



Available For Lease—15,515 square feet

Building 645, Suite 190

17800 SE Mill Plain Boulevard

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 645 is a beautiful single-story brick and glass Class A flex building located on the highly visible SE Mill Plain Boulevard area of the Columbia Tech Center campus. The 49,250 square foot building offers attractive tenant office finishes as well as grade-level loading. In addition to exterior signage opportunities, Building 645 offers ample parking 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. An end-cap 15,515 square foot space is available for lease.

Highlights

- 15,515 square feet end-cap Class A flex office space
- Annual lease rate \$19/square foot
- Full service
- Parking ratio 4/1,000
- Exterior signage opportunities
- Available now

Contact

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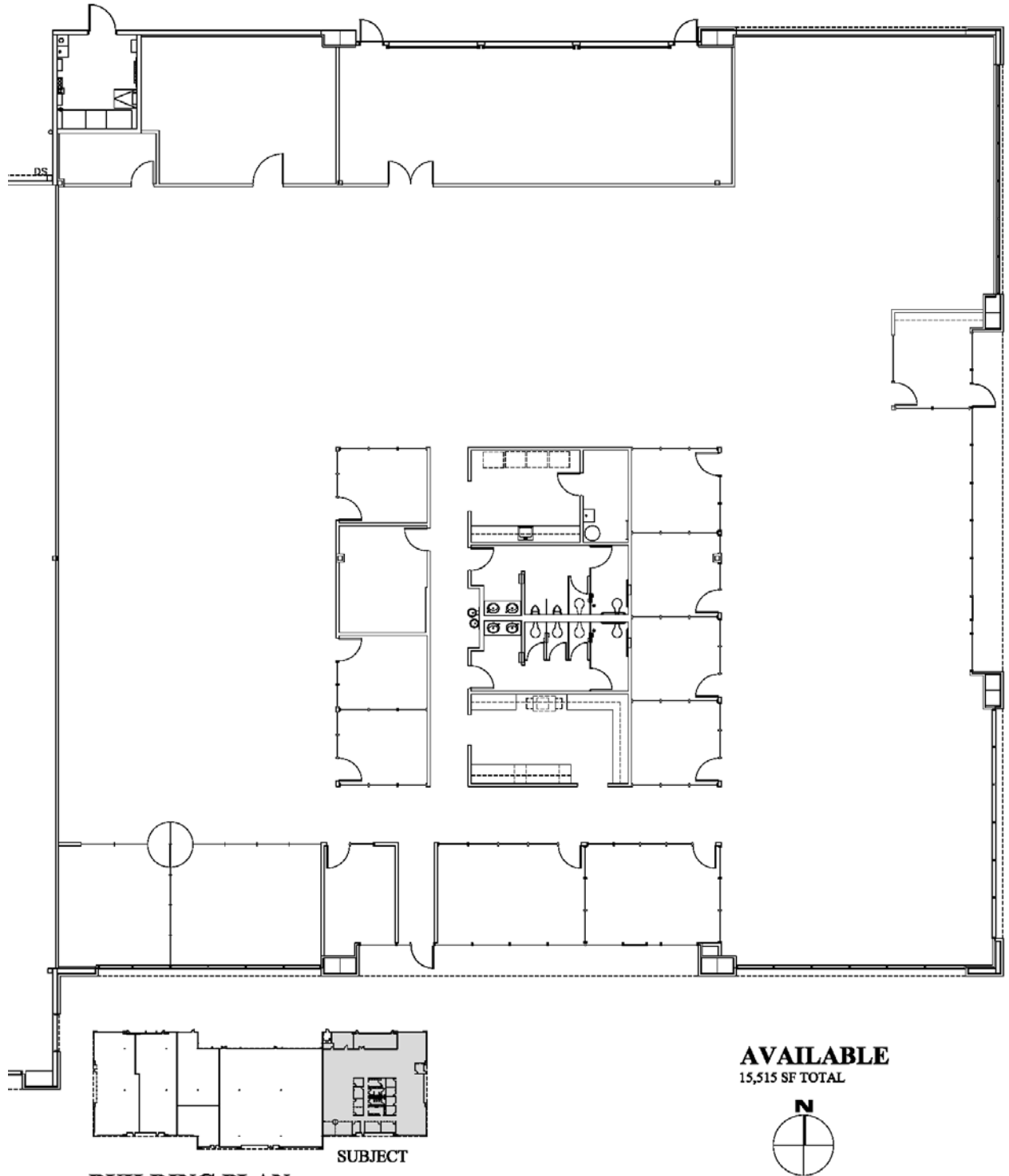
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www.ColumbiaTechCenter.com

The square footage and rates quoted herein are subject to change. PacTrust can only guarantee square footage and rates with a signed lease agreement.





BUILDING PLAN
NOT TO SCALE

SUBJECT

AVAILABLE
15,515 SF TOTAL



