

The
VIC

OFFICE SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98683



60,348 RSF of Office Space Available

- Full Space can be demised to 20,000 SF
- Spaces featuring fully climate-controlled flex space, suitable for manufacturing, flex, and office uses
- Located 24 minutes to Downtown Portland and 9 miles to PDX
- 180 acres set in open, walkable, bikeable space with a lush tree canopy within a self-contained campus
- Monument signage available for tenants
- The Commons - campus amenity center for tenants

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SITE PLAN

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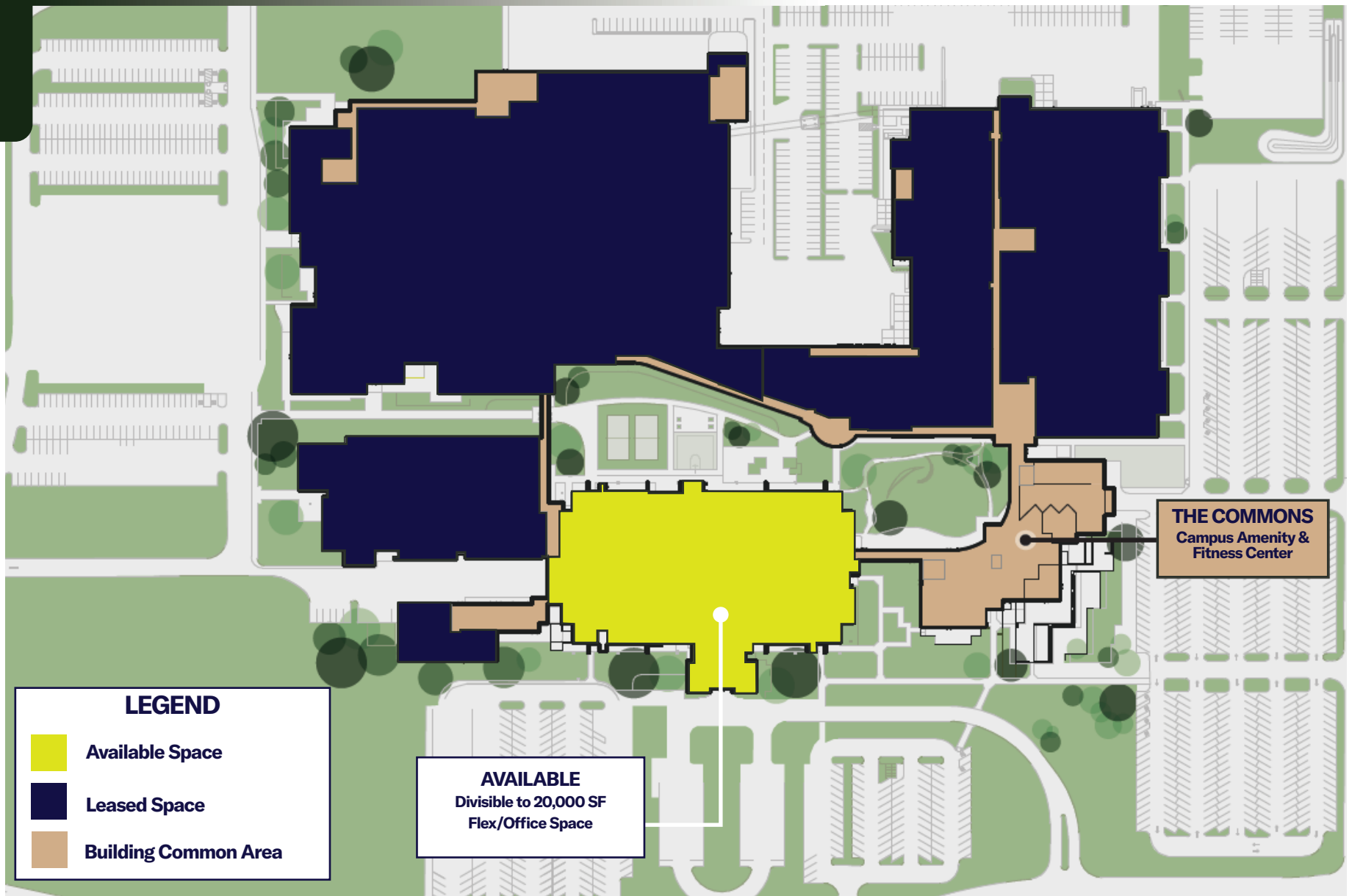


Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

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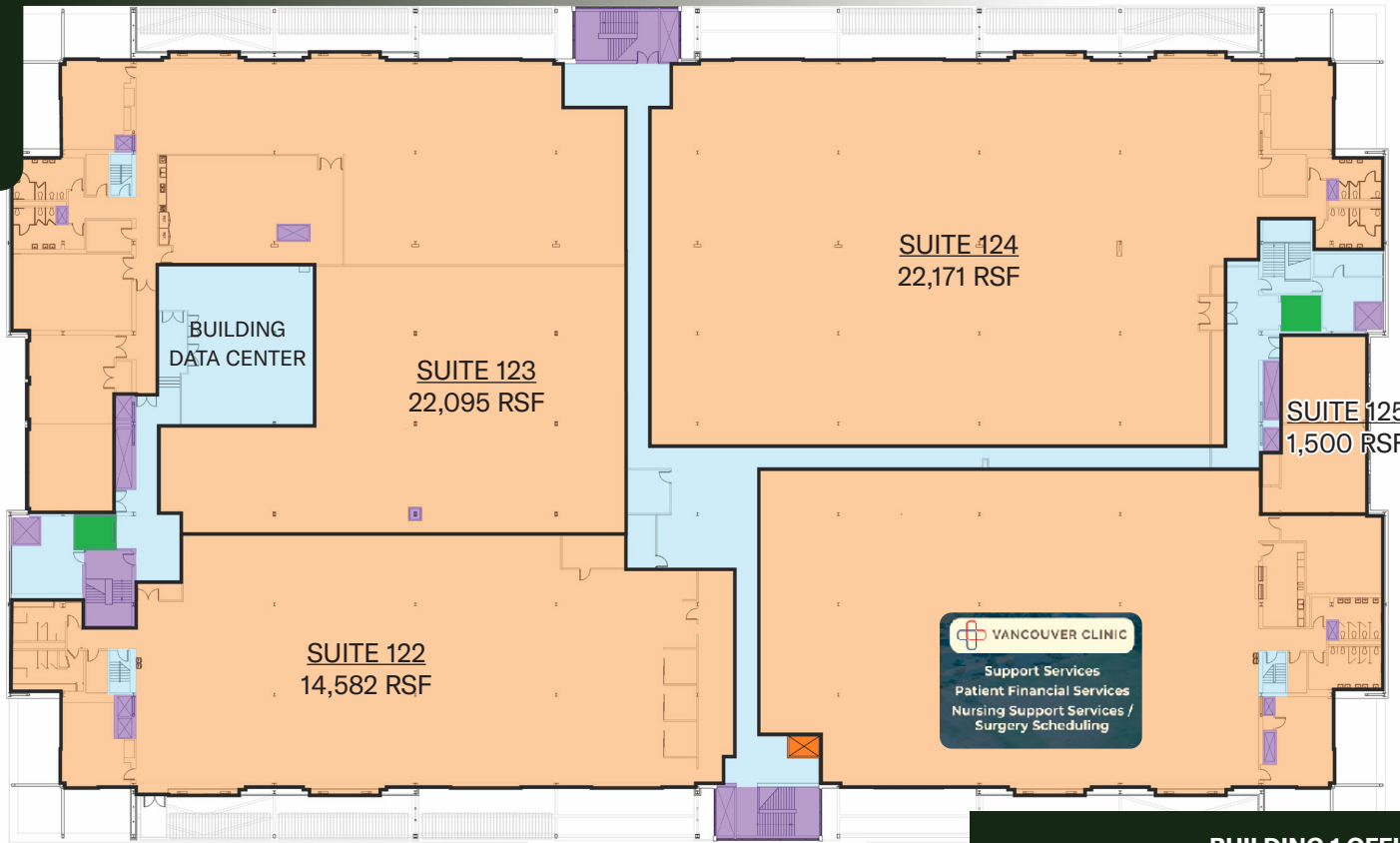
SITE PLAN

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PROPERTY DETAILS

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Building 1, Floor 1 Office Space Floorplan

LEGEND

- OCCUPANT AREA
- BUILDING SERVICE AREA
- MAJOR VERTICAL PENETRATION
- PASSENGER ELEVATOR
- FREIGHT ELEVATOR

*All suites available are conceptual and can be demised to accommodate

BUILDING 1 OFFICE DETAILS

Total SF	14,582 RSF - 60,348 RSF, Divisible
Rate	\$25.00/RSF, Modified Gross
Security	On-Site
Campus Amenities	<ul style="list-style-type: none"> Upscale Cafe & Coffee Bar by Foode Cafe Fitness Center The Commons Amenity Center Full-size basketball court + sports fields Exterior courtyards
More Information	Visit https://thevicwa.com/



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.

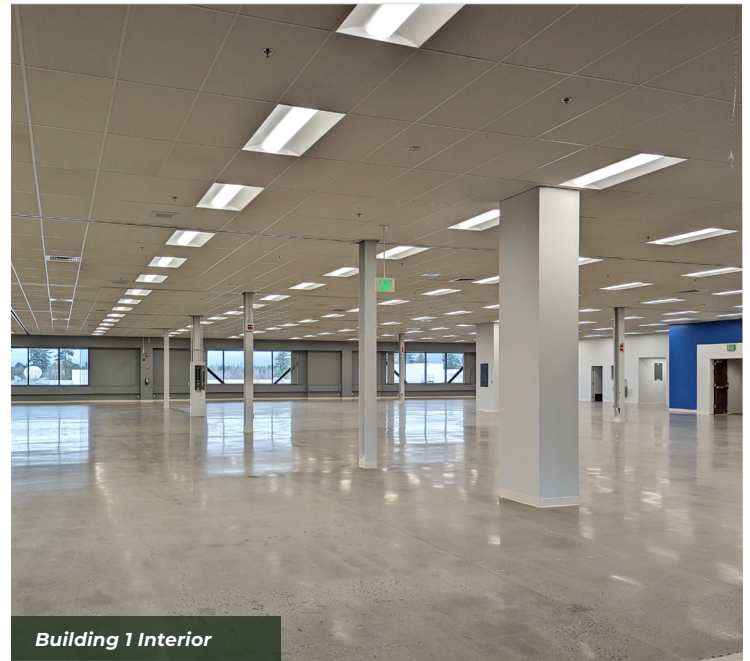


IMAGE LIBRARY

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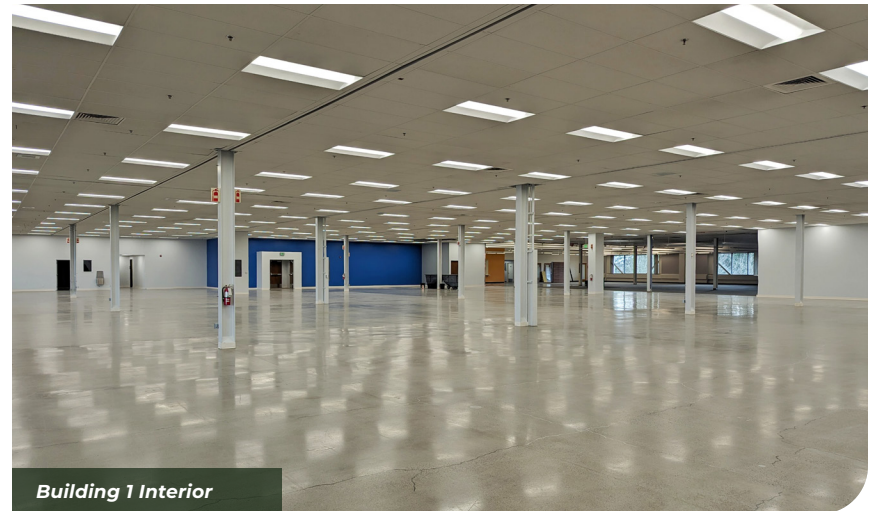
Building 1 Exterior



Building 1 Interior



Building 1 Interior



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