

 **COLUMBIA TECH CENTER**





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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.

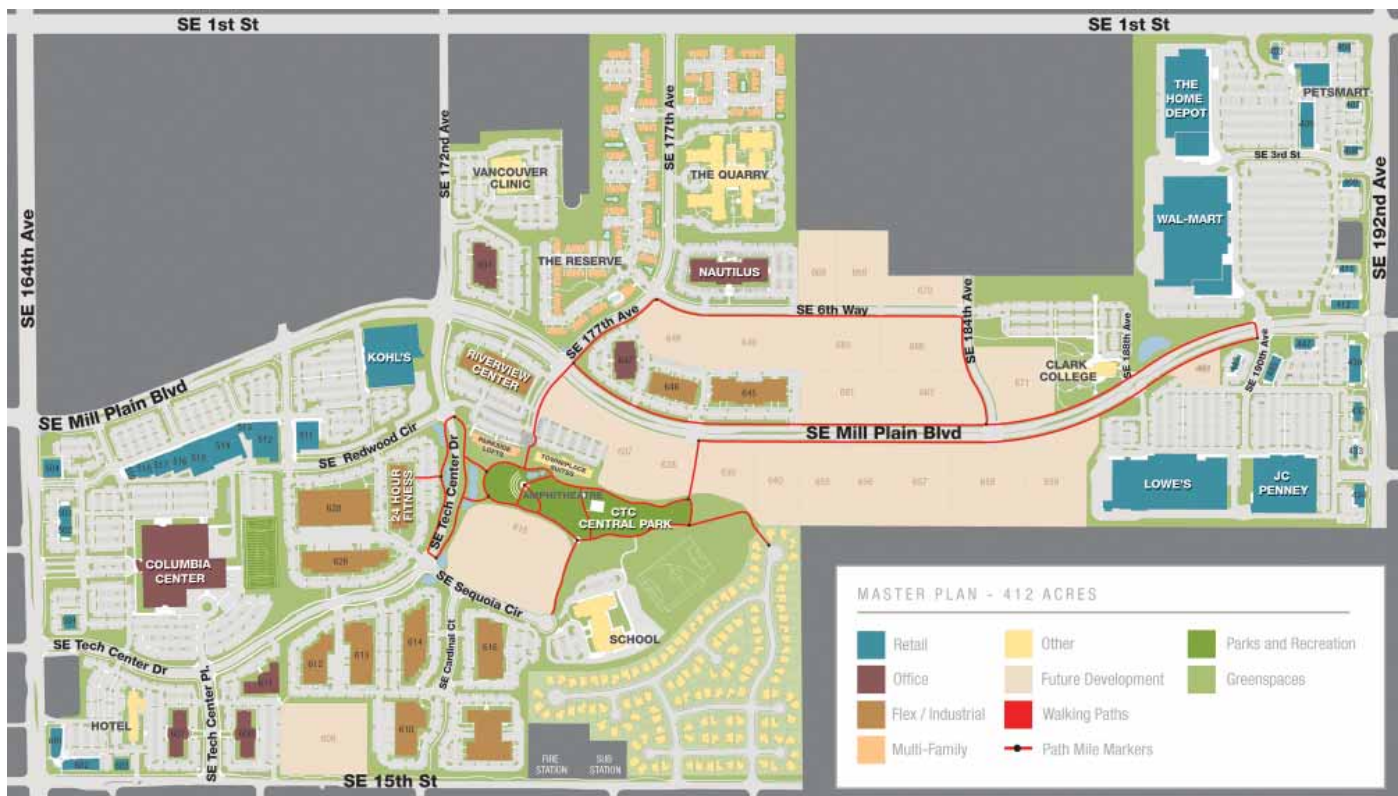
Several companies have their corporate or regional offices at CTC including Banfield Pet Hospital, Nautilus, HP, Kokusai, Kuni

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.

The Reserve at Columbia Tech Center is a new gated apartment home community that offers 1 - 3 bedroom homes. For details, visit their website at www.idm-apartments.com/thereserve.

For more information about CTC, please visit the Columbia Tech Center website at www.columbiatechcenter.com.





Features

- 3.6 million square feet of Class A office, flex/industrial, retail, medical & business opportunities
- 71 acres available for development
- 10 miles to Portland International Airport and less than 30 minutes from downtown Portland

Amenities

- 2.7 miles of marked walking trails wind throughout the property past water features, benches, picnic tables, basketball courts and an amphitheater
- Restaurants, retailers, health and beauty services, banks/financial services, schools, medical/dental services, hotels and residential communities conveniently located within CTC
- The Reserve at Columbia Tech Center - an onsite gated apartment home community

ALL ADDRESSES:

Vancouver, WA 98683



LEASING:

360-737-6300

www.columbiatechcenter.com

1498 SE Tech Center Place, Suite 150

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PACTRUST OWNERSHIP & MANAGEMENT

PacTrust is headquartered in Portland, Oregon. We have a strong capital base, conservative leverage and experienced, stable, long-term partners. With over 40 years of proven success in commercial real estate, we are in the unique position of having a team that is dedicated to site selection, design, construction, leasing and property management.

SITE SELECTION

The process of site selection is focused on suitability and sustainability for the long term.

DEVELOPMENT

We have the internal resources to guide a development project from the design phase through construction. This means the quality, durability and flexibility of all buildings can be guaranteed.

LEASING

PacTrust has a team dedicated to helping your business find the space that suits your needs. We work directly with prospective tenants as well as third-party brokers.

PROPERTY MANAGEMENT

In regions where PacTrust has a strong asset base, we operate our own property management function. Currently, there are three property management offices located in:

- Carmel, California
- Portland, Oregon
- Vancouver, Washington