



## Available For Lease—24,842 square feet

**Building 608**

**1499 SE Tech Center Drive, Third Floor**

**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 608 is a beautiful three-story classic brick and glass Class A office building located in the southwest area of the Columbia Tech Center campus. Featuring marble floors and rich cherry woodwork in the lobbies, the 71,365 square foot building offers flexible suite ranging from 700 to 25,000 square feet. Office spaces are designed for efficiency and ample parking is available at a ratio of 4 spaces per 1,000 square feet of leased space. Both Electric Lightwave Fiber Optics and Comcast Cable provide telecommunications to the building. The 24,842 square foot third floor is available for lease in its entirety.

### ***Highlights***

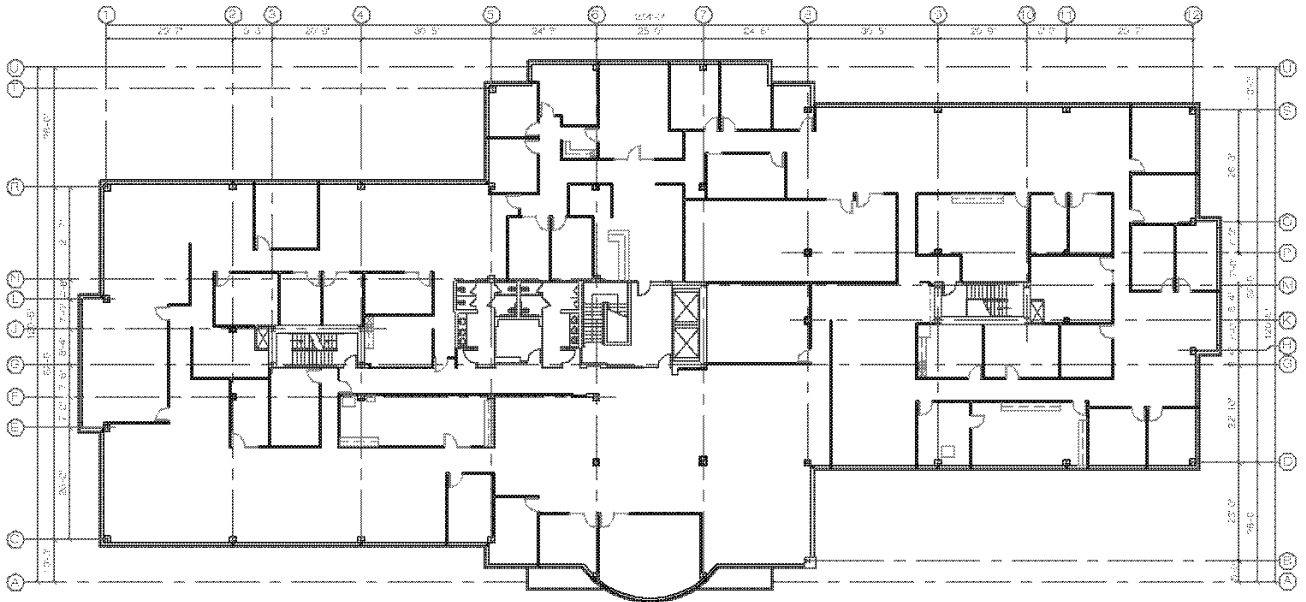
- 24,842 square feet of Class A office
- Full service
- Annual lease rate—\$21/square foot
- Parking ratio 4/1,000
- Available now

### ***Contact***

Norris Beggs & Simpson  
Tamara Fuller  
[fuller@nbsrealtors.com](mailto:fuller@nbsrealtors.com)  
360.852.9624

Doug Bartocci  
[dbartocci@nbsrealtors.com](mailto:dbartocci@nbsrealtors.com)  
360.852.9621  
[www.ColumbiaTechCenter.com](http://www.ColumbiaTechCenter.com)





AVAILABLE  
24,842 SF



SCALE 1" = 40'



**A FACTRUST PROPERTY**

COLUMBIA TECH CENTER  
BLDG. 8 (PTR #608)  
FIRST FLOOR  
1499 S.E. TECH CENTER PLACE #300  
VANCOUVER, WA 98683



