

OFFICE FOR LEASE

[www.columbiatechcenter.com](http://www.columbiatechcenter.com)



# COLUMBIA TECH CENTER

3,473 SQ. FT. ▶

Building 631  
17200 SE Mill Plain Blvd, Suite 290  
Vancouver, WA 98683



LEASE RATE: \$32.00/SQ. FT./YR. FULL SERVICE

## KEY FEATURES



Direct access off elevator



4 /1,000 sq. ft. parking ratio



Exterior glass lines offer  
great views and natural light



Walking distance to an array of  
amenities

CONTACT FOR  
MORE DETAILS ▶

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**Caitlin Knecht**  
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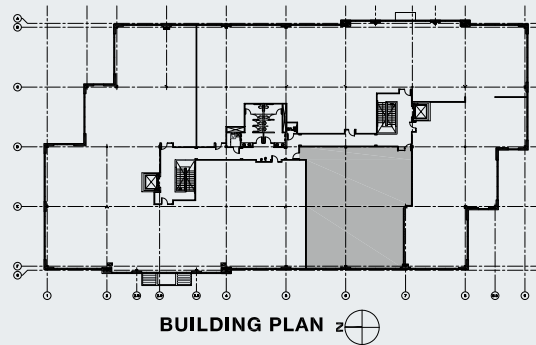
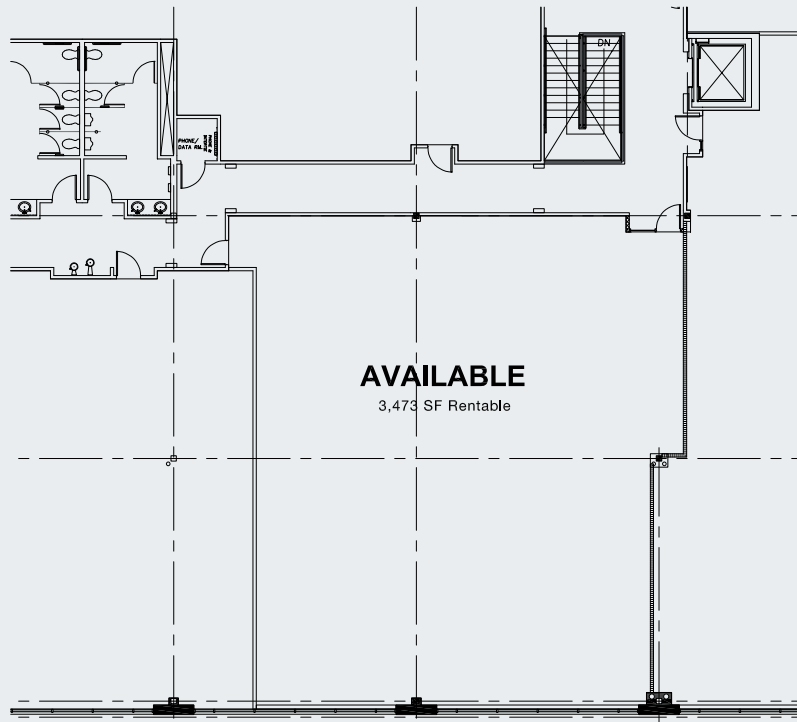
Columbia Tech Center  
360.737.6300



# SPACE PLAN

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# BUSINESS AND LIFE ELEVATED

LIVE, WORK, PLAY ▶

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



Building 631 Suite Entrance



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.

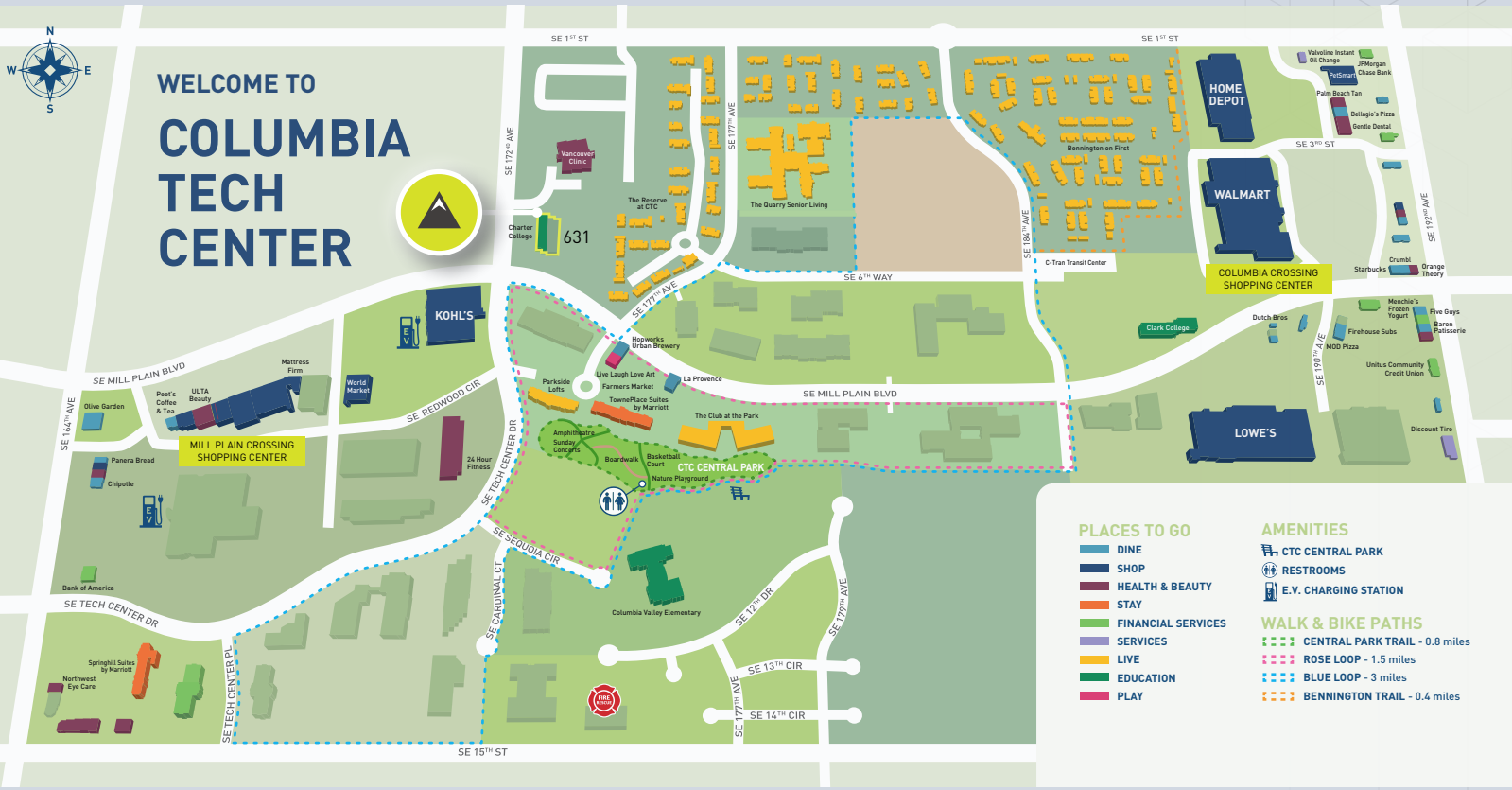


There are over 50 tax incentive programs available for businesses in Washington including no corporate or personal income tax.

[Click to learn more](#)



# WELCOME TO COLUMBIA TECH CENTER



- PLACES TO GO**
- DINE
  - SHOP
  - HEALTH & BEAUTY
  - STAY
  - FINANCIAL SERVICES
  - SERVICES
  - LIVE
  - EDUCATION
  - PLAY
- AMENITIES**
- 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

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# 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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MORE DETAILS

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**PACTRUST**