



AT A GLANCE:

17800 SE Mill Plain Boulevard
Suite 100
Vancouver, WA 98683

Submarket:	Vancouver
Property Type:	Flex/R&D
Available SqFt:	6,645
Building SqFt:	49,250
Monthly Rent:	\$2.00/ sq. ft.
Annual Rent:	\$24.00/ sq. ft.
Lease Type:	NNN
Date Available:	August 2017

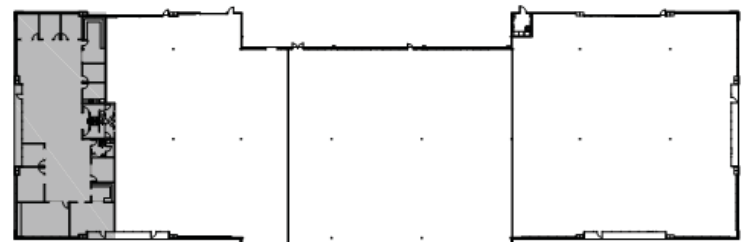
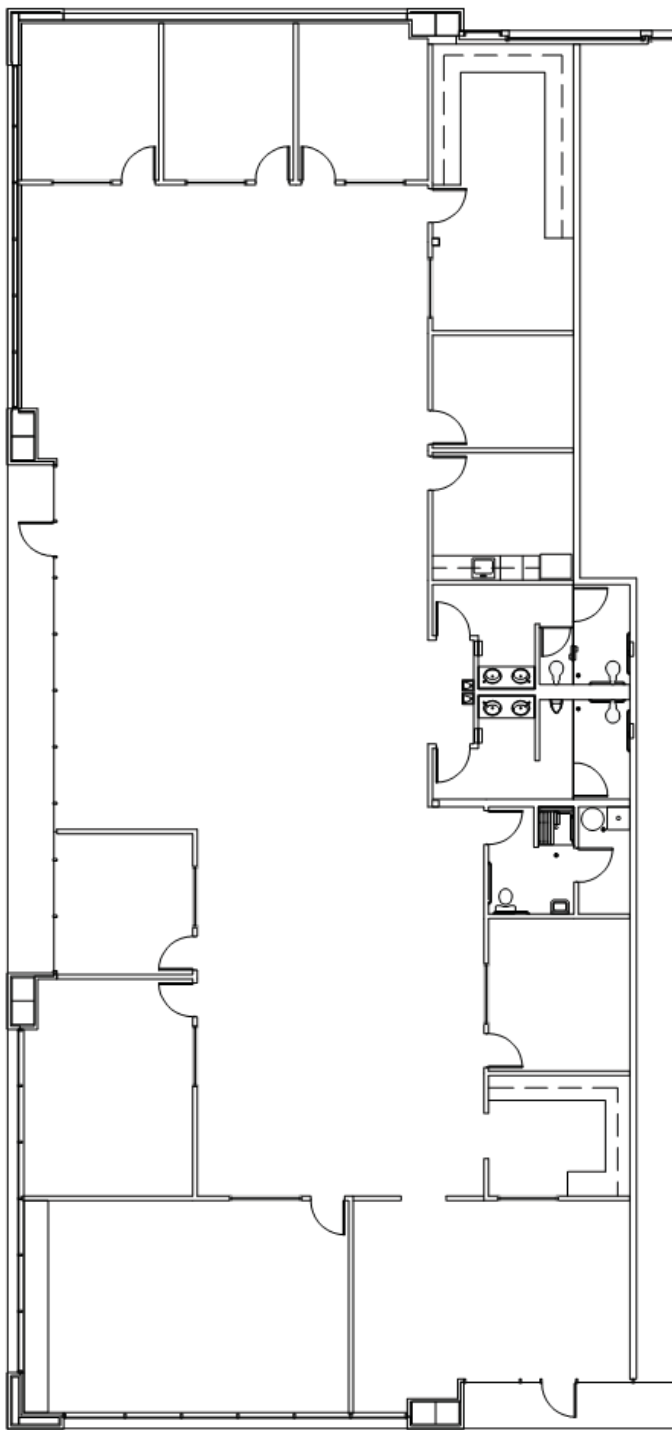
Contact:
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Phone: (360) 737-6300

CLASS A FLEX/R&D SPACE

Building 645 - 6,645 sq. ft. space for lease

HIGHLIGHTS:

- 6,645 sq. ft. of Class A Flex/R&D space.
- NNN.
- Annual lease rate - \$24.00/square foot.
- 4 /1,000 sq. ft. parking ratio.
- End cap space.
- Exterior signage opportunities.
- Available now.



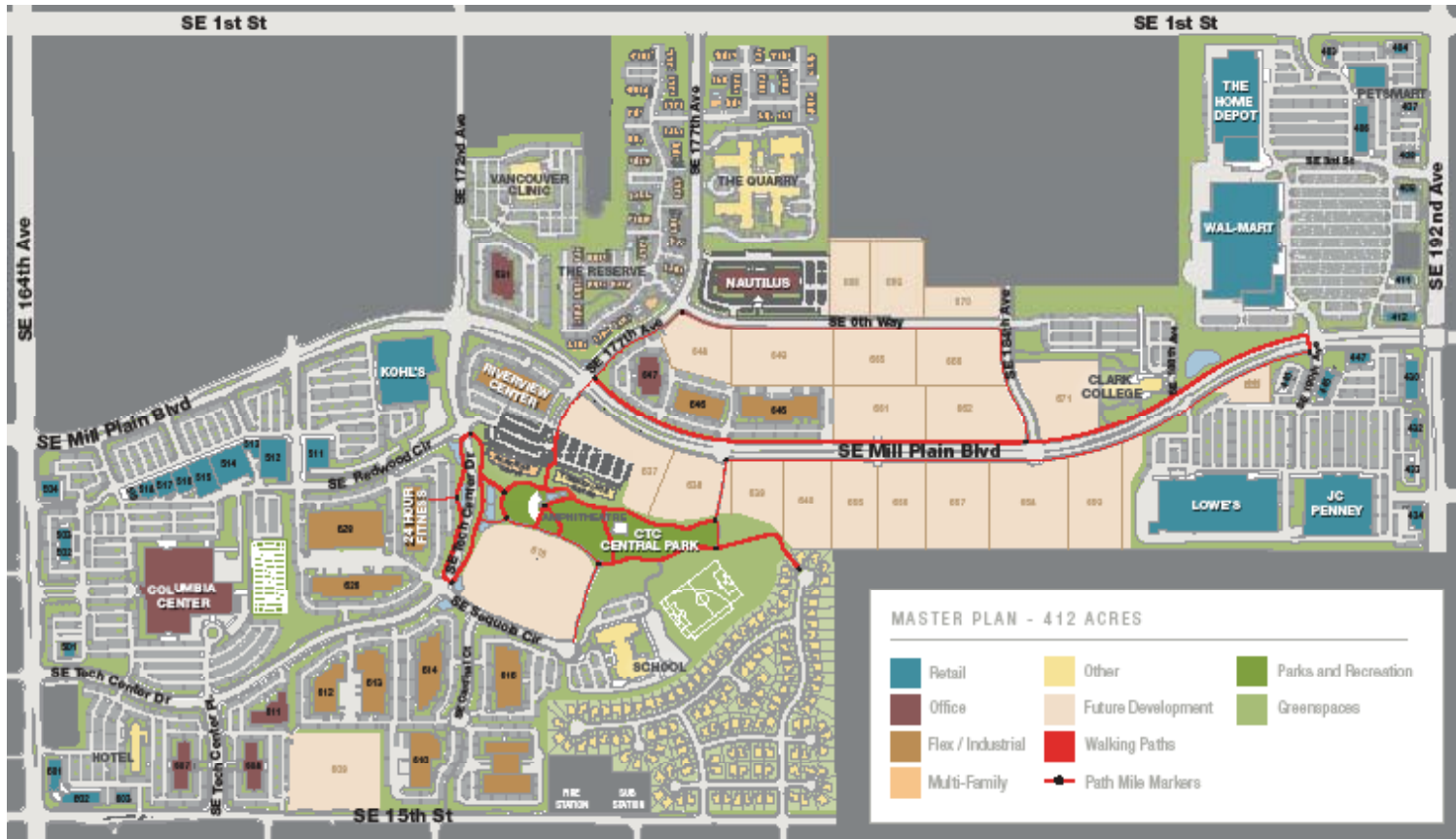
SUBJECT

BUILDING PLAN



AVAILABLE
6,645 SF TOTAL





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 430 acres, CTC has over 3.65 million square feet of high quality office, flex/industrial, medical, retail, hotel and residential space with significant development and leasing opportunities available. CTC is located along SE Mill Plain Boulevard close to Washington SR-14 and Interstate-205. Drive time to Portland International Airport is approximately 12 minutes and downtown Portland is approximately 25 minutes away.

Several companies have their corporate or regional offices at CTC including Banfield Pet Hospital, Nautilus, HP, Kokusai, Kuni Automotive and PeaceHealth. CTC is beautifully landscaped with a 12-acre park, amphitheater and boardwalk, and offers amenities like food trucks, pedestrian and bike pathways and a basketball court. Affordable housing is available nearby and the community is recognized for its excellent schools.