

The  
VIC

# HIGH TECH SPACE FOR LEASE

*Designed with Creators, Makers and Innovators in Mind*



18110 SE 34<sup>th</sup> Street, Vancouver WA 98683



## 265,000 SF Manufacturing & Flex Spaces

- Full HVAC, heavy electrical, floor drains, and air lines
- ISO5 clean room & ESD Flooring
- 450 ton chiller capacity
- Avigilon and AMAG access security control
- Additional 80k SF office available (383k SF total)
- Dock high & grade loading

**Mark Childs, SIOR**

Principal

503-542-4350 | markc@capacitycommercial.com

**Daniel Sayles**

Senior Associate Broker

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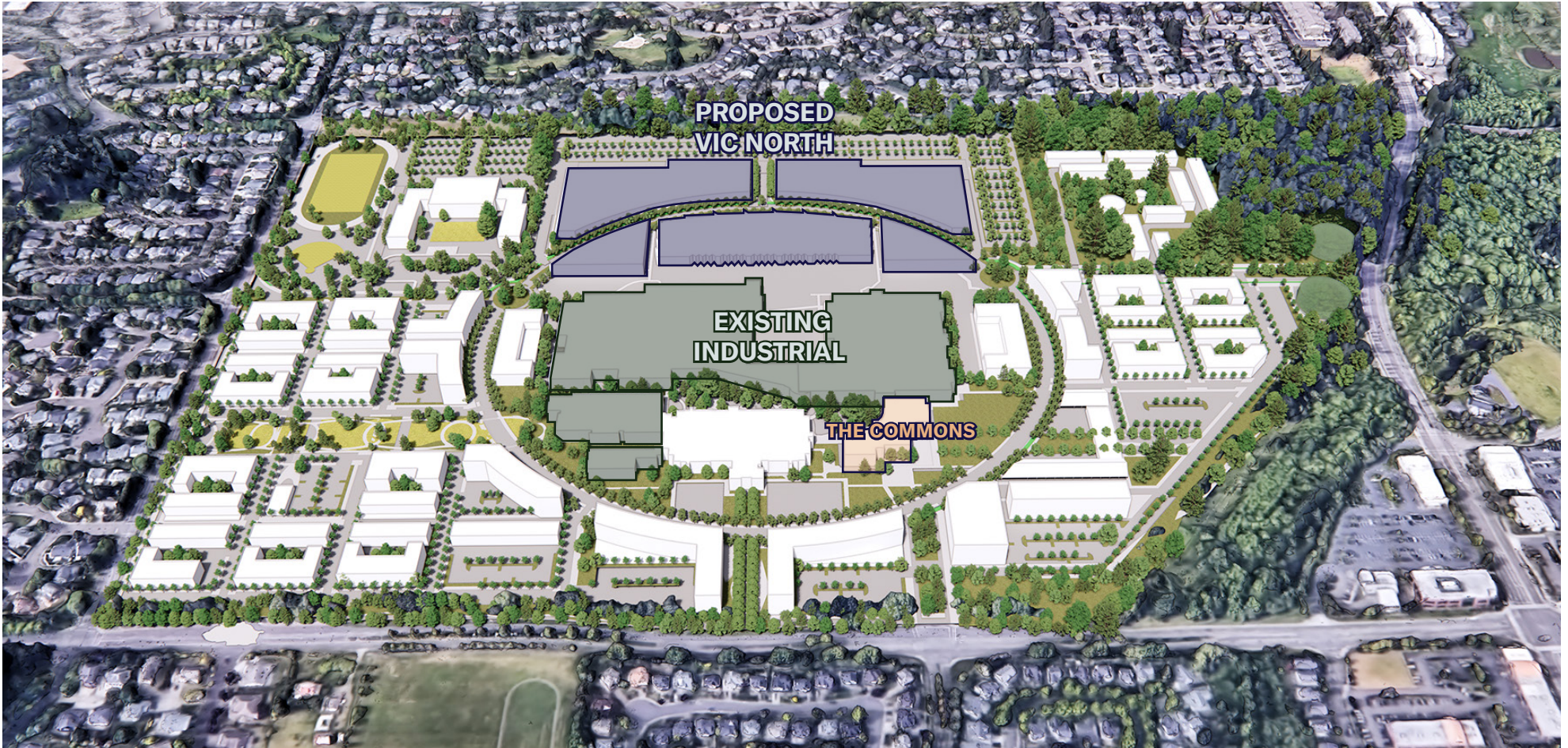
**Daniel Helm, SIOR**

Senior Vice President

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# CAMPUS MASTERPLAN

*The*  
**VIC**

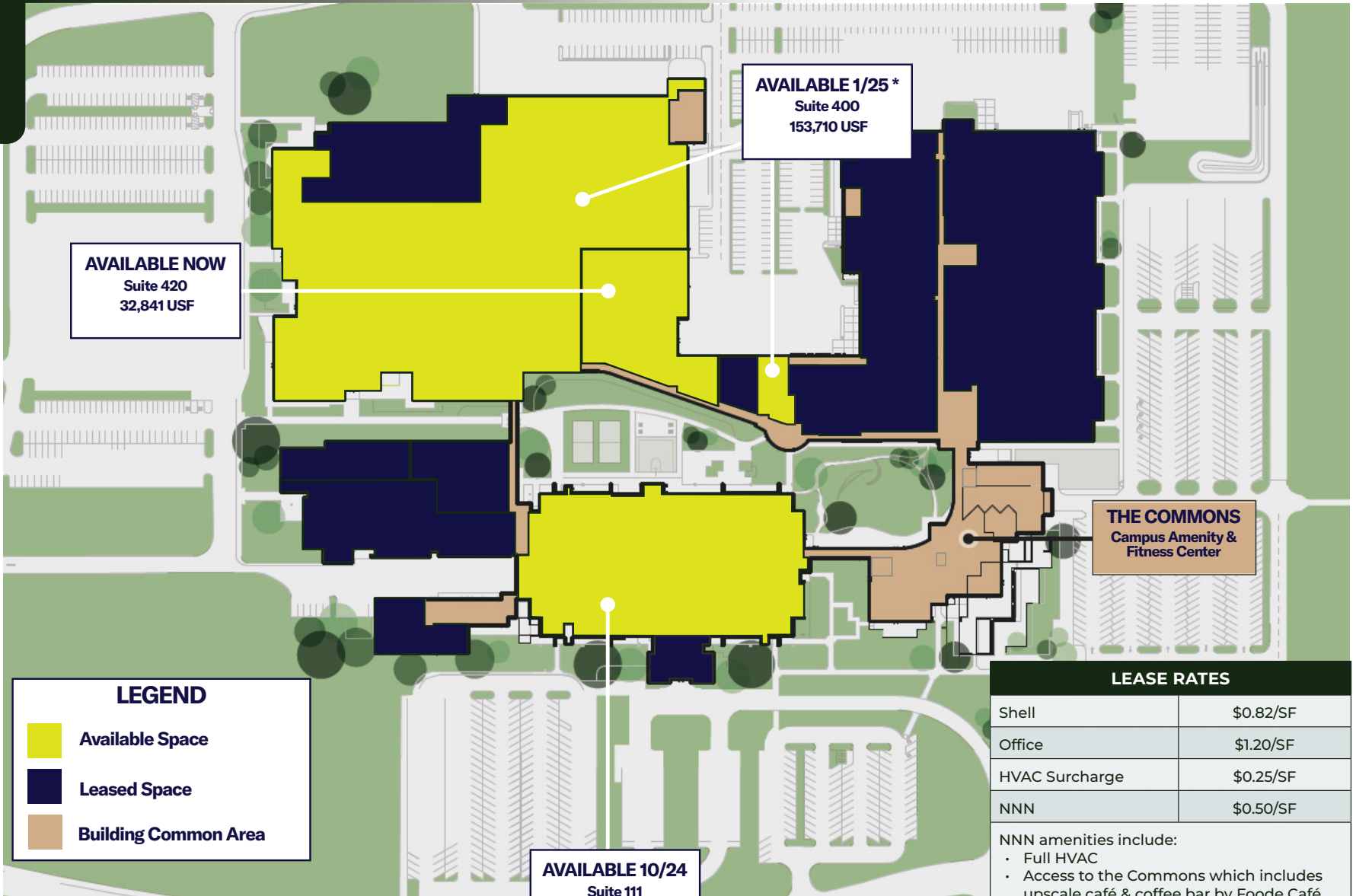


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# SITE PLAN

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**AVAILABLE NOW**  
Suite 420  
32,841 USF

**AVAILABLE 1/25 \***  
Suite 400  
153,710 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:
- 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 10/24**  
Suite 111  
80,000 USF

\* Available for sublease through Q3 2027



# 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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