



## Available For Lease—4,340 square feet

**Building 646**

**17720 SE Mill Plain Boulevard, Suite 180**

**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 2.7 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 646 is a beautiful single-story brick and glass Class A flex building located on the highly visible SE Mill Plain Boulevard area of the Columbia Tech Center campus. The 28,581 square foot building offers attractive tenant office finishes as well as grade-level loading. In addition to exterior signage opportunities, Building 646 offers ample parking at a ratio of 3 spaces per 1,000 square feet of leased space. Both Electric Lightwave Fiber Optics and Comcast Cable provide telecommunications to the building. A 4,340 square foot space is available for lease.

### ***Highlights***

- 4,340 square feet of Class A flex
- Full service
- Annual lease rate—\$20/square foot
- Parking ratio 3/1,000
- Available now

### ***Contact***

Matt Krueger

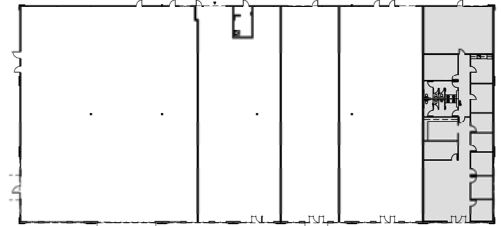
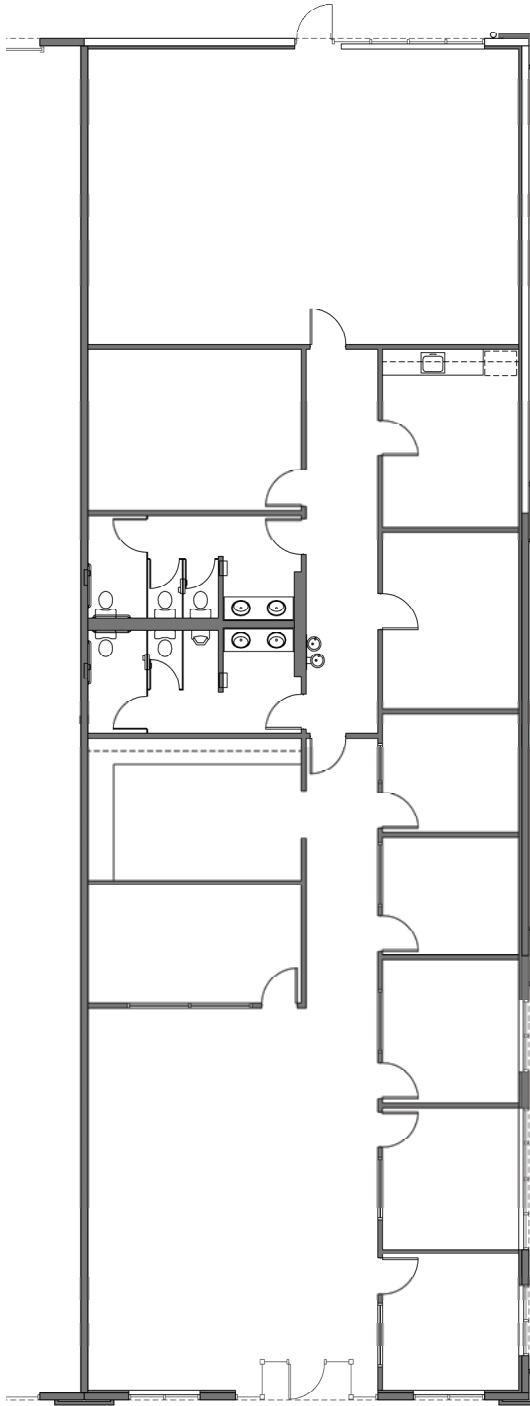
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SUBJECT

## **BUILDING PLAN**

NOT TO SCALE

**AVAILABLE**

4,340 SF TOTAL



