



Available For Lease—3,413 square feet

Building 612

1301 SE Tech Center Drive, Suite 100

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 612 is a beautiful single-story brick and glass Class A flex building located in the southwest area of the Columbia Tech Center campus. The 34,625 square foot building offers attractive tenant office finishes as well as both grade-level and dock-high loading. In addition to exterior signage opportunities, Building 612 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 3,413 square foot warehouse space is available for lease at the end of the building; it is dock and grade served with build-to-suit office.

Highlights

- 3,413 square feet of Class A flex/warehouse
- BTS office, 2 dock doors & 1 grade-level door
- Annual lease rate—\$19/square foot—Full service
- Parking ratio 3/1,000
- Available now

Contact

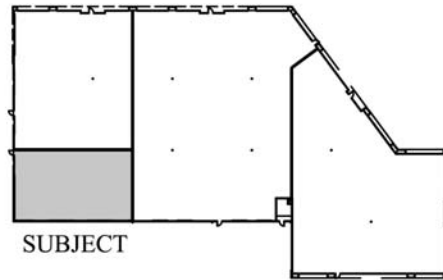
Matt Krueger

MattK@PacTrust.com

360.737.6300

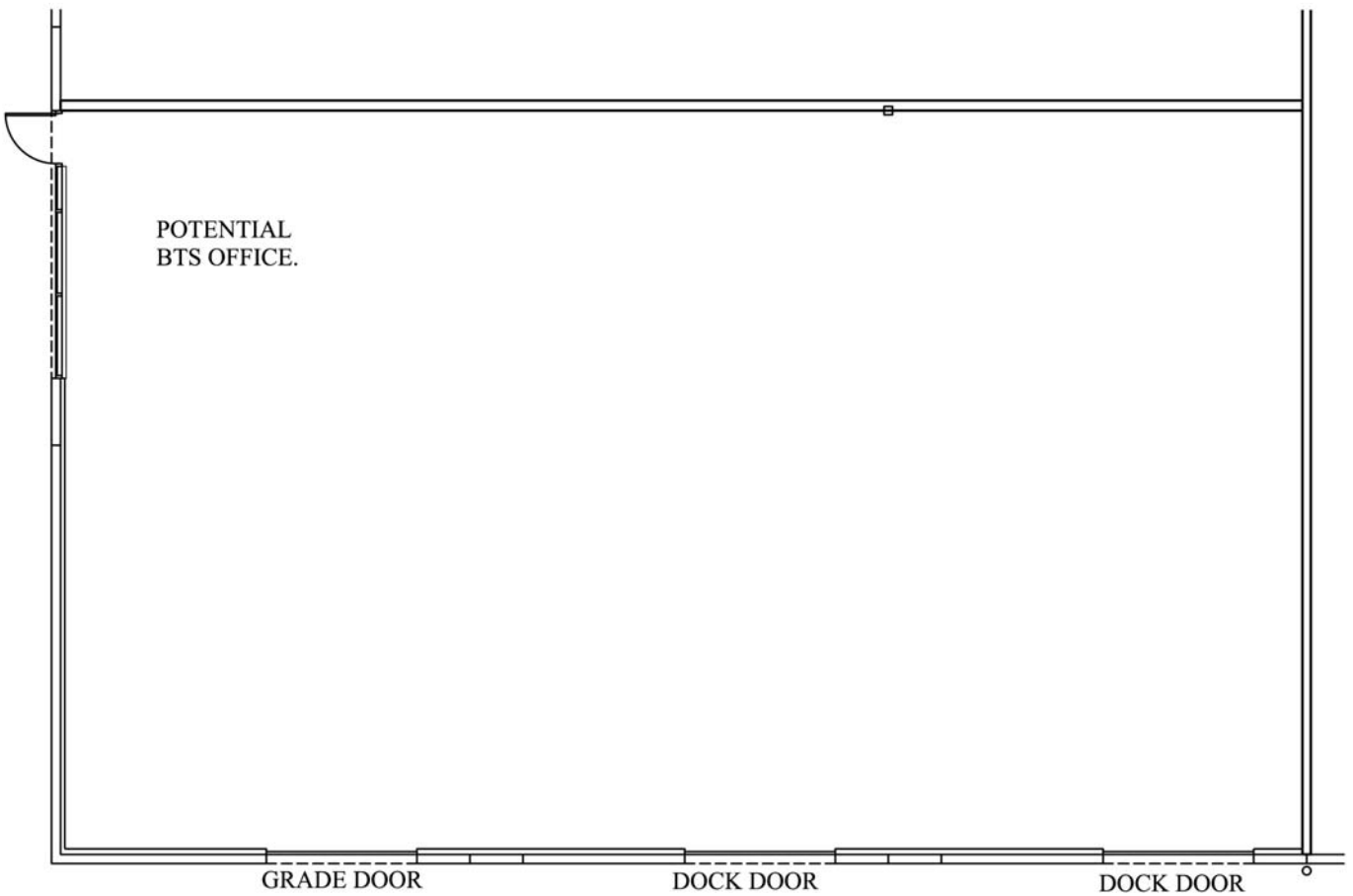
503.624.6300





SUBJECT

BUILDING KEY
NOT TO SCALE



POTENTIAL
BTS OFFICE.

GRADE DOOR

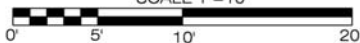
DOCK DOOR

DOCK DOOR

AVAILABLE
3,413 SF OFFICE



SCALE 1"=10'



A FACTRUST PROPERTY

COLUMBIA TECH CENTER

BLDG. #12 (PTR #612)
1301 TECH CENTER DRIVE #100
VANCOUVER WA, 98683



