



LaCamas Tech Center

6923-6929 NW Friberg Strunk St, Camas, WA 98607



Jim Lee

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LaCamas Tech Center

\$23.00 - \$33.90 /SF/YR

LaCamas Tech Center is a newly constructed development made up of 6 concrete tilt-up buildings with a total available square footage of 118,660sf, built with a modern feel that will have an assortment of commercial, industrial, and retail spaces with restrooms for lease. The buildings are surrounded by ample parking for tenants, incoming clients, and customers. Located in the up-and-coming East Vancouver/ Camas area near Costco and Camas Meadows. Spaces will have excellent street frontage. Only 12 miles from PDX with convenient and quick access to SR-500 and I-205.

Highlights:

Heated/cooled office spaces/restrooms.
Freeze...

- Excellent street frontage.
- Ample parking.
- TI Allowance available for Retail Spaces.
- Gross Lease Rates
- 200 Amp 208 3 Phase electric
- 12x14 garage door (Industrial spaces only).



| | |
|------------------------|--------------------------------|
| Rental Rate: | \$23.00 - \$33.90 /SF/YR |
| Total Space Available: | 77,727 SF |
| Max. Contiguous: | 5,100 SF |
| Property Type: | Shopping Center |
| Center Type: | Community Center |
| Stores: | 2 |
| Center Properties: | 6 |
| Frontage: | 1,160' on NW Friberg Strunk St |
| Gross Leasable Area: | 139,356 SF |
| Walk Score ®: | 12 (Car-Dependent) |
| Rental Rate Mo: | \$2.83 /SF/MO |

1st Floor Ste 115

1

| | |
|-----------------|-------------------|
| Space Available | 1,500 SF |
| Rental Rate | \$33.90 /SF/YR |
| Contiguous Area | 1,500 SF |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Retail |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 300

2

| | |
|-----------------|-------------------|
| Space Available | 1,685 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 305

3

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 310

4

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 315

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 320

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 325

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 330

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 335**9**

| | |
|-----------------|-------------------|
| Space Available | 1,710 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 400**10**

| | |
|-----------------|-------------------|
| Space Available | 1,446 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 405**11**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 410**12**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 415

13

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 420

14

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 425

15

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 430

16

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 435**17**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 440**18**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 445**19**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 450**20**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 455**21**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 460**22**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 465**23**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 470**24**

| | |
|-----------------|-------------------|
| Space Available | 1,530 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 475**25**

| | |
|-----------------|-------------------|
| Space Available | 1,446 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric.

Ste 500**26**

| | |
|-----------------|-------------------|
| Space Available | 1,565 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 505**27**

| | |
|-----------------|-------------------|
| Space Available | 1,680 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 510**28**

| | |
|-----------------|-------------------|
| Space Available | 1,680 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 515**29**

| | |
|-----------------|-------------------|
| Space Available | 1,680 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 520**30**

| | |
|-----------------|-------------------|
| Space Available | 1,680 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 525**31**

| | |
|-----------------|-------------------|
| Space Available | 5,100 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 530**32**

| | |
|-----------------|-------------------|
| Space Available | 4,335 SF |
| Rental Rate | \$33.90 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric. TI Allowance available for Retail Spaces.

Ste 600**33**

| | |
|-----------------|-------------------|
| Space Available | 1,390 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 605**34**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 610**35**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 615**36**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 620**37**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 625**38**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 630**39**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 635**40**

| | |
|-----------------|-------------------|
| Space Available | 1,390 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 640

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 645

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 650

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 655

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 660**45**

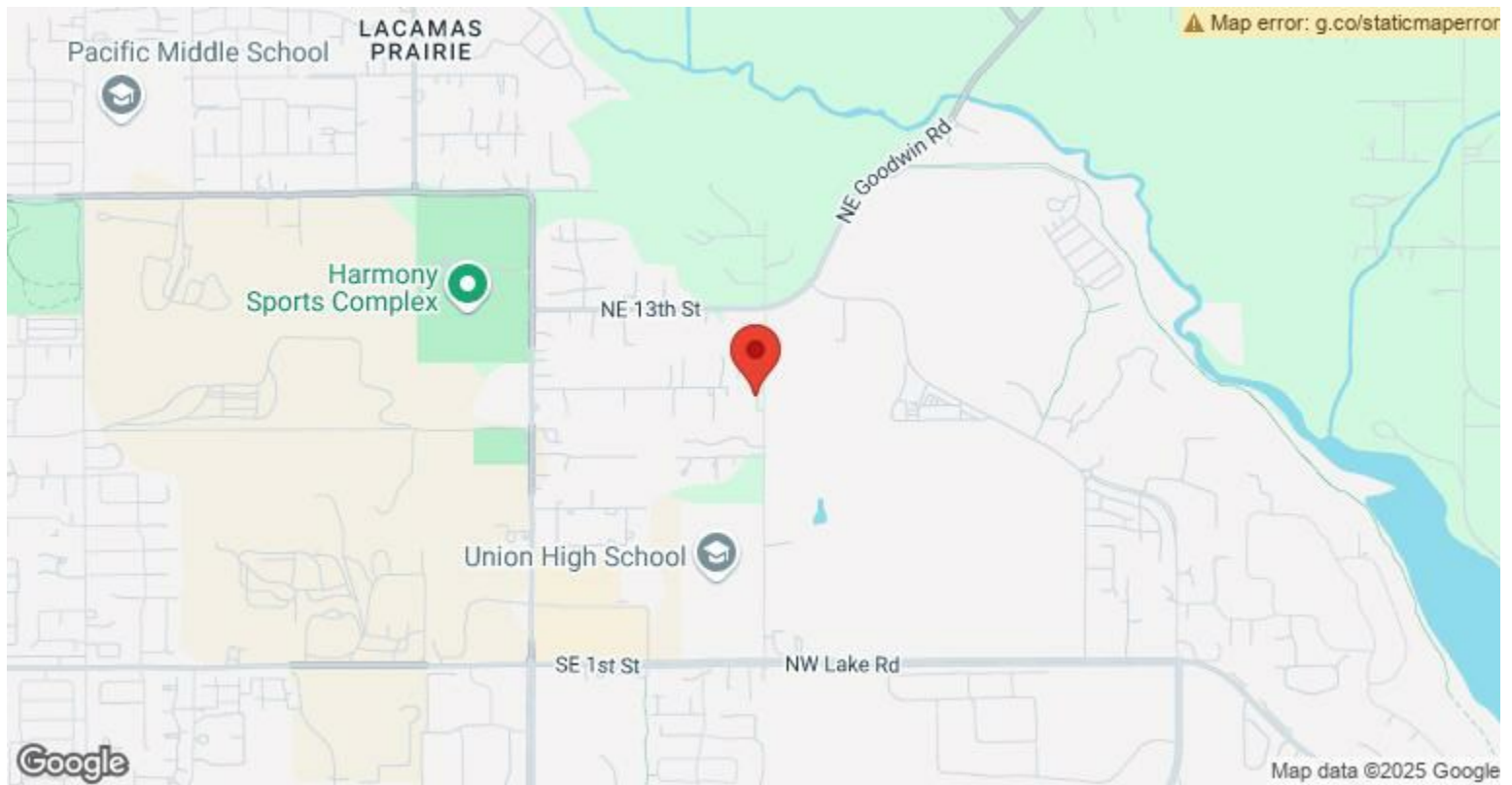
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|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric

Ste 665**46**

| | |
|-----------------|-------------------|
| Space Available | 1,480 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Modified Gross |
| Office Size | 400 SF |
| Space Type | New |
| Space Use | Industrial |
| Lease Term | 2 - 10 Years |

Option for multiple units to be leased at once to accommodate business growth. Listed Gross rate includes water, sewer, garbage, property taxes, building and landscape maintenance. Tenant is responsible for NW Gas & Clark PUD Electric



6923-6929 NW Friberg Strunk St, Camas, WA 98607

LaCamas Tech Center is a newly constructed development made up of 6 concrete tilt-up buildings with a total available square footage of 118,660sf, built with a modern feel that will have an assortment of commercial, industrial, and retail spaces with restrooms for lease. The buildings are surrounded by ample parking for tenants, incoming clients, and customers. Located in the up-and-coming East Vancouver/ Camas area near Costco and Camas Meadows. Spaces will have excellent street frontage. Only 12 miles from PDX with convenient and quick access to SR-500 and I-205.

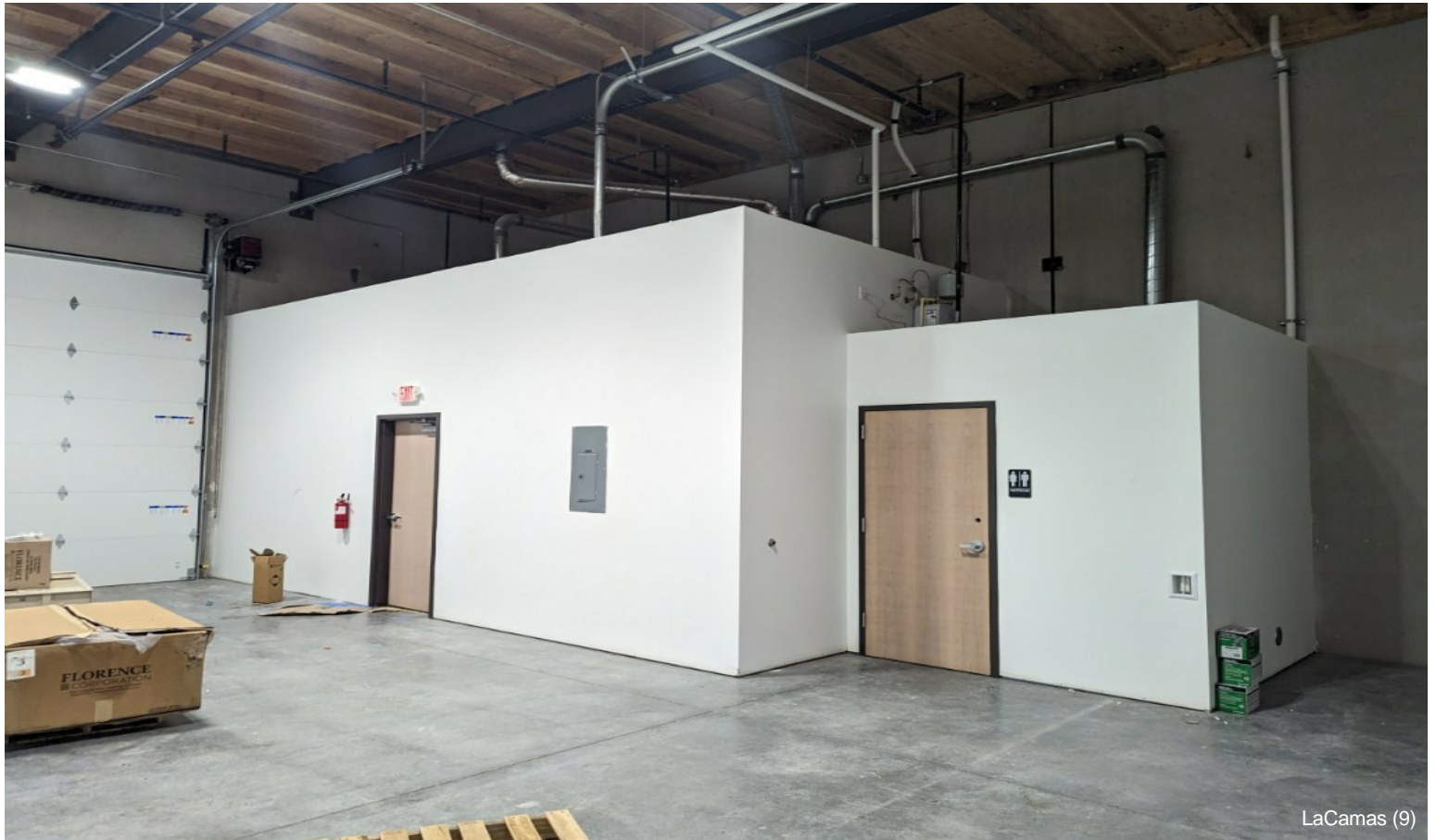
Highlights:

- Heated/cooled office spaces/restrooms.
- Freeze protected warehouses.
- 12x14 garage door (Industrial spaces only).
- Option for multiple units to be leased at once to accommodate business growth
- Gas Available
- 200 Amp 208 3 Phase electric
- Professional landscape & building maintenance

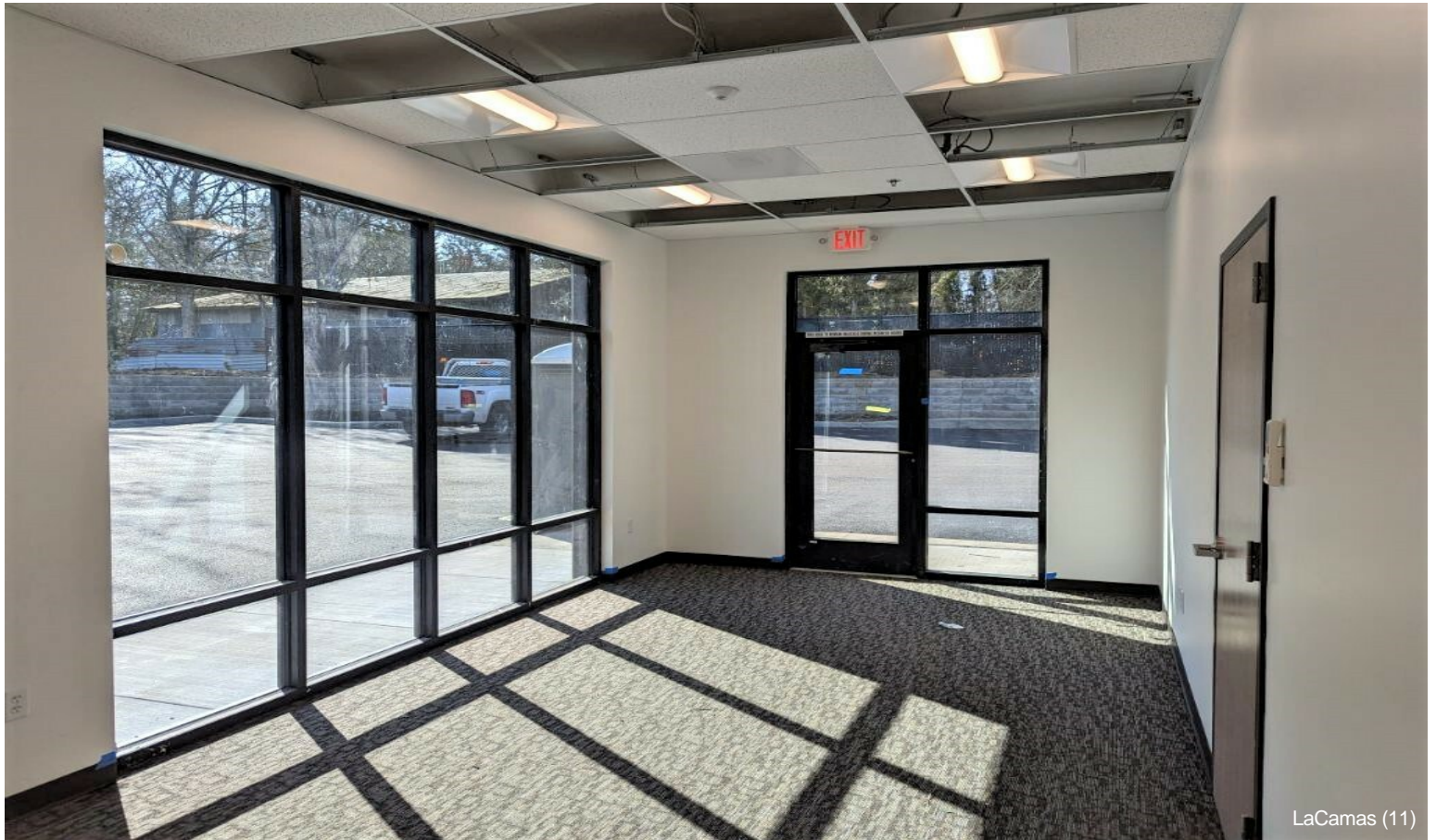
Projected building completion:

- Building #1, 12-1-2022
- Building #2, 1-1-2023
- Additional Buildings, "TBD"

Property Photos



Property Photos



Property Photos



Property Photos



LaCamas (6)



LaCamas (26)

Property Photos



Property Photos



LaCamas (5)



LaCamas (7)

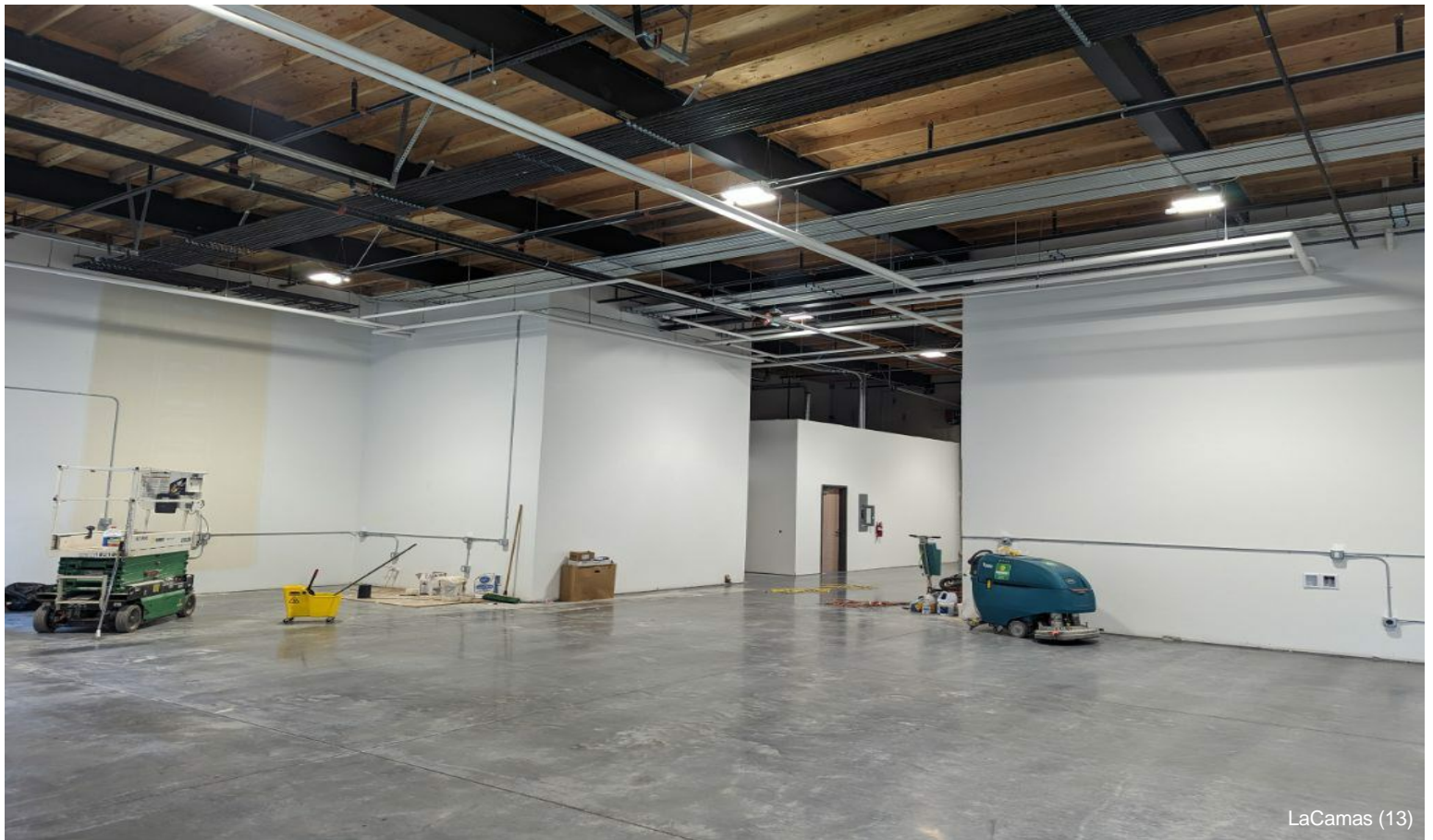
Property Photos



Property Photos



LaCamas (12)



LaCamas (13)

Property Photos

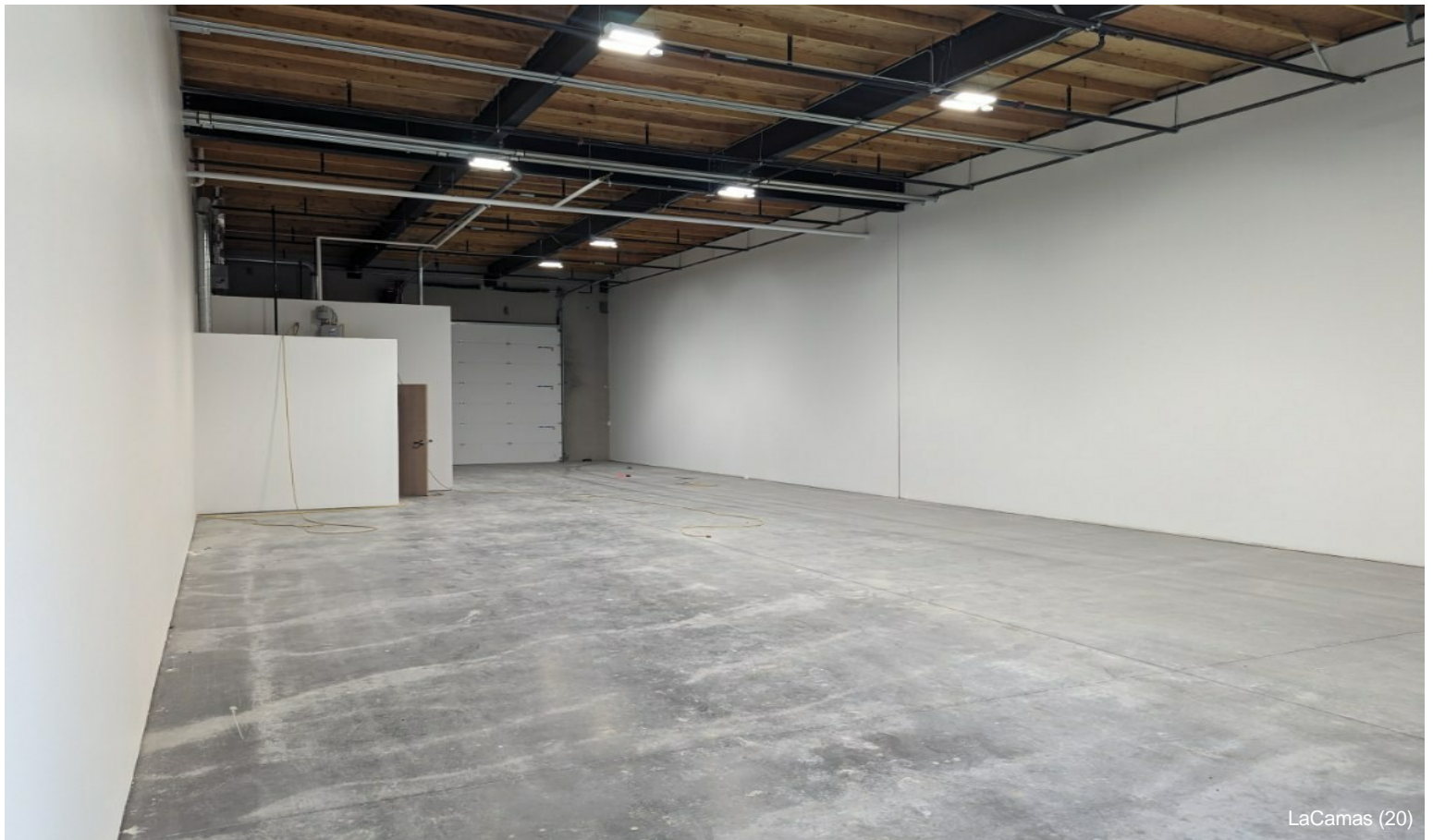


LaCamas (17)



LaCamas (18)

Property Photos



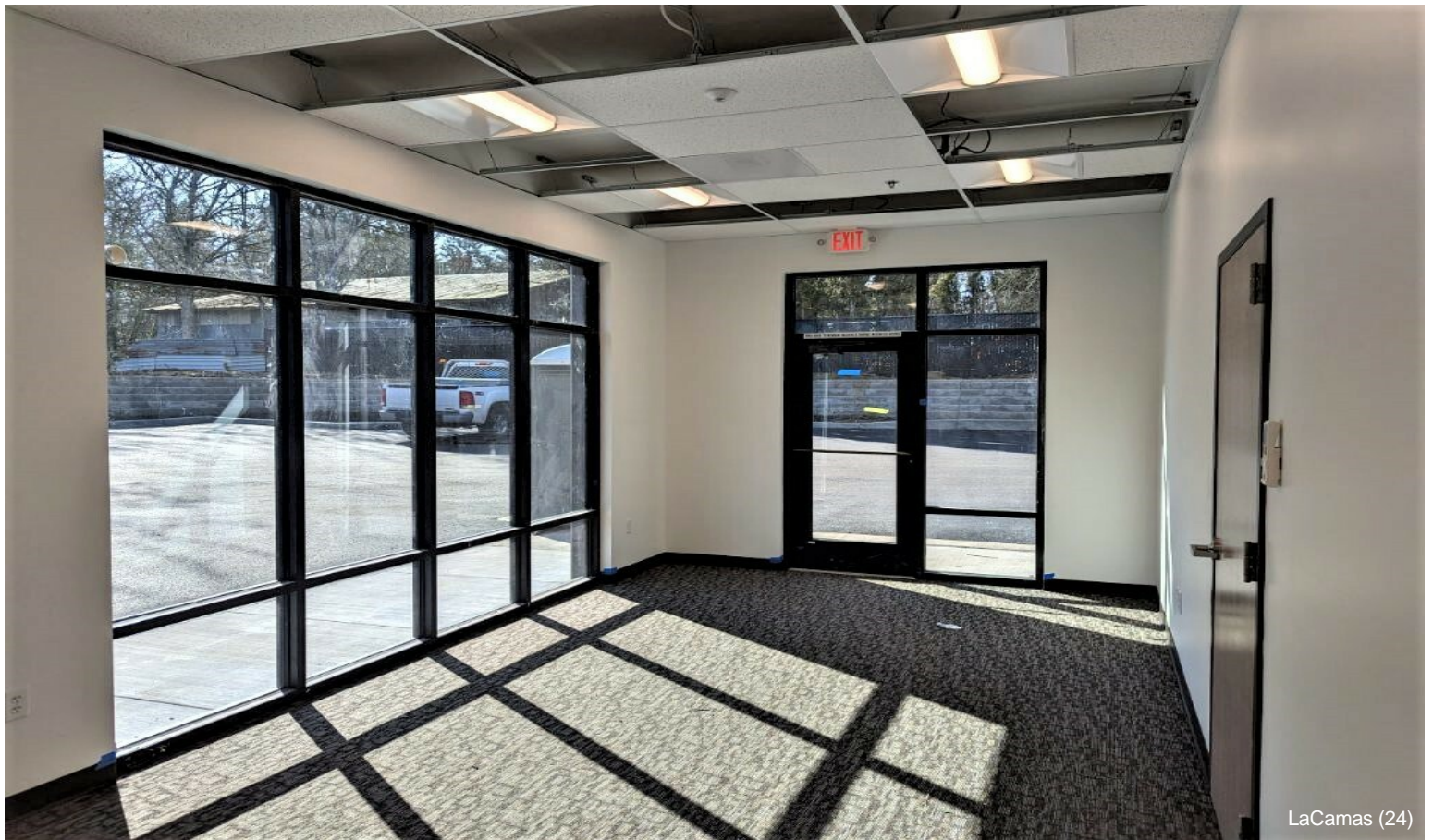
Property Photos



Property Photos



LaCamas (23)



LaCamas (24)

Property Photos

