentable square foot building offers attractive tenant office finishes as well as abundant natural light with glass surrounding all sides showcase the majestic mountain views from Building 631. Tenants have the opportunity for exterior signage on the building monument sign at the intersection of SE Mill Plain Boulevard and SE 172<sup>nd</sup> Avenue. Building 631 is located next to Vancouver Clinic and a 4,150 square foot suite on the first floor is available to lease.

### ***Highlights***

- 4,150 square feet of Class A office or medical
- Full service
- Annual lease rate—\$22.50/square foot
- Parking ratio 5/1,000
- Available now

### ***Contact Leasing Broker***

Matt Krueger

[mattk@PacTrust.com](mailto:mattk@PacTrust.com)

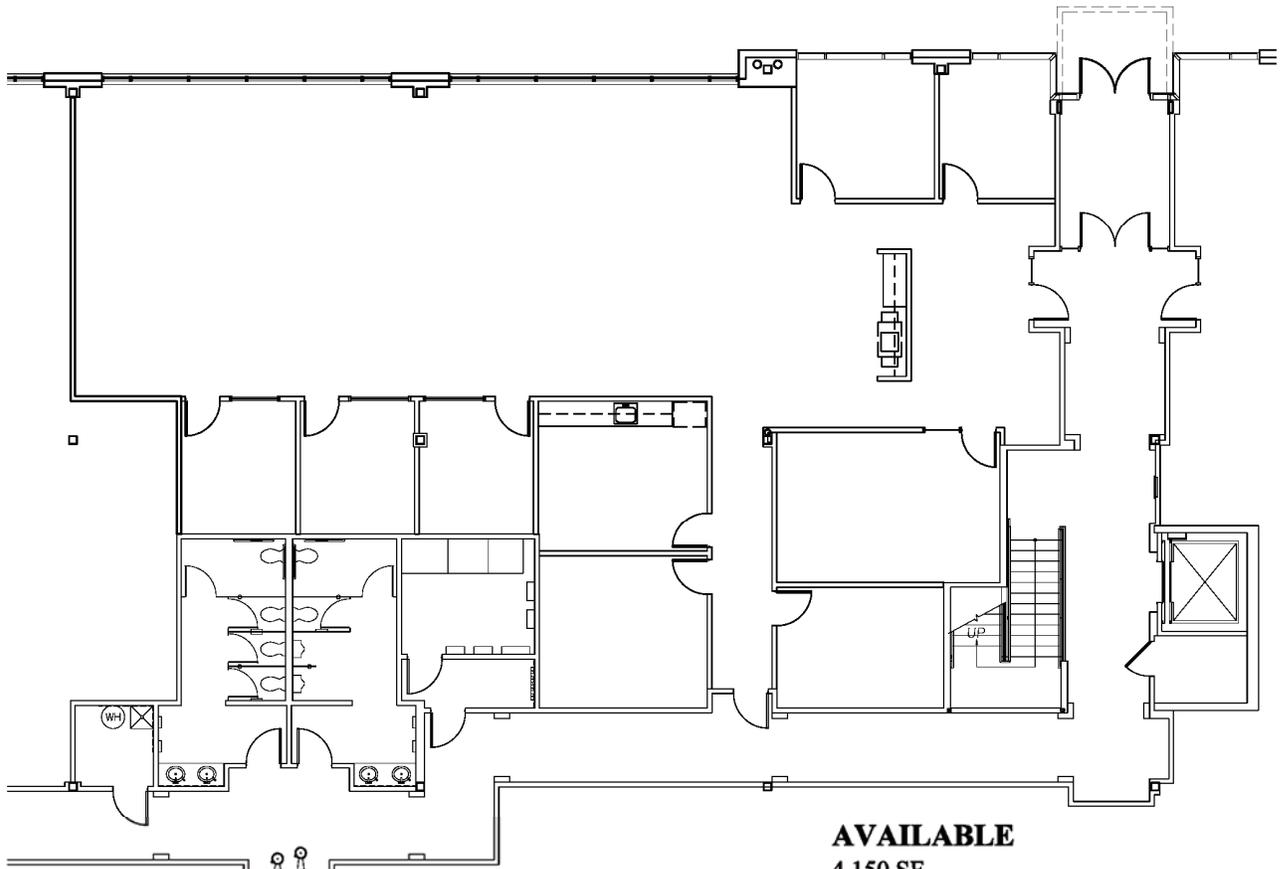
360.737.6300

503.624.6300

[www.columbiatechcenter.com](http://www.columbiatechcenter.com)

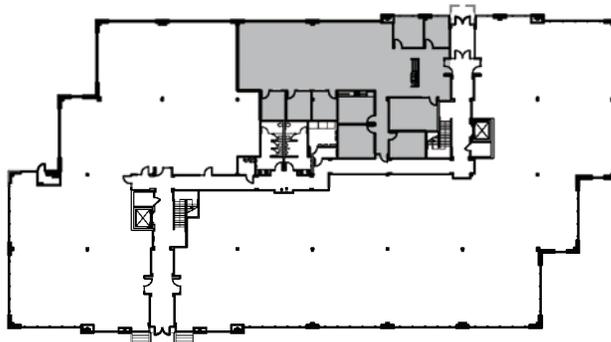
The square footage and rates quoted herein are subject to change. PacTrust can only guarantee square footage and rates with a signed lease agreement.





**AVAILABLE**  
4,150 SF

**SUBJECT**



**FLOOR PLATE**  
NOT TO SCALE



## COLUMBIA TECH CENTER

BLDG. #631 FIRST FLOOR (ctc631)  
17200 SE MILL PLAIN BLVD. #160  
VANCOUVER, WA 98683





# COLUMBIA TECH CENTER

Where business grows



COLUMBIA TECH CENTER

A FACTRUST PROPERTY