



COLUMBIA TECH CENTER

19,516 SQ. FT. ►

Building 617
1311 SE Cardinal Court
Suite 100, Vancouver, WA 98683



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

KEY FEATURES



1,273 sq. ft. warehouse



One grade level door



Direct entrance off parking lot



Updated landscaping



Covered patio



Walking distance to an array of amenities

CONTACT FOR
MORE DETAILS ►

Jake Bigby
jakeb@pactrust.com

Caitlin Knecht
caitlink@pactrust.com

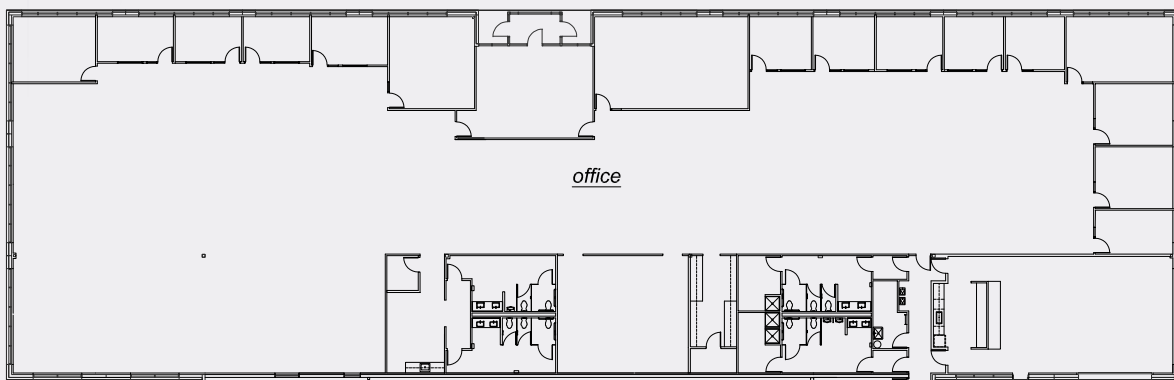
Columbia Tech Center
360.737.6300



SPACE PLAN

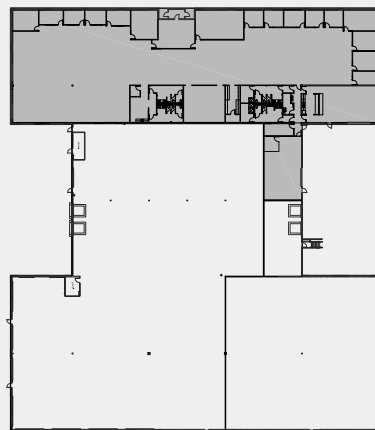
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AVAILABLE
19,516 SF RENTABLE
18,243 SF OFFICE
1,273 SF WAREHOUSE

warehouse



- ▽ GRADE ACCESS
- ▼ DOCK ACCESS
- 11' / 24' CLEAR HEIGHT

BUILDING PLAN
NOT TO SCALE



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BUSINESS AND LIFE ELEVATED

LIVE, WORK, PLAY ▶

Welcome to Columbia Tech Center. We're excited you're here.



Class A product



4 million square feet



Office, flex, retail, multifamily

Columbia Tech Center (CTC) is a thriving master-planned community situated on nearly 500 acres and offers office, retail, flex/industrial space and multi-family homes.

Established in 1996, Columbia Tech Center continues to be one of Vancouver's premier business-friendly neighborhoods. With beautifully landscaped community spaces, pedestrian and bike paths, and convenient retail shops and restaurants, companies value having amenities their employees enjoy.

Clark County is one of the fastest growing regions in Washington state and in the Portland, Oregon metropolitan area. With easy access to Portland International Airport; and major north-south traffic via the I-5 and I-205 freeways, getting here is easy.



Nature + Play

CTC Central Park regularly hosts Farmer's Markets, movie nights, and Sunday Sounds concerts - ideal for your midday break or weekend activity.



Your Next Home or Stay

Experience amenity-rich, thoughtfully designed apartment homes as well as hotel lodging options.



Every Destination

CTC is home to an abundance of accessible shops, restaurants and services, satisfying any needs or cravings.

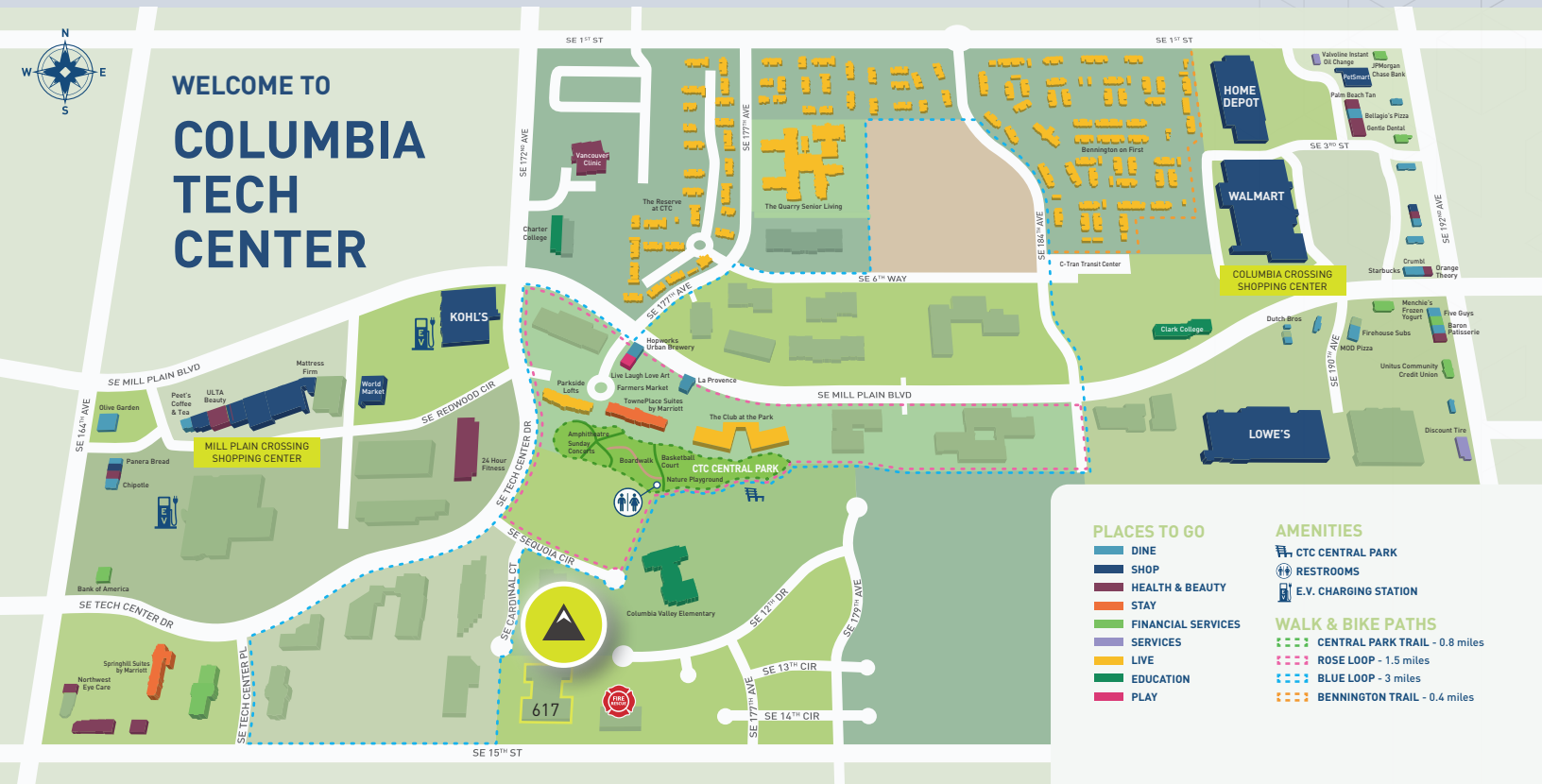


There are over 50 tax incentive programs available for businesses in Washington including no corporate or personal income tax.

[Click to learn more](#)



WELCOME TO COLUMBIA TECH CENTER



- PLACES TO GO**
- DINE
 - SHOP
 - HEALTH & BEAUTY
 - STAY
 - FINANCIAL SERVICES
 - SERVICES
 - LIVE
 - EDUCATION
 - PLAY
- AMENITIES**
- CTC CENTRAL PARK
 - RESTROOMS
 - E.V. CHARGING STATION
- WALK & BIKE PATHS**
- CENTRAL PARK TRAIL - 0.8 miles
 - ROSE LOOP - 1.5 miles
 - BLUE LOOP - 3 miles
 - BENNINGTON TRAIL - 0.4 miles

CLICK TO VIEW FULL SIZE PDF

PARK MAP

4.5 miles to



I-205

±8.5 miles to



PDX INT'L
AIRPORT

±10 miles to



DOWNTOWN
VANCOUVER

±17 miles to



PORTLAND
CBD

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PACTRUST