



COLUMBIA TECH CENTER

12,415 SQ. FT. ▶

BUILDING 649

17801 SE 6TH WAY, SUITE 170,
VANCOUVER, WA 98683



LEASE RATE: \$24.00/SQ.FT./YR NNN

KEY FEATURES



Exterior glass lines offer great views and natural light



4 /1,000 sq. ft. parking ratio



Walking distance to an array of amenities



Outdoor seating area



Upgraded, modern finishes



Available June 2025

CONTACT FOR
MORE DETAILS ▶

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Columbia Tech Center

360.737.6300

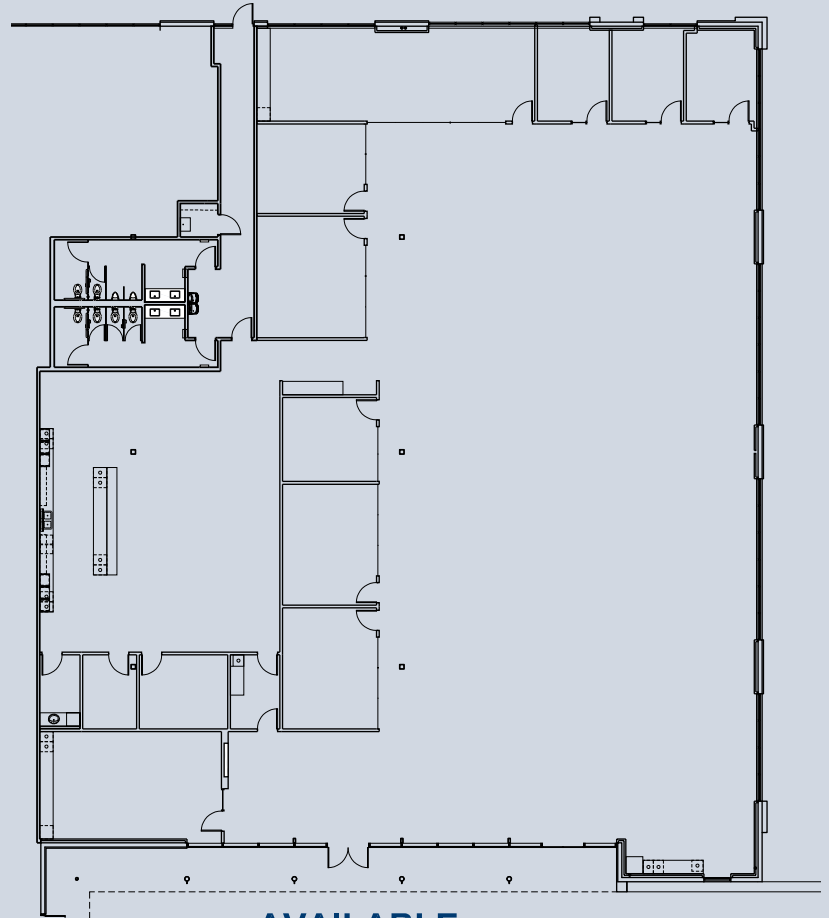
OFFICE FOR LEASE

www.columbiatechcenter.com



SPACE PLAN

12,415 sq. ft.



AVAILABLE

12,415 SF Total

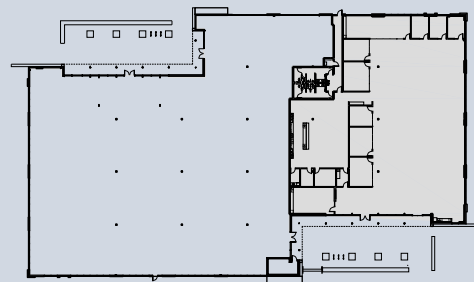
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BUILDING PLAN



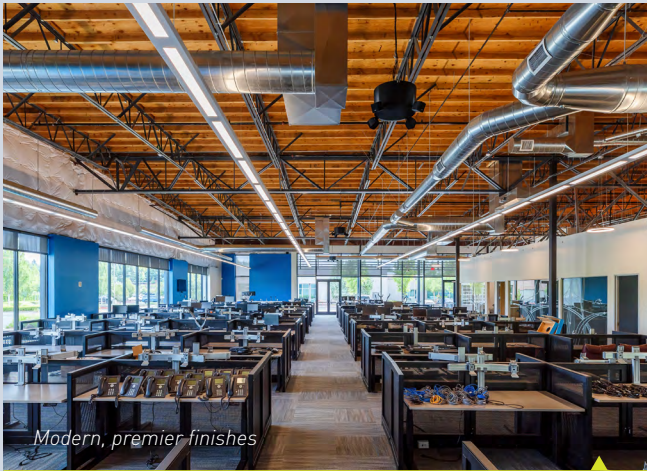
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BUSINESS AND LIFE ELEVATED

LIVE, WORK, PLAY ▶

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



Modern, premier finishes



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
 - 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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Owned & Managed by
PACTRUST