



AT A GLANCE:

1311 SE Cardinal Court
Suite 150
Vancouver, WA 98683

Submarket:	Vancouver
Property Type:	Office/Flex
Available SqFt:	10,212
Building SqFt:	57,575
Monthly Rent:	\$1.25 / sq. ft.
Annual Rent:	\$15.00/ sq. ft.
Lease Type:	NNN
Date Available:	Available Now

Contact:
Matt Krueger
Phone: (503) 624-6300

CLASS A OFFICE/FLEX SPACE

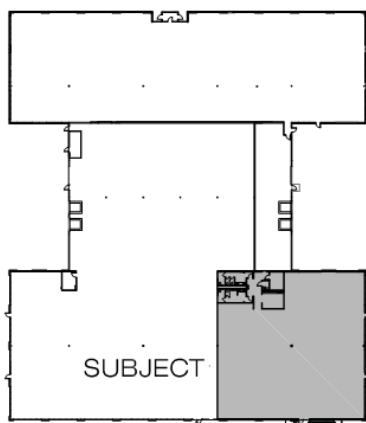
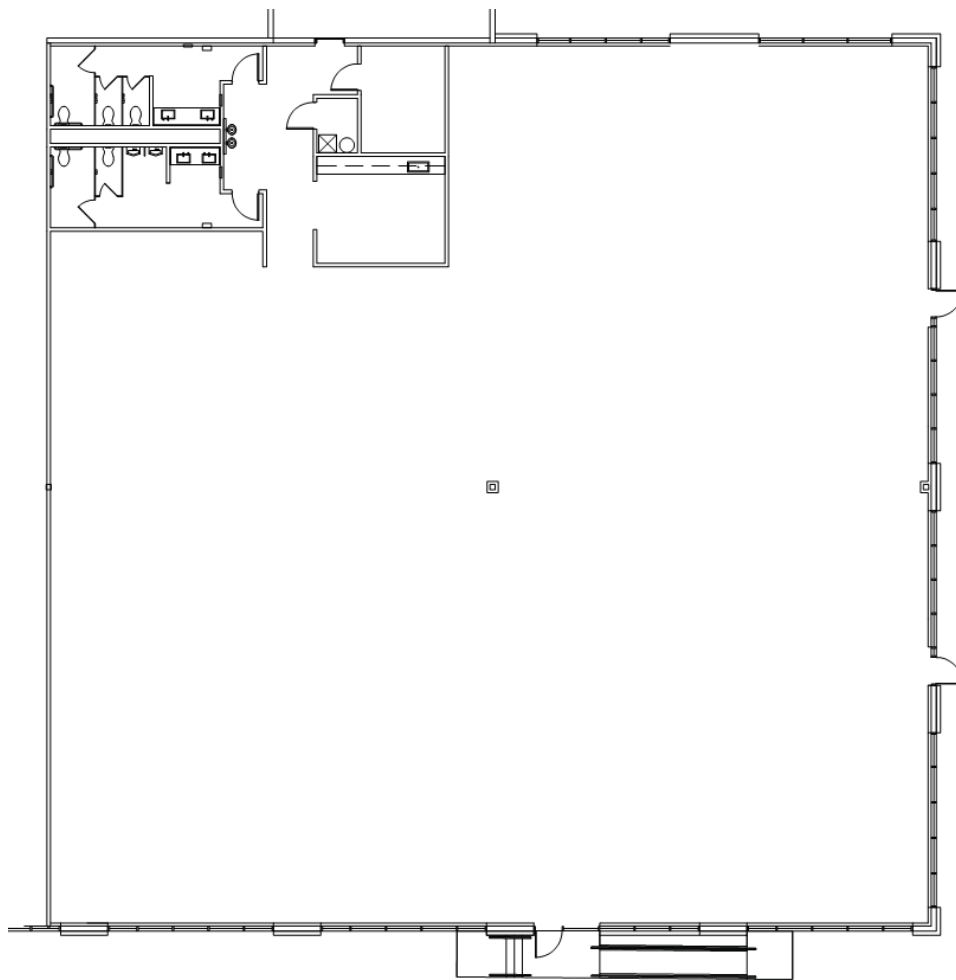
Building 617 - 10,212 sq. ft. space for lease

HIGHLIGHTS:

- 10,212 sq. ft. of office/flex space
- NNN
- Annual lease rate - \$15.00/square foot
- 4 /1,000 sq. ft. parking ratio
- Available now

OFFICE/FLEX SPACE

BUILDING 617 | 1311 CARDINAL COURT, SUITE 150 | VANCOUVER, WA

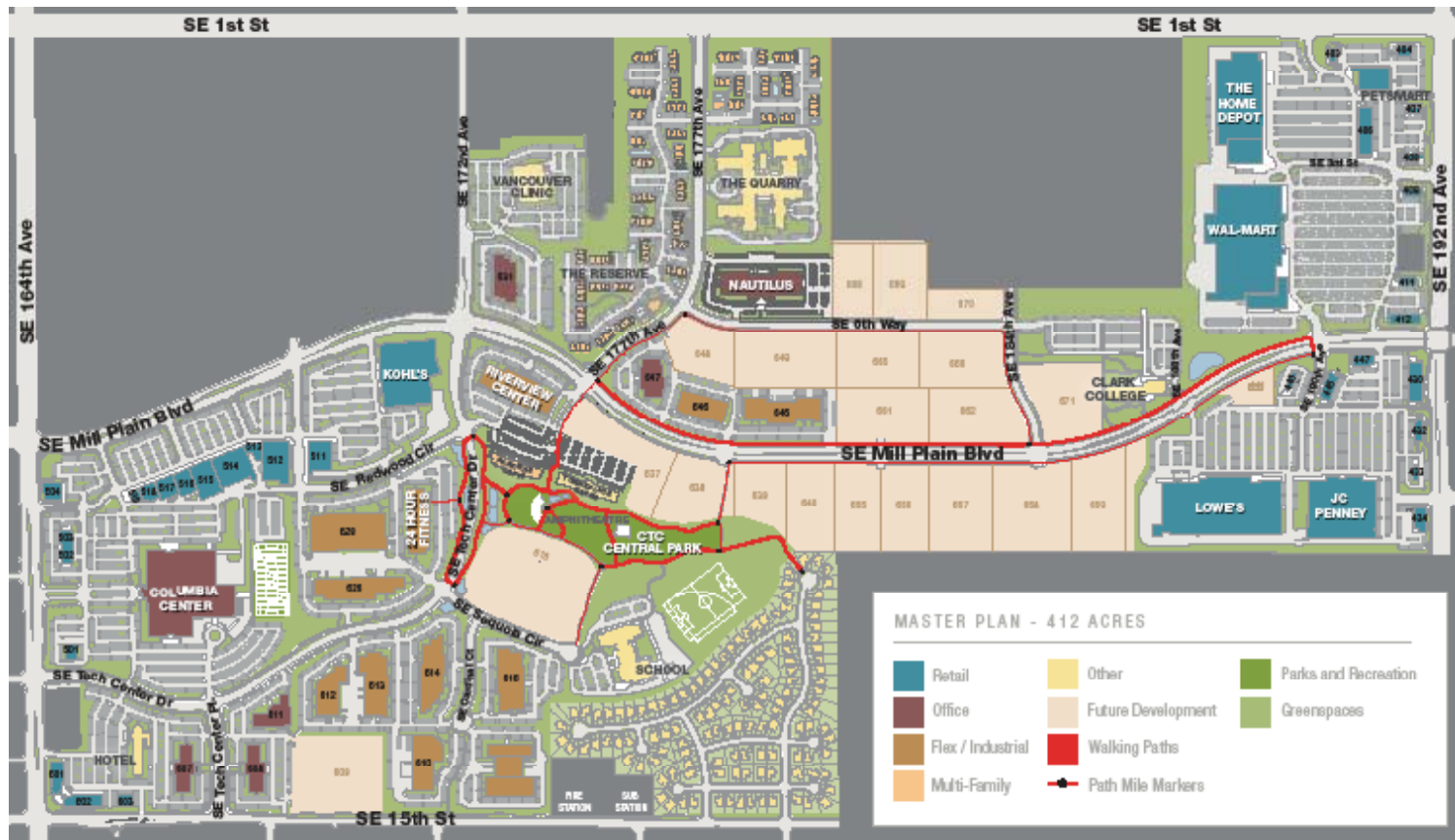


AVAILABLE

10,212 SF TOTAL
SCALE 1/16" = 1'-0"

BUILDING PLAN





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.