



## Available For Lease—15,762 square feet

### Building 613

1201 SE Tech Center Drive, Suite 190

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 613 is a beautiful single-story brick and glass Class A flex building located in the southwest area of the Columbia Tech Center campus. The 46,105 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 613 at Columbia Tech Center 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. An end-cap 15,762 square foot office space is available for lease the beginning of 2012.

### **Highlights**

- 15,762 square feet of Class A flex office
- Full service
- Annual lease rate—\$19/square foot
- Parking ratio 3/1,000
- Available Winter 2012

### **Contact**

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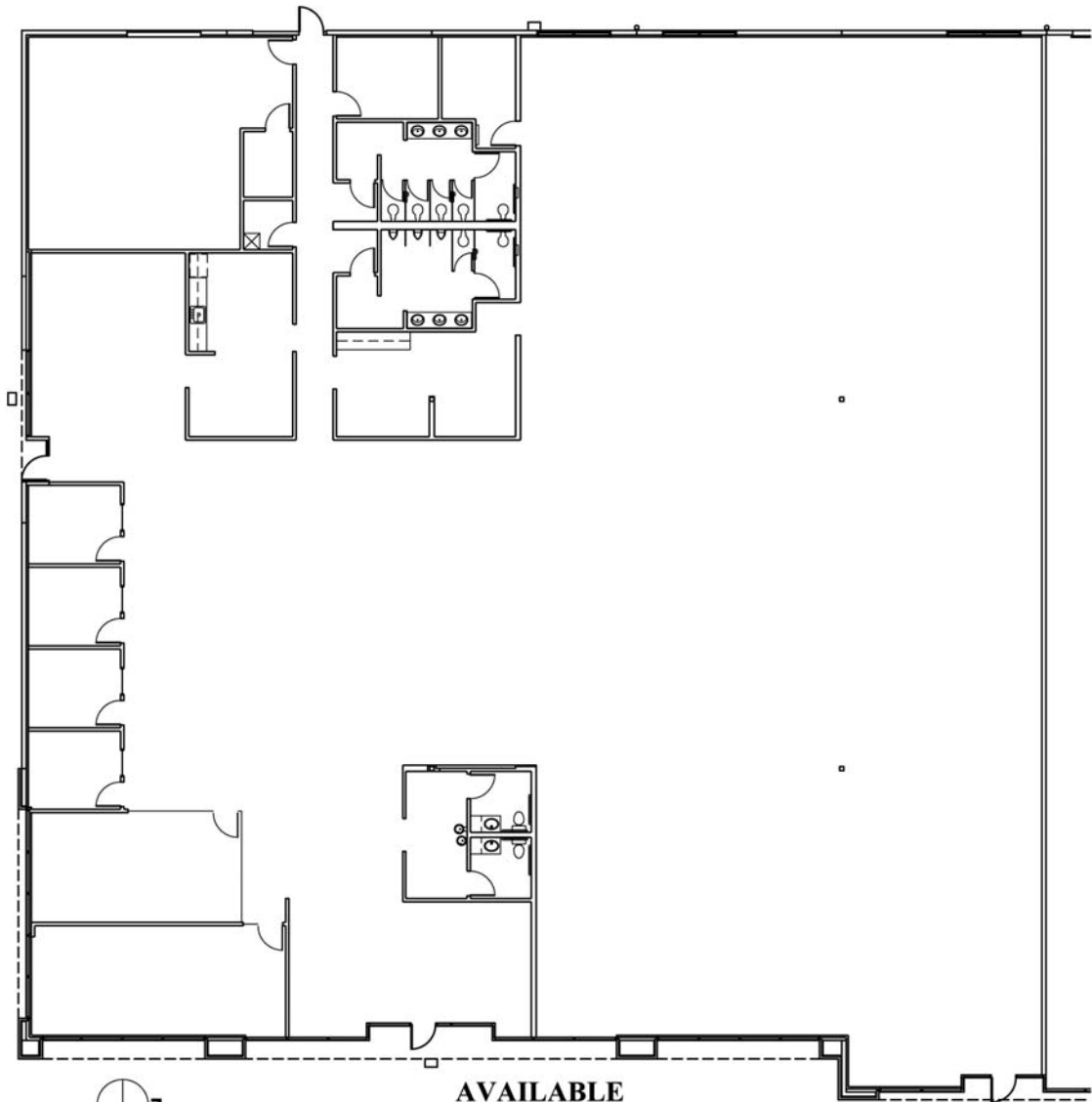
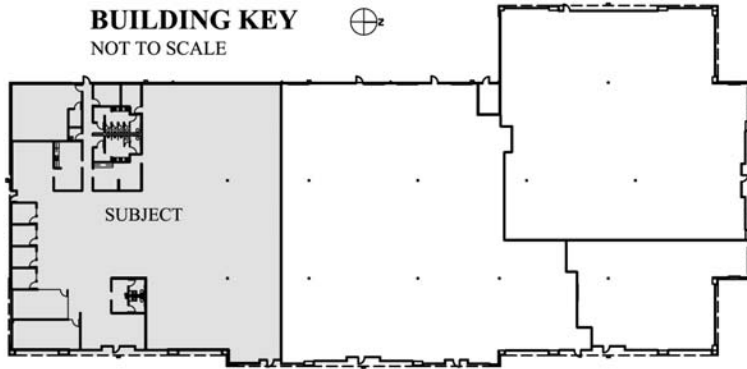
[www.ColumbiaTechCenter.com](http://www.ColumbiaTechCenter.com)





### BUILDING KEY

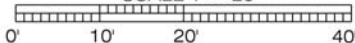
NOT TO SCALE



**AVAILABLE**  
15,762 SF TOTAL



SCALE 1" = 20'



**A FACTRUST PROPERTY**

**COLUMBIA TECH CENTER**  
BLDG. #13 (PTR #613)  
1201 TECH CENTER DRIVE #190  
VANCOUVER WA, 98683



**COLUMBIA TECH CENTER**

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