

FOR LEASE

COLUMBIA CENTER

at Columbia Tech Center

1115 SE 164th Avenue, Vancouver, WA 98683

Columbia Center is an impressive 478,080 square foot building located at the forefront of Columbia Tech Center. It is an ideal headquarters location and is available in part or in its entirety.





UPPER LEVEL
143,843 SF Available

- leasable area
 - common area
 - occupied*
- * can be made available



MAIN LEVEL
125,075 SF Available

- leasable area
- common area
- cafeteria



LOWER LEVEL
77,913 SF Available

- leasable area
 - common area
 - occupied*
 - fitness center
 - conference center
 - forklift access
- * can be made available

346,831 TOTAL SF AVAILABLE**

**usable square footage market load factors will apply

COLUMBIA CENTER
at Columbia Tech Center

COLUMBIA CENTER AT COLUMBIA TECH CENTER

Columbia Center is located at the forefront of Columbia Tech Center (CTC), a 412 acre master-planned, mixed-use development in Vancouver, Washington. Located within the highly-desirable Clark County technology corridor, the CTC campus is beautifully landscaped with a 12-acre park, amphitheater and water features plus pedestrian and bike pathways and a basketball court. As part of a community recognized for affordable housing, excellent schools and an educated work force, CTC is a premier business location that affords an ideal live/work environment.

Columbia Center is a tri-level 478,080 square foot building within CTC that is well-suited for a corporate headquarters. Highlights of the Columbia Center campus include a cafeteria, fully-equipped fitness center, running track, back-up power generator, uninterrupted power supply and security system; 820 parking spaces are currently available with potential for a total of 1,200 spaces onsite and an additional 500 spaces offsite. Monument and building signage opportunities are available. Columbia Center is 10 miles from Portland International Airport with easy access to I-5 and I-205 and within 20 miles of the Ports of Vancouver, Camas-Washougal and Ridgefield.



COLUMBIA CENTER HIGHLIGHTS

Lease Rate:

\$16.50 per SF, Full Service
\$10.00 per SF, NNN

Corporate Campus

- Office/Flex
- 478,080 Rentable SF

Ample Parking

- 820 parking spaces
- Potential for 1,200 spaces on site and additional 500 spaces off site

Unique Amenities

- Football/soccer field
- Softball field
- Basketball/volleyball courts
- Running track
- Fully equipped fitness center
- Locker rooms and showers
- Cafeteria
- Conference center

Signage

- Building and monument signage available

Secure

- Uninterrupted power supply
- Backup power generator
- Two fiber optic providers
- Security system

Location

- Premier East Vancouver
- 12 minutes to PDX





Exclusive Agents:

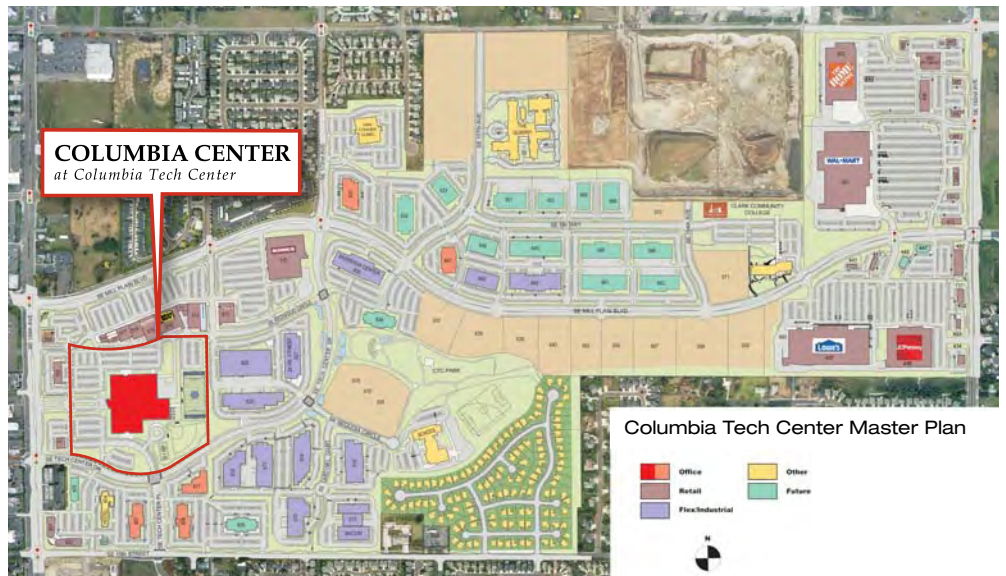
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COLUMBIA TECH CENTER

For more information about Columbia Center or Columbia Tech Center please visit www.columbiatechcenter.com



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