

The
VIC

INDUSTRIAL SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98693



32,841 SF Manufacturing & Flex Space

- Full HVAC, heavy electrical, floor drains, and air lines
- Dock high door & grade loading for industrial tenants
- Unparalleled convenience & connectivity - The VIC is easily accessible from Hwy 14 which connects to I-205 & I-5 facilitating easy travel throughout both Washington & Oregon
- The Commons - campus amenity center for tenants

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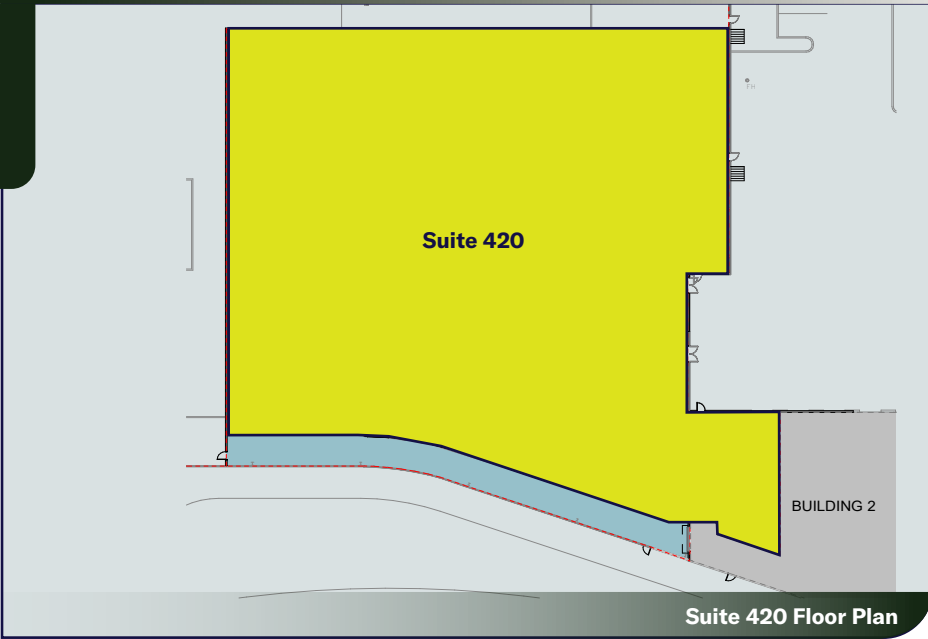
PROPOSED CAMPUS MASTERPLAN

The
VIC



PROPERTY LAYOUT

The
VIC



| SUITE 420 DETAILS | |
|-------------------|-------------------------------------|
| Suite Total SF | 32,841 SF |
| Office SF | To Suit Tenant |
| Dock Loading | 3 Dock High |
| Clear Height | 20' - 36' |
| Sprinklers | Wet |
| Power | 800 Amps 480 Volts (more available) |
| Zoning | Light Industrial (IL) |
| Temp. Control | Full HVAC |



PROPERTY LOCATION

The
VIC



The VIC's prime location offers unparalleled convenience and connectivity for both residents and businesses alike. Situated with easy access to Highway 14, connecting seamlessly to I-205 and I-5, the property enjoys optimal transportation links to major cities and key destinations. Additionally, its close proximity, a mere 8 miles, to the PDX international airport facilitates seamless air travel.





THE VIC

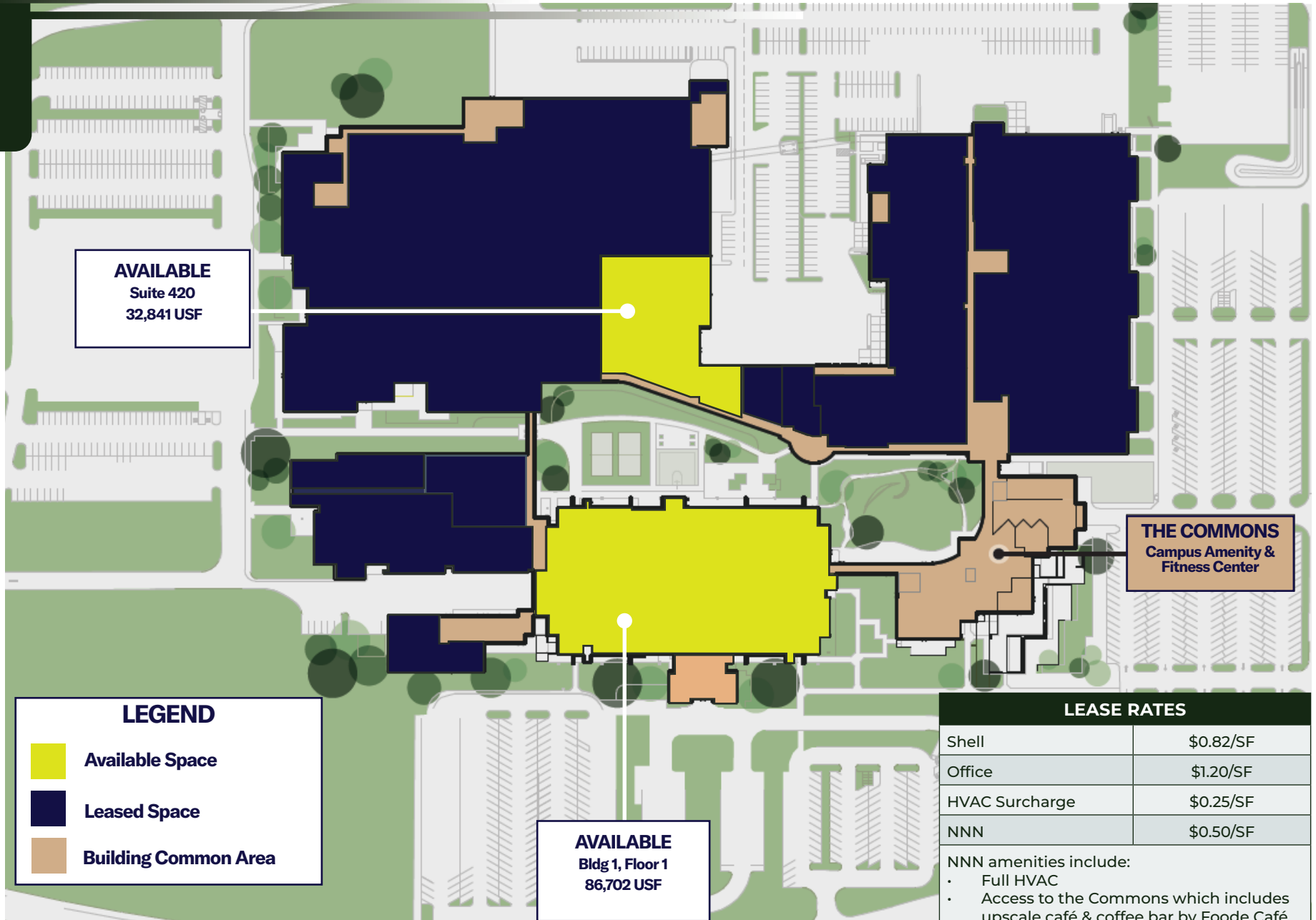
18110 SE 34th Street Vancouver, WA

503-326-9000

<https://thevicwa.com/>

SITE PLAN

The
VIC



AVAILABLE
Suite 420
32,841 USF

THE COMMONS
Campus Amenity &
Fitness Center

LEGEND

- Available Space
- Leased Space
- Building Common Area

AVAILABLE
Bldg 1, Floor 1
86,702 USF

LEASE RATES

| | |
|----------------|-----------|
| Shell | \$0.82/SF |
| Office | \$1.20/SF |
| HVAC Surcharge | \$0.25/SF |
| NNN | \$0.50/SF |

- NNN amenities include:
- 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

