



**AT A GLANCE:**

1401 SE 164th Ave, Suite 130  
Vancouver, WA 98683

Submarket: Vancouver  
Property Type: Service Retail  
Available SqFt: 1,615  
Building SqFt: 9,176  
Monthly Rent: \$2.00 / sq. ft.  
Annual Rent: \$24.00 / sq. ft.  
Lease Type: NNN  
Date Available: Available Now

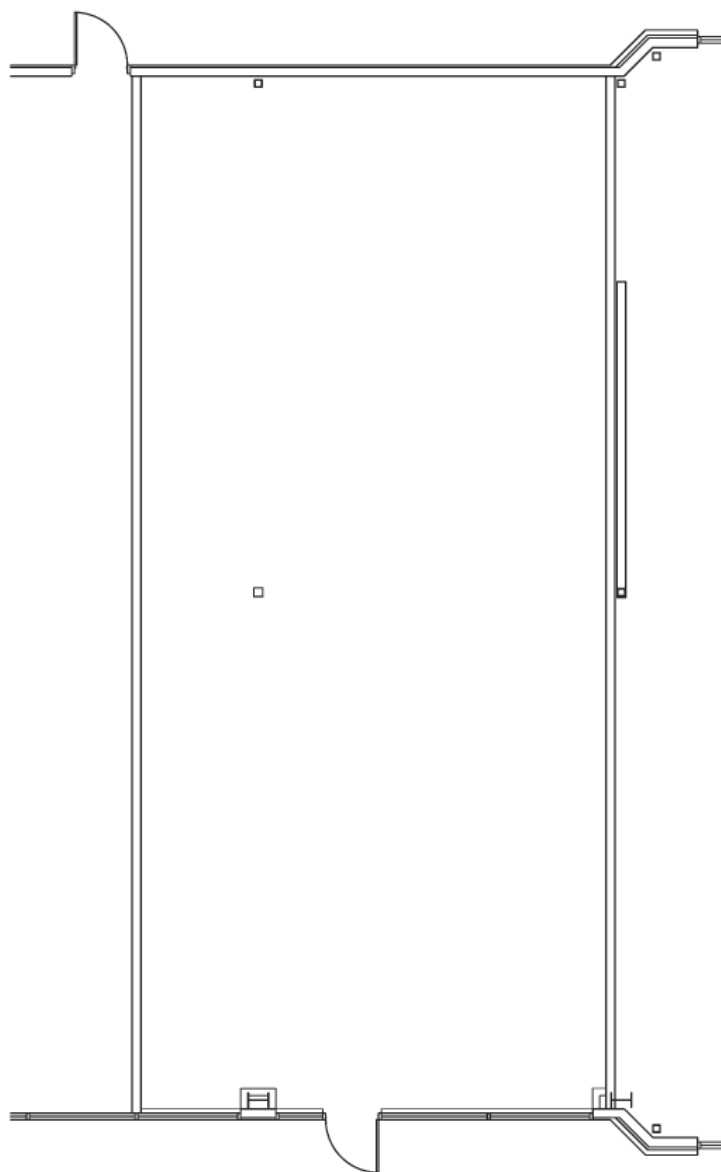
Contact: Matt Krueger  
(360) 737-6300

## RETAIL SPACE FOR LEASE

Building 601 - 1,615 sq. ft. available space

**HIGHLIGHTS:**

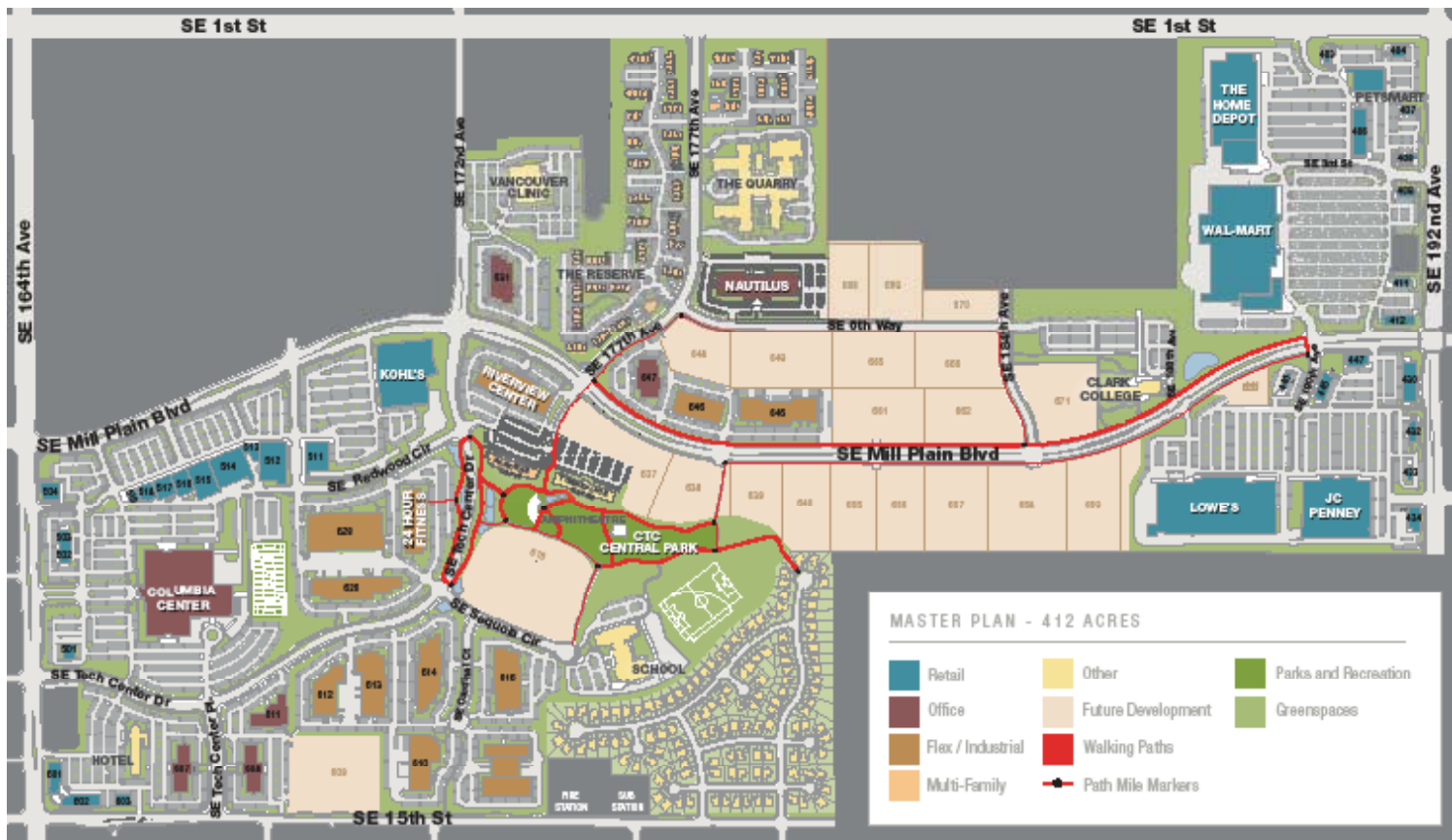
- 1,615 sq. ft. space suitable for office, medical, service retail
- NNN
- Annual lease rate - \$24/square foot
- 4 /1,000 sq. ft. parking ratio
- Monument signage opportunities



SUBJECT  
BUILDING PLAN

**AVAILABLE**  
1,615 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.



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