

The
VIC

FLEX SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98683



80,000 SF Production Flex Space

- Full HVAC, heavy electrical, floor drains, and air lines
- ISO6 clean room & ESD Flooring
- Starline bus system and compressed air throughout
- Makeup and exhaust air systems \pm 338 Tons
- Shared dock & grade loading
- Additional space available (376k SF total)

Mark Childs, SIOR

Principal

503-542-4350 | markc@capacitycommercial.com

Daniel Sayles

Senior Associate Broker

503-542-4351 | dsayles@capacitycommercial.com

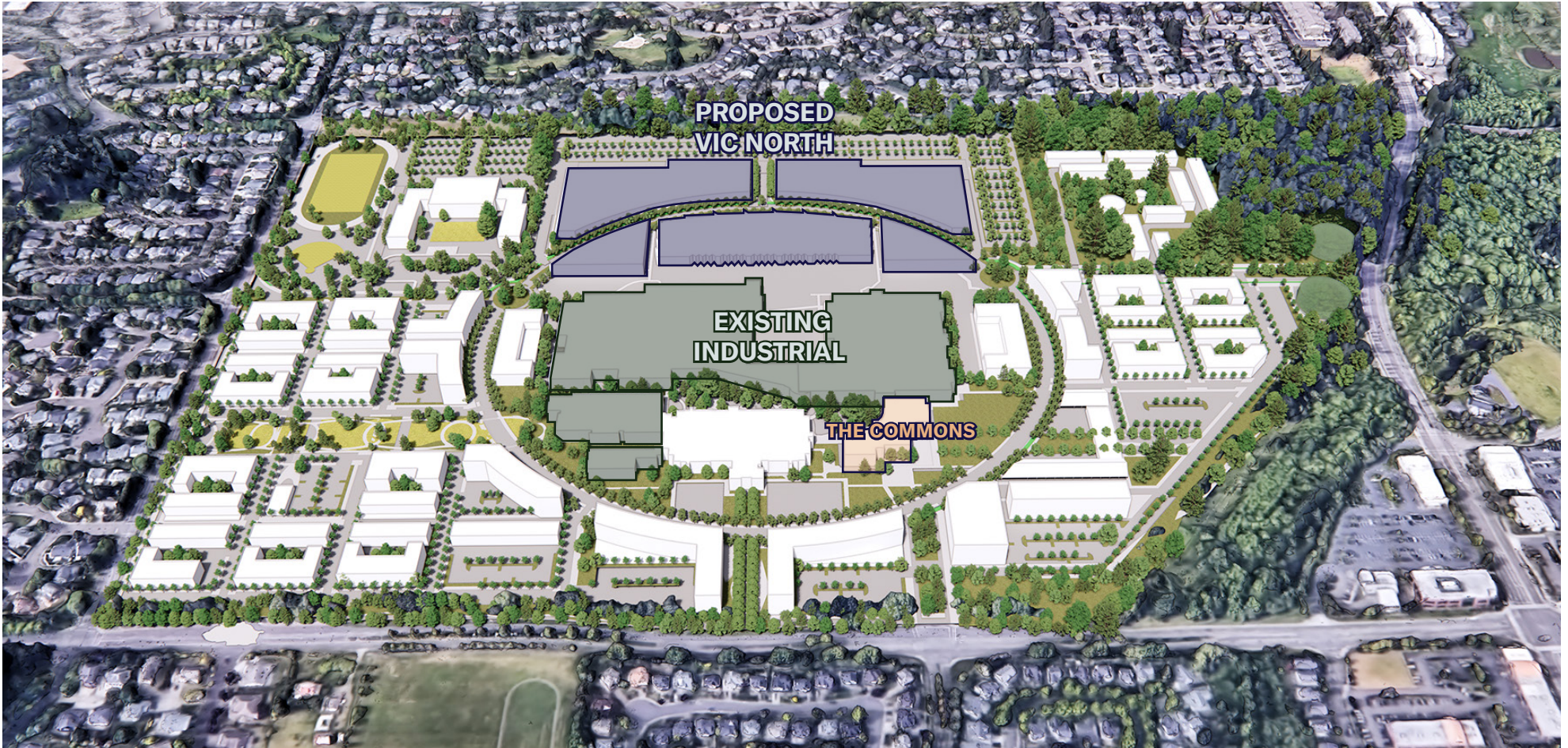
Daniel Helm, SIOR

Senior Vice President

503-542-2899 | dhelm@capacitycommercial.com

CAMPUS MASTERPLAN

The
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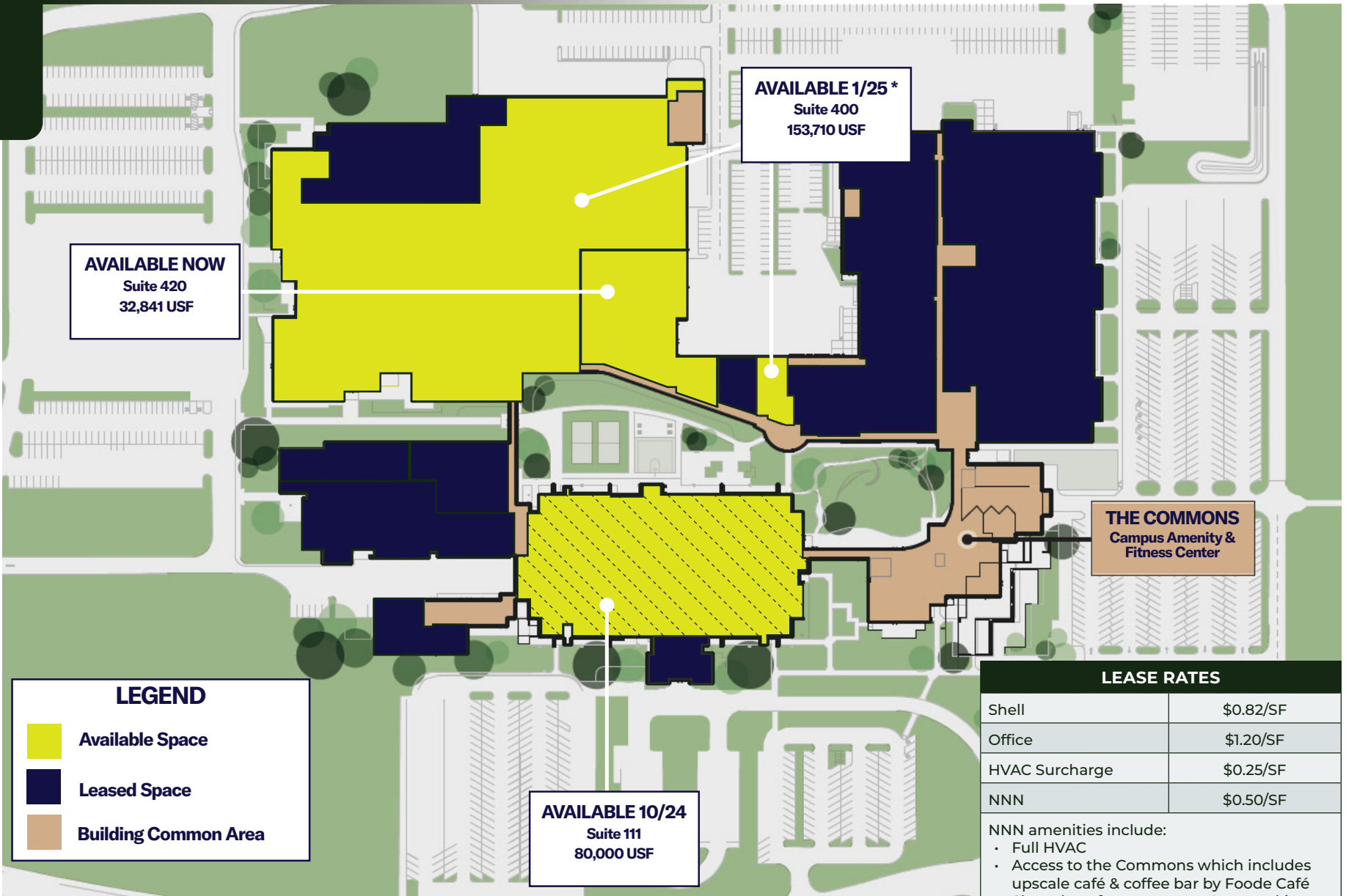


Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

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

SITE PLAN

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AVAILABLE NOW
Suite 420
32,841 USF

AVAILABLE 1/25 *
Suite 400
153,710 USF

AVAILABLE 10/24
Suite 111
80,000 USF

THE COMMONS
Campus Amenity & Fitness Center

LEGEND

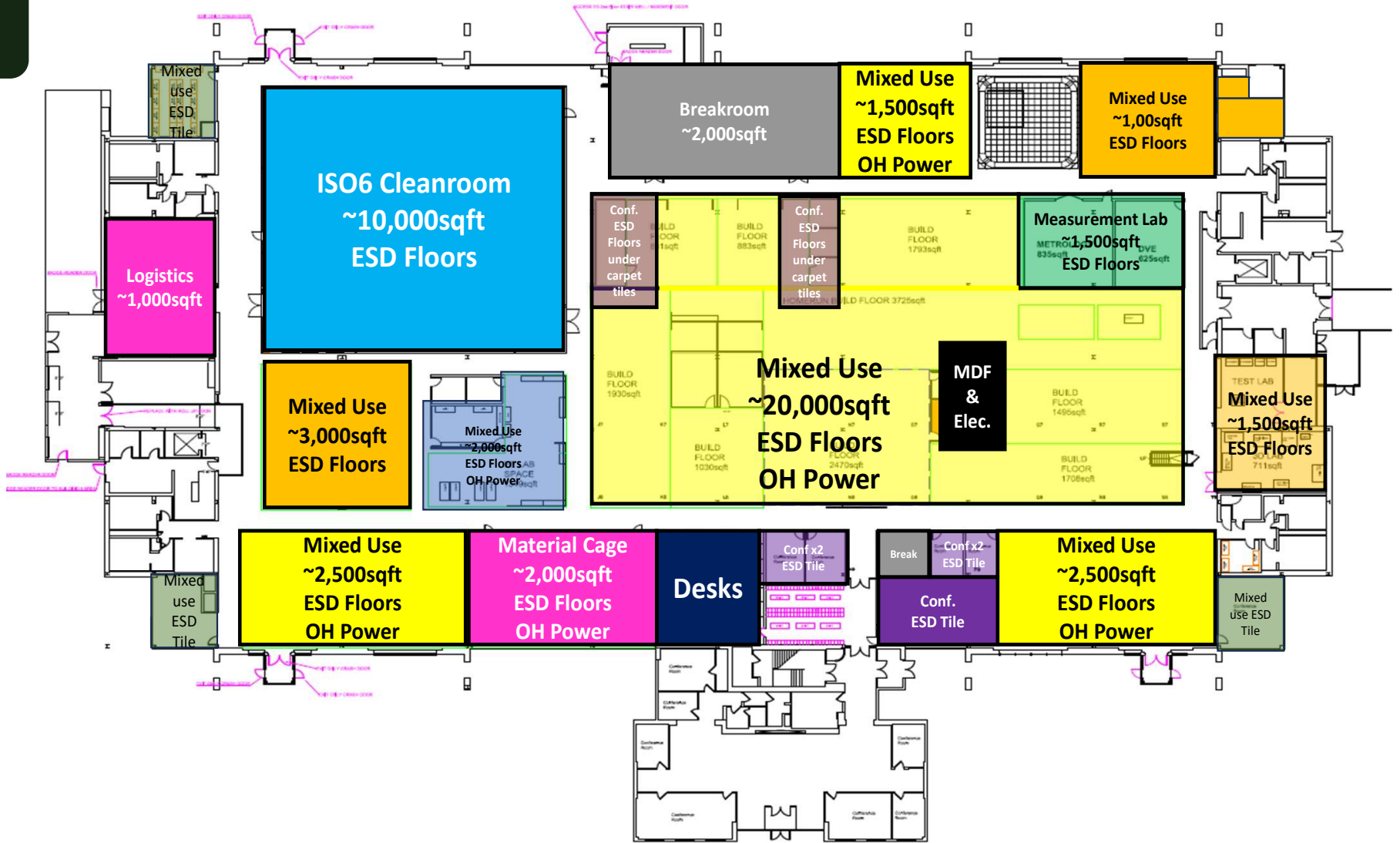
- Available Space
- Leased Space
- Building Common Area

LEASE RATES	
Shell	\$0.82/SF
Office	\$1.20/SF
HVAC Surcharge	\$0.25/SF
NNN	\$0.50/SF
NNN amenities include: <ul style="list-style-type: none"> • Full HVAC • Access to the Commons which includes upscale café & coffee bar by Foode Café • Shared conference rooms & co-working spaces • Access to fitness center & yoga/meditation studio 	

* Available for sublease through Q3 2027



BUILDING 1 SPACE PLAN

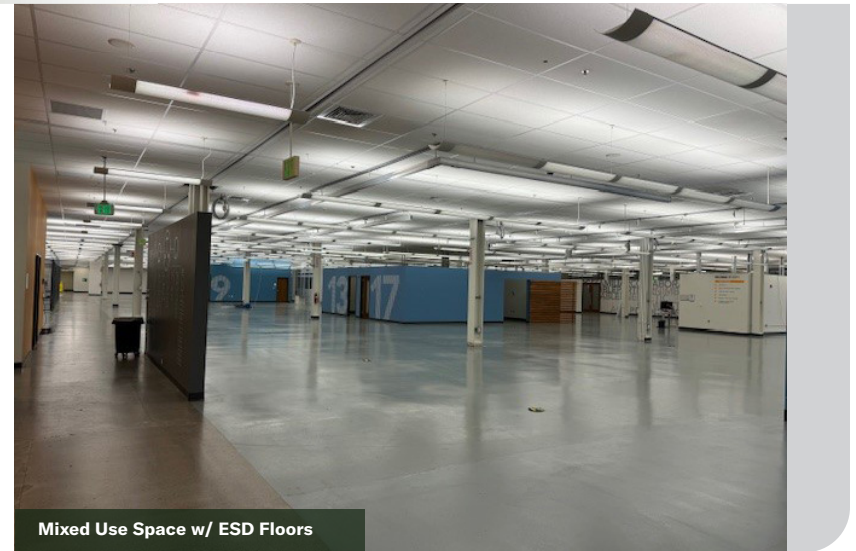


BUILDING 1 PHOTOS

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Mixed Use Space w/ ESD Floors



Mixed Use Space w/ ESD Floors



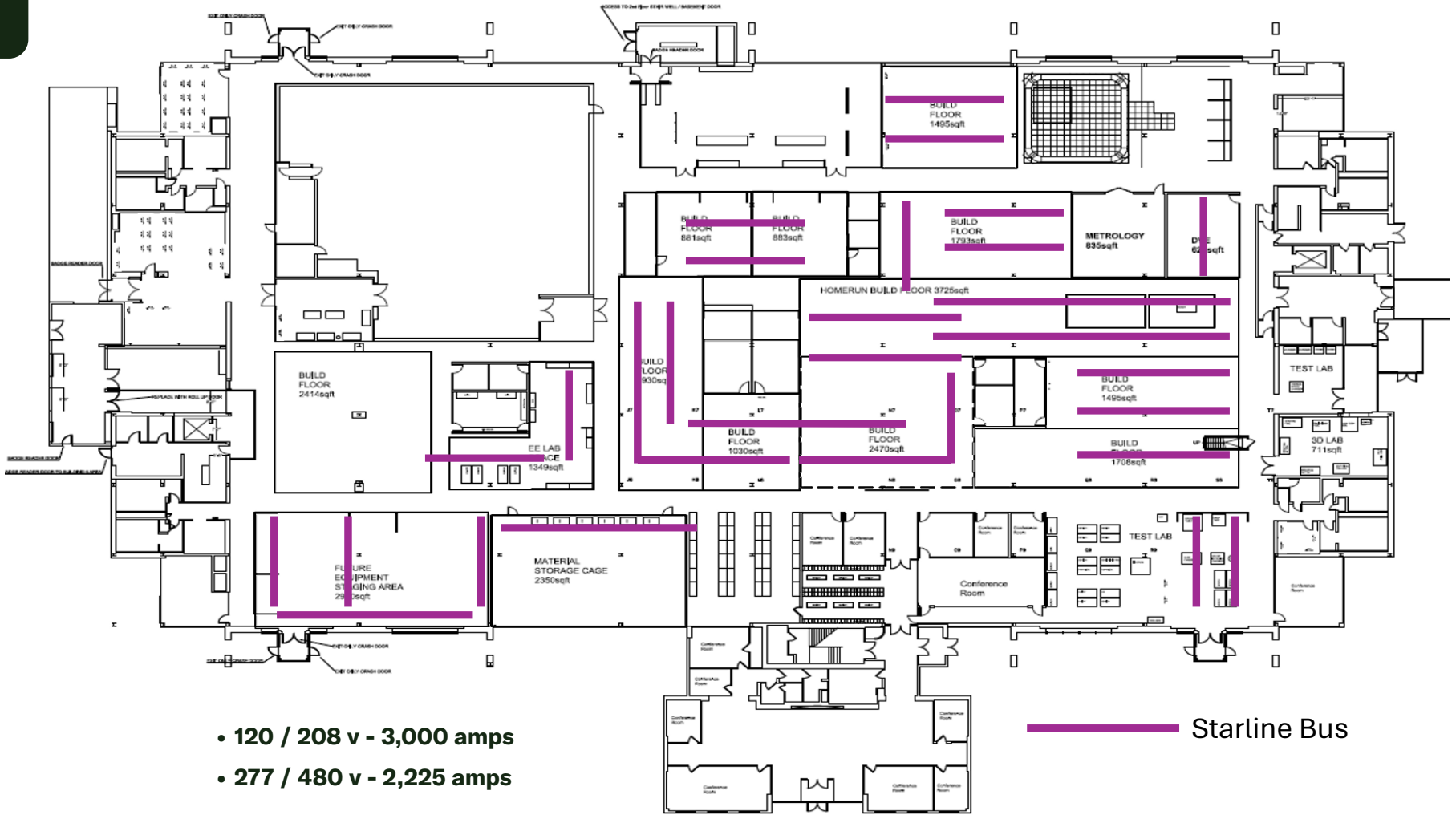
Cleanroom



Breakroom

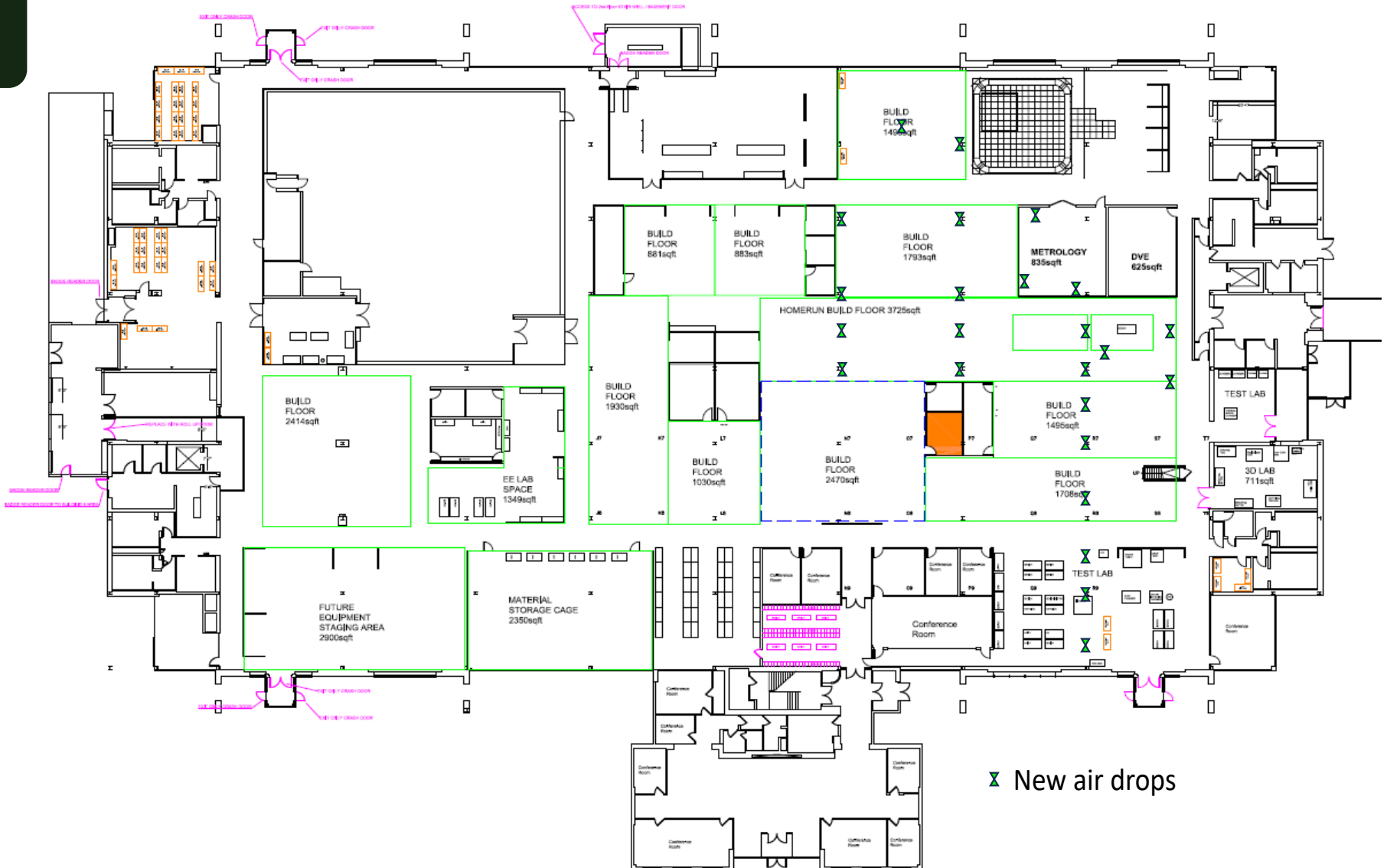


BUILDING 1 ELECTRICAL DISTRIBUTION



BUILDING 1 COMPRESSED AIR DISTRIBUTION

The
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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.



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<https://thevicwa.com>

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