

OFFICE/FLEX FOR LEASE

columbiatechcenter.com

# Columbia Tech Center

51,822 SQ.FT. →

Building 651  
17750 SE 6<sup>th</sup> Way, Suite 100  
Vancouver, WA



LEASE RATE: \$22.00/SQ.FT./YR.NNN

## Key Features

Full building opportunity

Showers on-site

Direct entrance off  
parking lot

Upgraded,  
modern finishes

Private patio

Walking distance to an  
array of amenities



## Contact for more details

Jake Bigby

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COLUMBIA TECH CENTER

360.737.6300

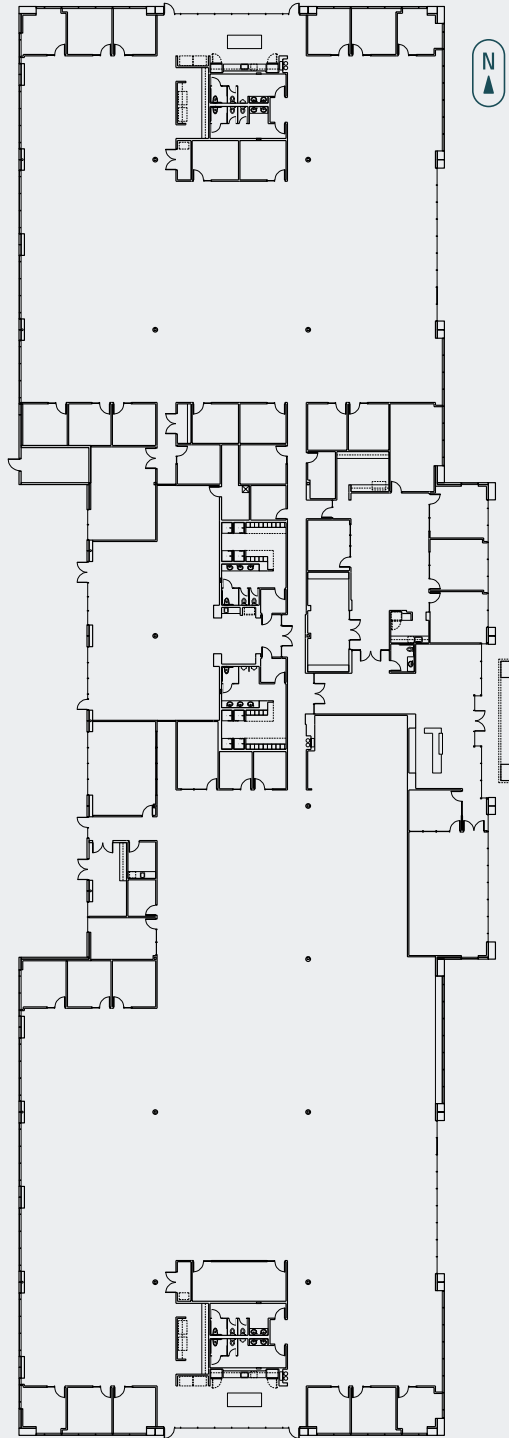
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# Space Plan

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# Business & Life Elevated

## Business-Friendly Benefits

50+ tax incentives & no corporate or personal income tax in WA

## Prime, Class-A Space

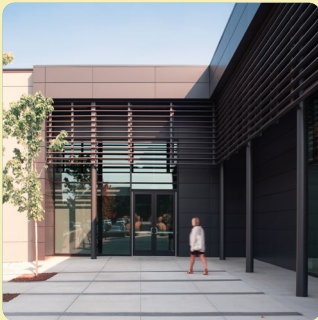
4M+ SQ. FT.

OFFICE

FLEX

RETAIL

MULTIFAMILY



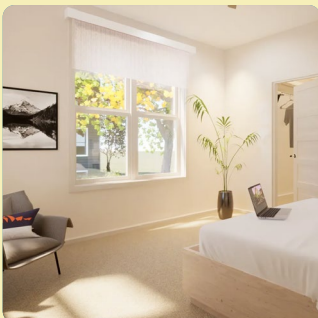
### Thriving Business Hub

- 500-acre master-planned community
- Pedestrian-friendly with retail, dining & green spaces
- Fast access to PDX, I-5 & I-205



### Nature & Community

- CTC Central Park: Farmer's Markets, concerts & movie nights
- Bike & walking paths for workday breaks



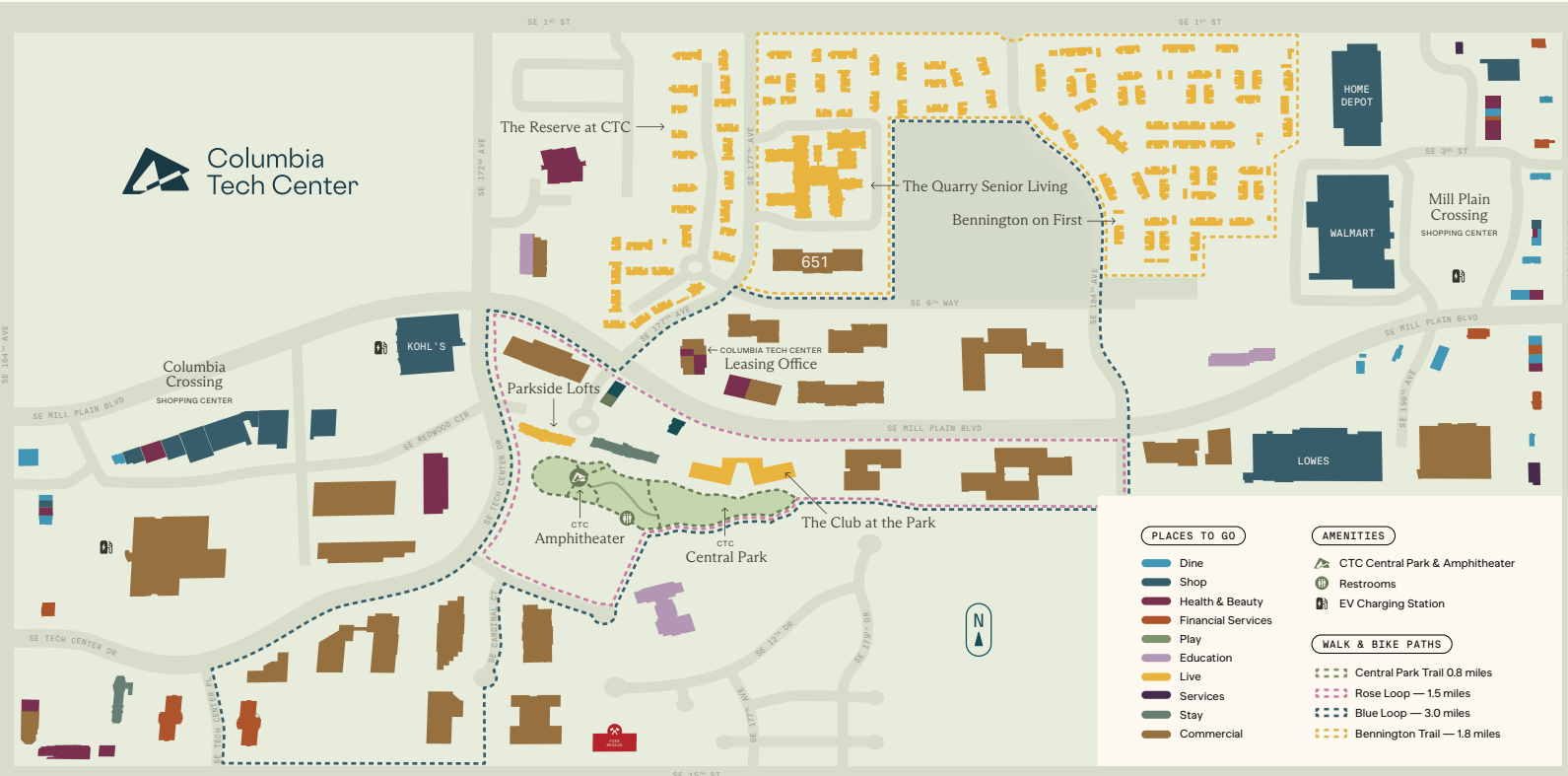
### Live & Stay

- Modern apartments & hotels with top-tier amenities



### Shop & Dine

- Restaurants, services & retail at your doorstep



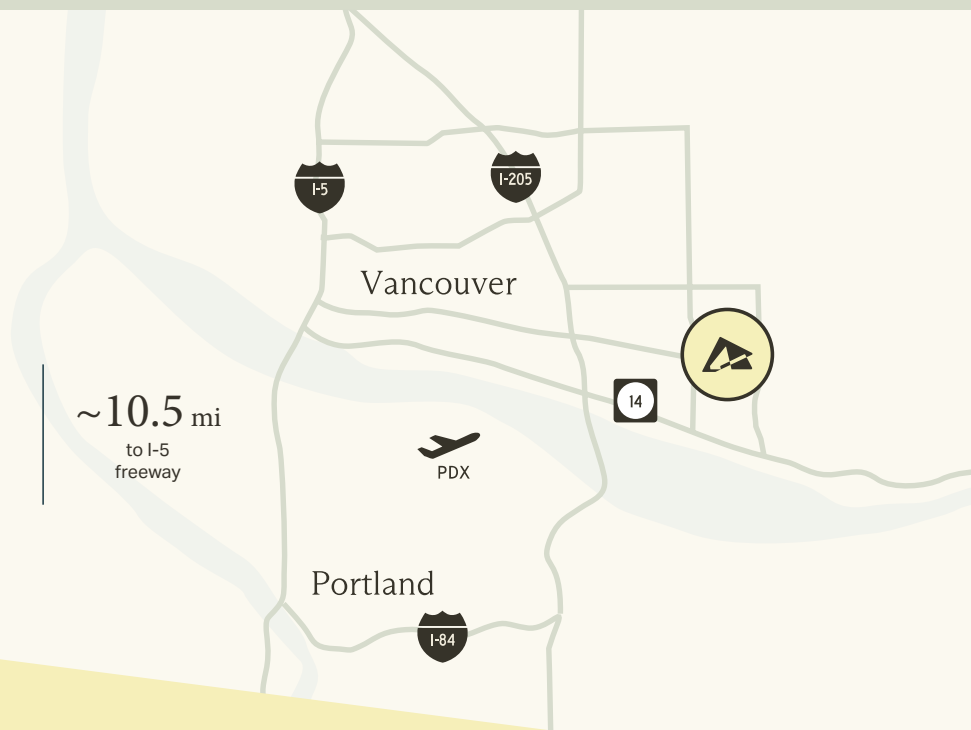
# Effortless Connectivity

~4.5 mi  
to I-205  
freeway

~8.5 mi  
to Portland  
Int'l Airport

~10 mi  
to Downtown  
Vancouver

~10.5 mi  
to I-5  
freeway



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