



# OFFICE SPACE FOR LEASE

*Designed with Creators, Makers and Innovators in Mind*



18110 SE 34<sup>th</sup> Street, Vancouver WA 98683



## 87,857 RSF of Office Space Available

- Space can be demised - Call to Inquire
- Spaces featuring fully climate-controlled flex space, suitable for manufacturing, flex, and office uses
- Located 24 minutes to Downtown Portland and 9 miles to PDX
- 180 acres set in open, walkable, bikeable space with a lush tree canopy within a self-contained campus
- Monument signage available for tenants
- The Commons - campus amenity center for tenants

### **Tamara J. Fuller, CCIM**

Senior Vice President

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Senior Vice President

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# SITE PLAN

*The*  
**VIC**

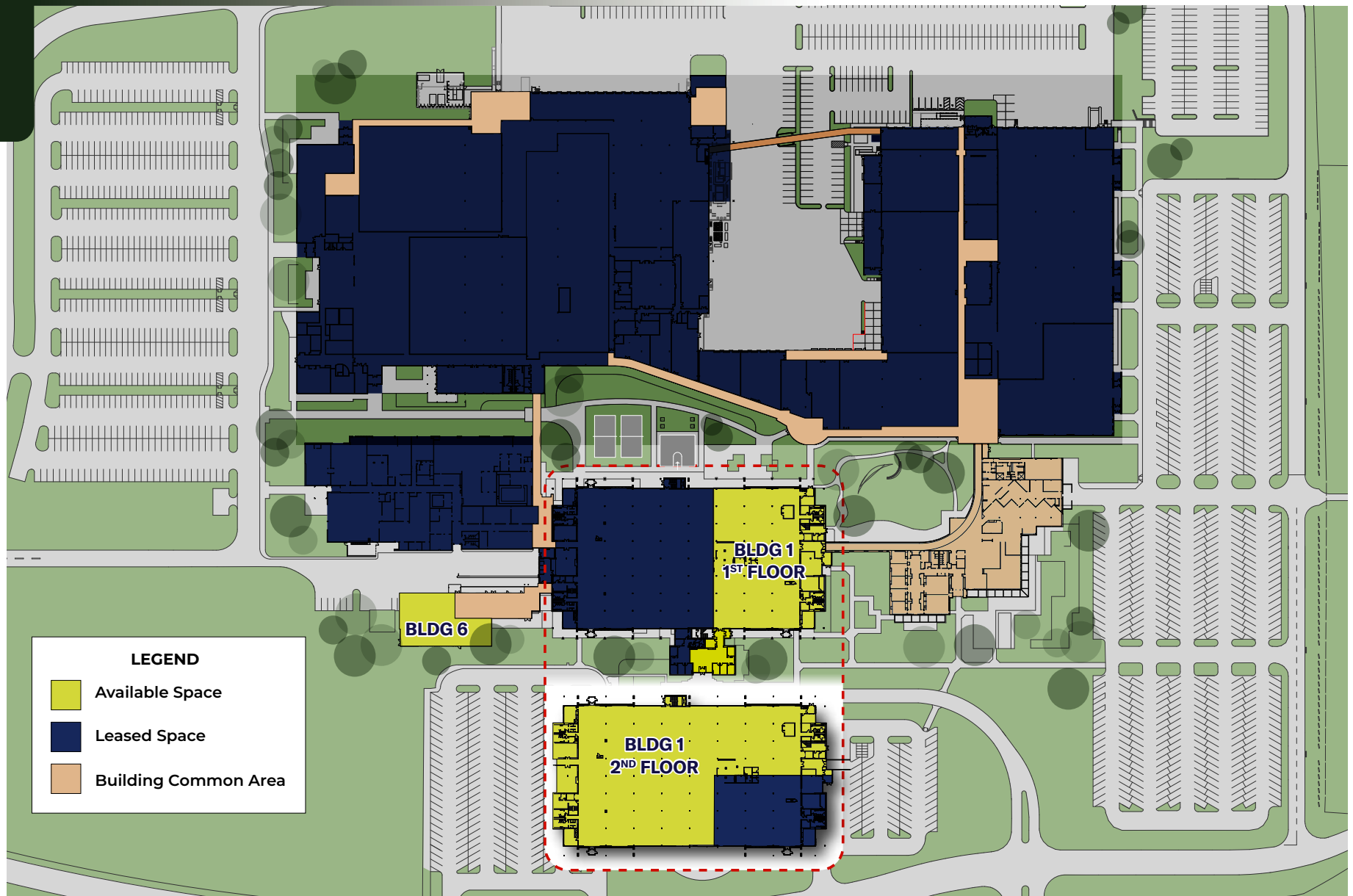


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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

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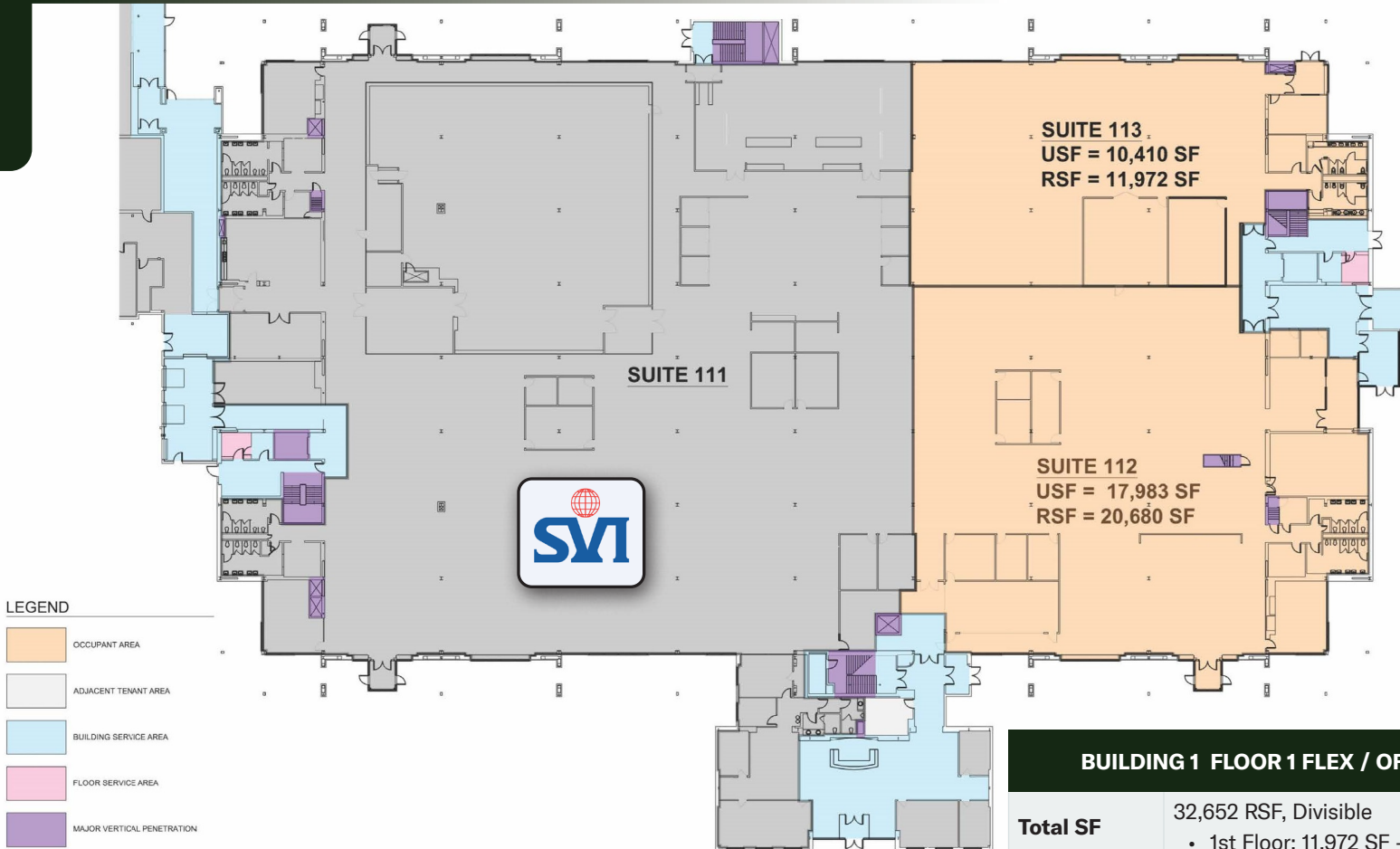


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# PROPERTY DETAILS - BUILDING 1, FLOOR 1

The  
VIC



\*All suites available are conceptual and can be demised to accommodate

## BUILDING 1 FLOOR 1 FLEX / OFFICE DETAILS

<b>Total SF</b>	32,652 RSF, Divisible • 1st Floor: 11,972 SF - 32,652 SF
<b>Rate</b>	\$25.00/RSF, MG + Electrical/Janitorial
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>Fitness Center</li> <li>The Commons Amenity Center</li> <li>Full-size basketball court + sports fields</li> <li>Exterior courtyards</li> </ul>
<b>More Information</b>	Visit <a href="https://thevicwa.com/">https://thevicwa.com/</a>

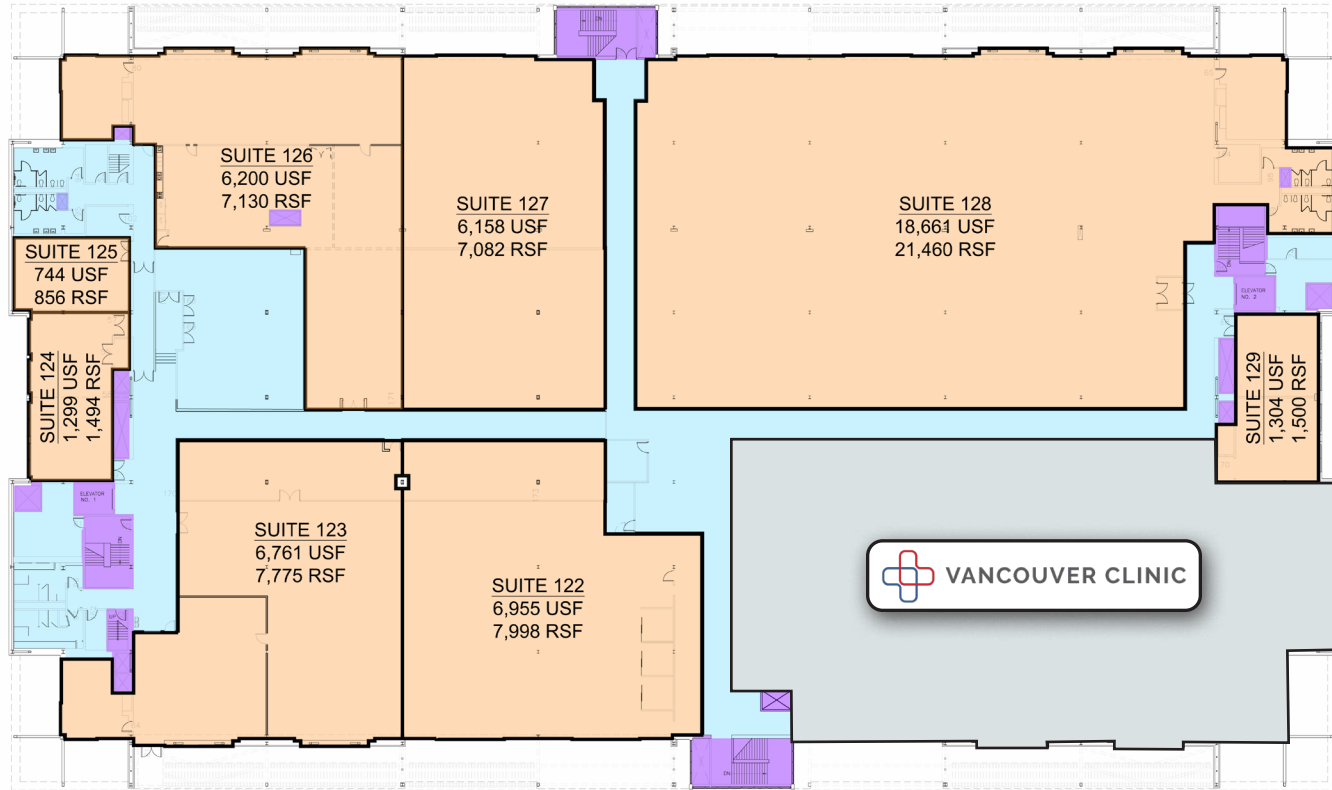


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# PROPERTY DETAILS - BUILDING 1, FLOOR 2

The  
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## LEGEND

<span style="display: inline-block; width: 20px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span>	OCCUPANT AREA
<span style="display: inline-block; width: 20px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span>	BUILDING SERVICE AREA
<span style="display: inline-block; width: 20px; height: 10px; background-color: #9932cc; border: 1px solid black;"></span>	MAJOR VERTICAL PENETRA

\*All suites available are conceptual and can be demised to accommodate

## BUILDING 1 FLOOR 2 FLEX / OFFICE DETAILS

<b>Total SF</b>	55,295 RSF, Divisible • 2nd Floor: 856 SF - 55,295 SF
<b>Rate</b>	\$25.00/RSF, MG + Electrical/Janitorial
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>• Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>• Fitness Center</li> <li>• The Commons Amenity Center</li> <li>• Full-size basketball court + sports fields</li> <li>• Exterior courtyards</li> </ul>
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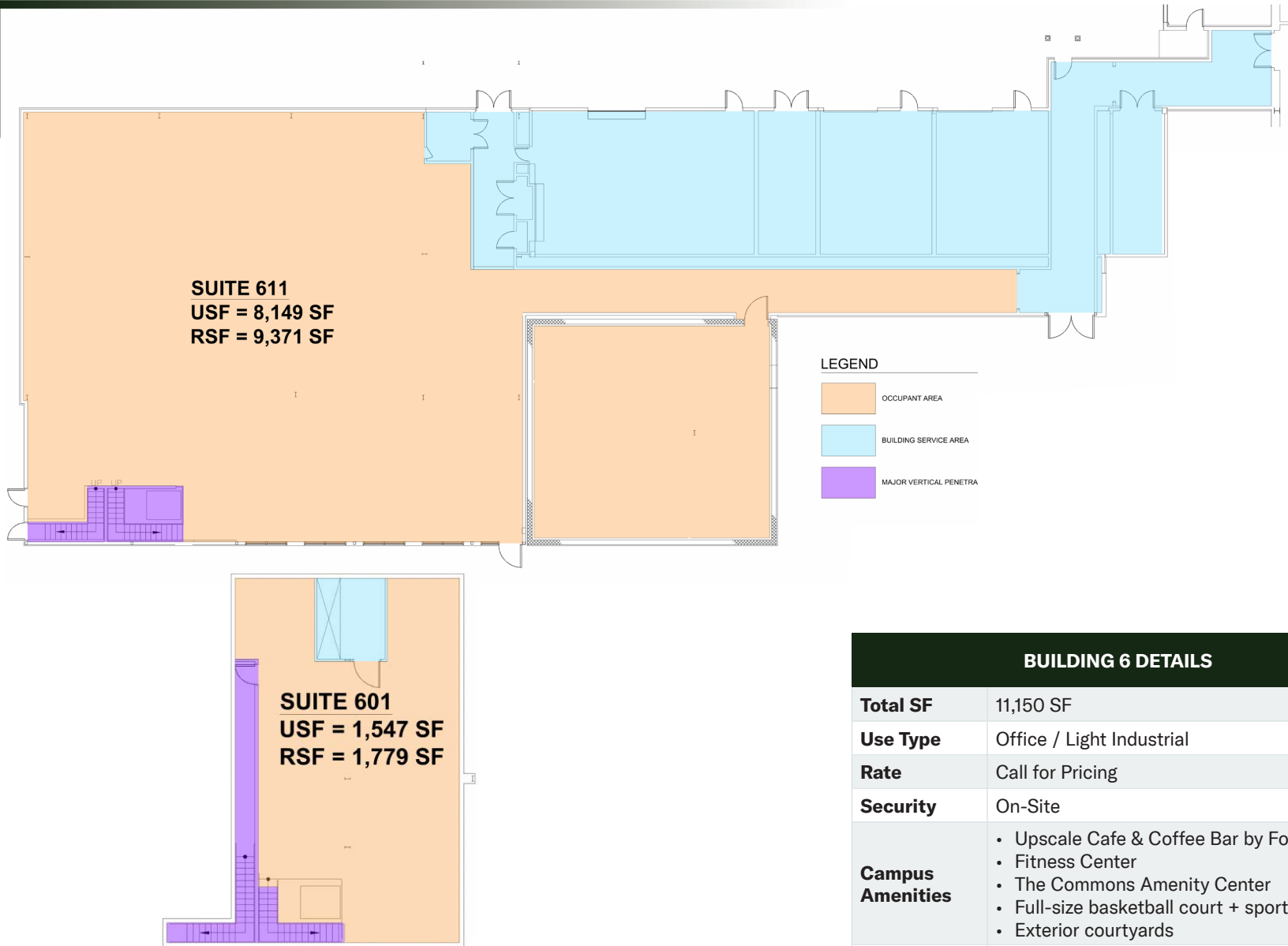


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# PROPERTY DETAILS - BUILDING 6

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BUILDING 6 DETAILS	
<b>Total SF</b>	11,150 SF
<b>Use Type</b>	Office / Light Industrial
<b>Rate</b>	Call for Pricing
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>• Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>• Fitness Center</li> <li>• The Commons Amenity Center</li> <li>• Full-size basketball court + sports fields</li> <li>• Exterior courtyards</li> </ul>
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# PROPERTY LOCATION

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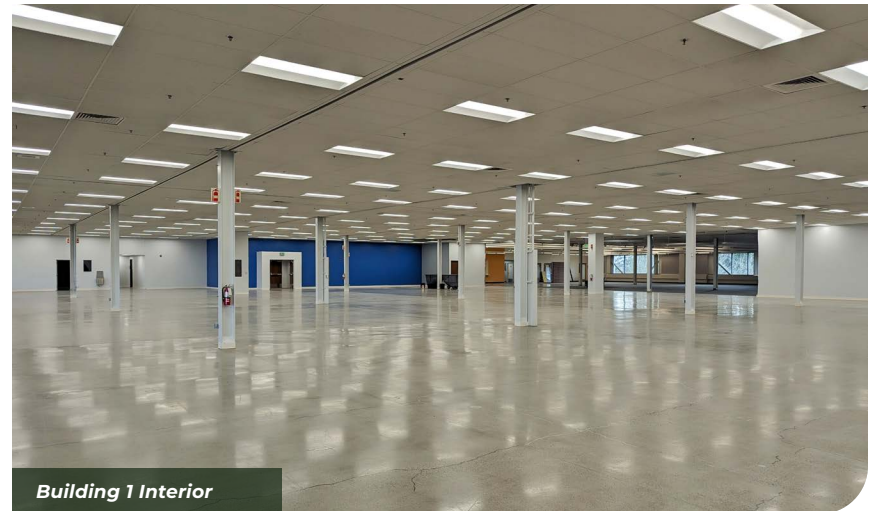
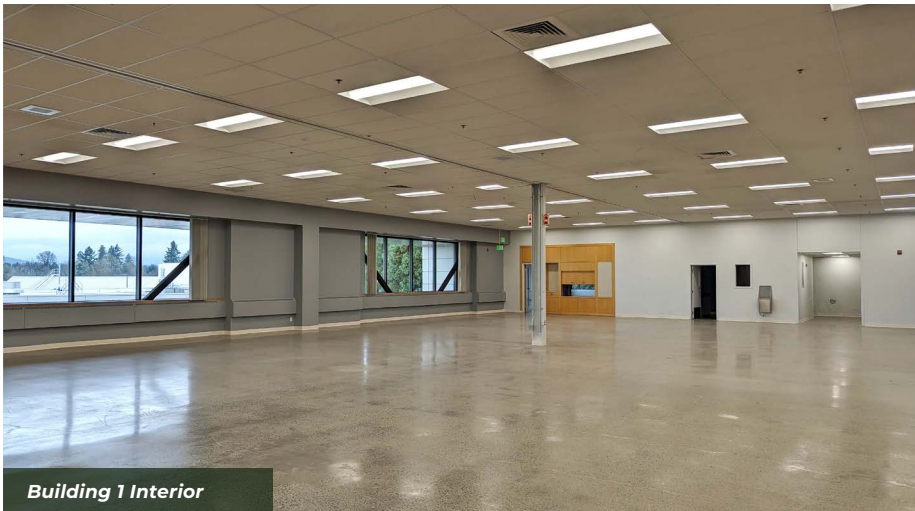
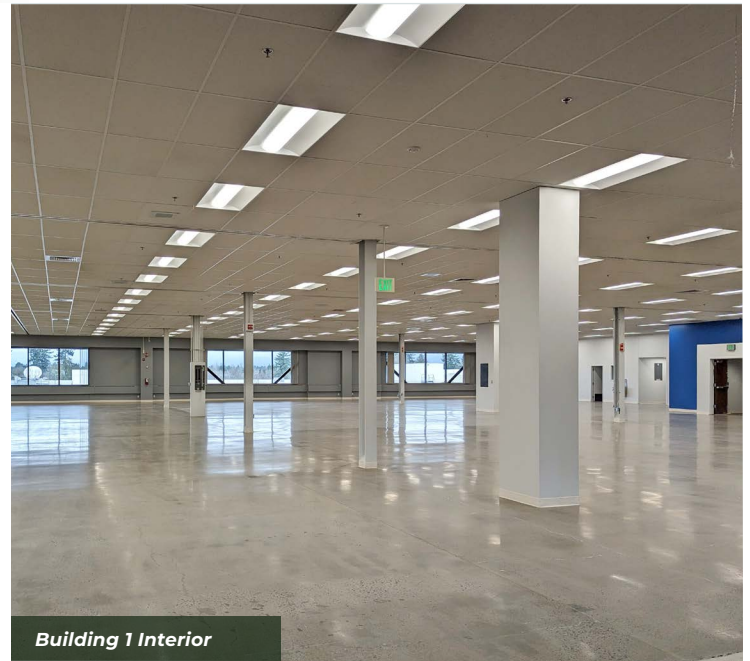


The VIC's prime location offers unparalleled convenience and connectivity for both residents and businesses alike. Situated with easy access to Highway 14, connecting to I-205 and I-5, the property enjoys optimal transportation links to major cities and key destinations. Additionally, its close proximity, only 8 miles, to the PDX International Airport facilitates easy access to air travel.



# IMAGE LIBRARY

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## THE VIC

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