



# OFFICE SPACE FOR LEASE

*Designed with Creators, Makers and Innovators in Mind*



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



## 87,857 RSF of Office Space Available

- Space can be demised - Call to Inquire
- 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

### **Tamara J. Fuller, CCIM**

Senior Vice President

360-946-4830 | [tamara.fuller@capacitycommercial.com](mailto:tamara.fuller@capacitycommercial.com)

### **Eric Anderson**

Senior Vice President

360-946-4830 | [eric@capacitycommercial.com](mailto:eric@capacitycommercial.com)

### **McCoy Doerrie, SIOR**

Senior Vice President

503-523-7751 | [mccoy@capacitycommercial.com](mailto:mccoy@capacitycommercial.com)



# SITE PLAN

*The*  
**VIC**



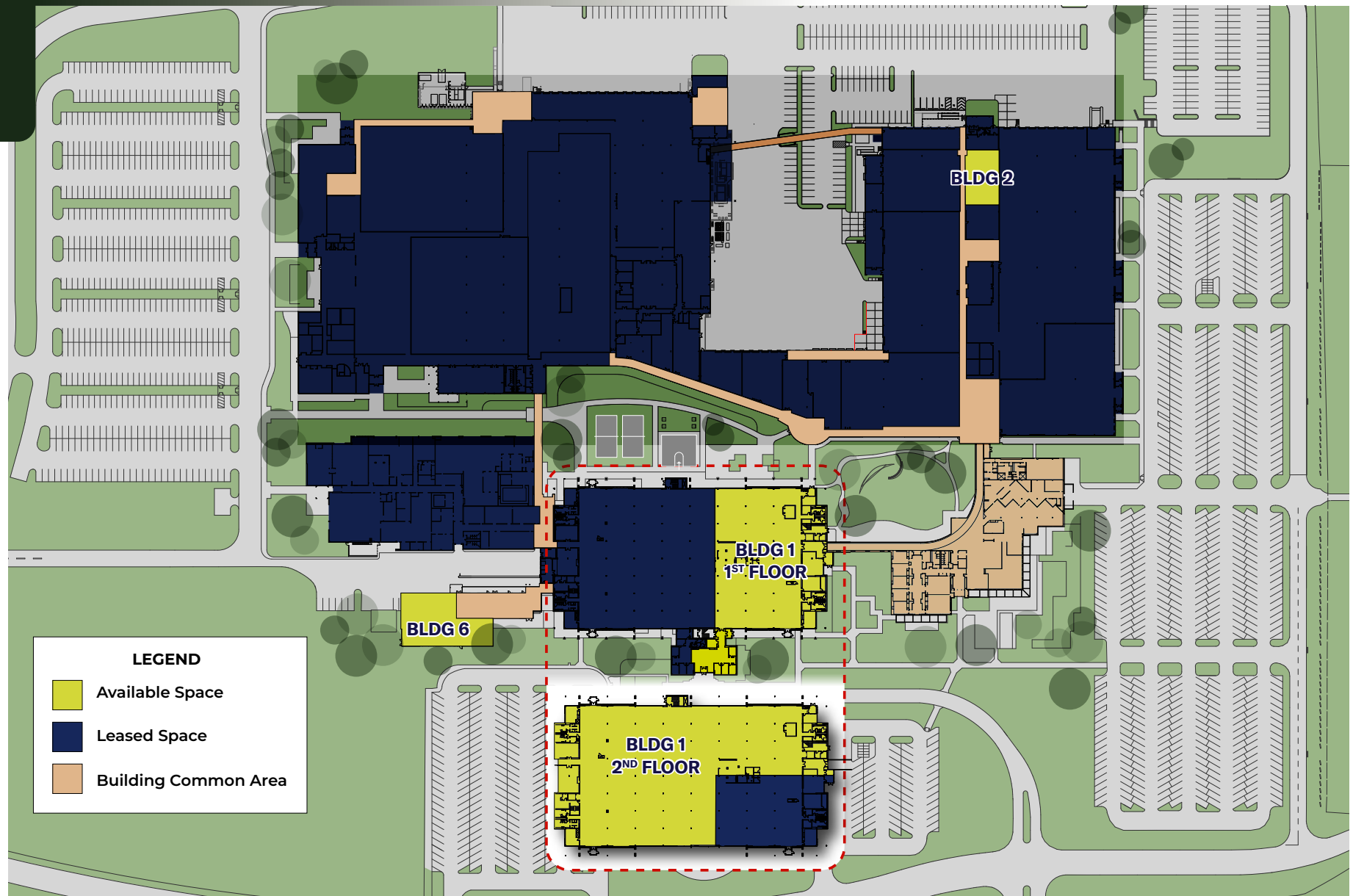
Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](http://capacitycommercial.com)

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



# SITE PLAN

*The*  
**VIC**

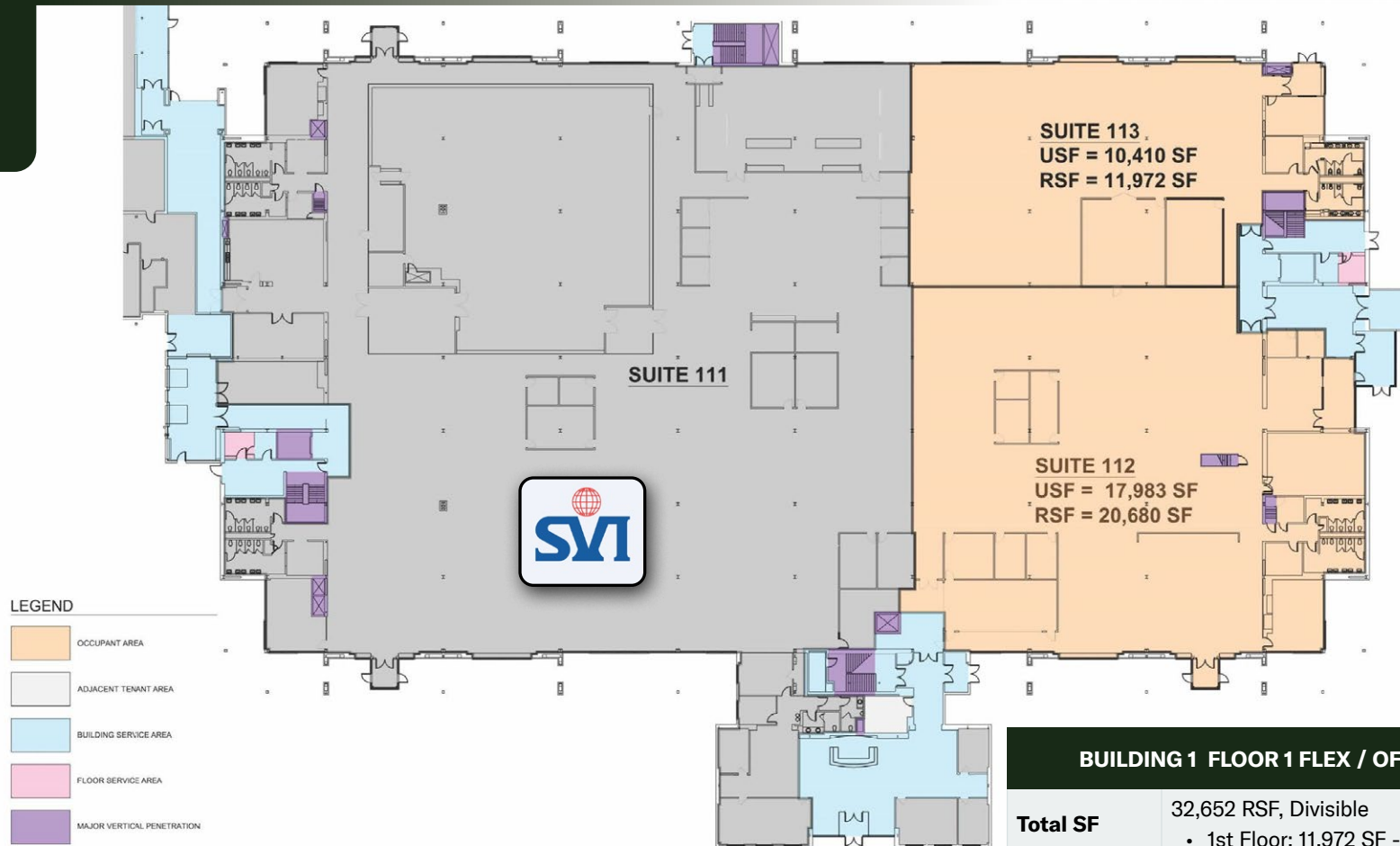


Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](http://capacitycommercial.com)

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

# PROPERTY DETAILS - BUILDING 1, FLOOR 1

The  
VIC



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

## BUILDING 1 FLOOR 1 FLEX / OFFICE DETAILS

<b>Total SF</b>	32,652 RSF, Divisible • 1st Floor: 11,972 SF - 32,652 SF
<b>Rate</b>	\$25.00/RSF, MG + Electrical/Janitorial
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>Fitness Center</li> <li>The Commons Amenity Center</li> <li>Full-size basketball court + sports fields</li> <li>Exterior courtyards</li> </ul>
<b>More Information</b>	Visit <a href="https://thevicwa.com/">https://thevicwa.com/</a>

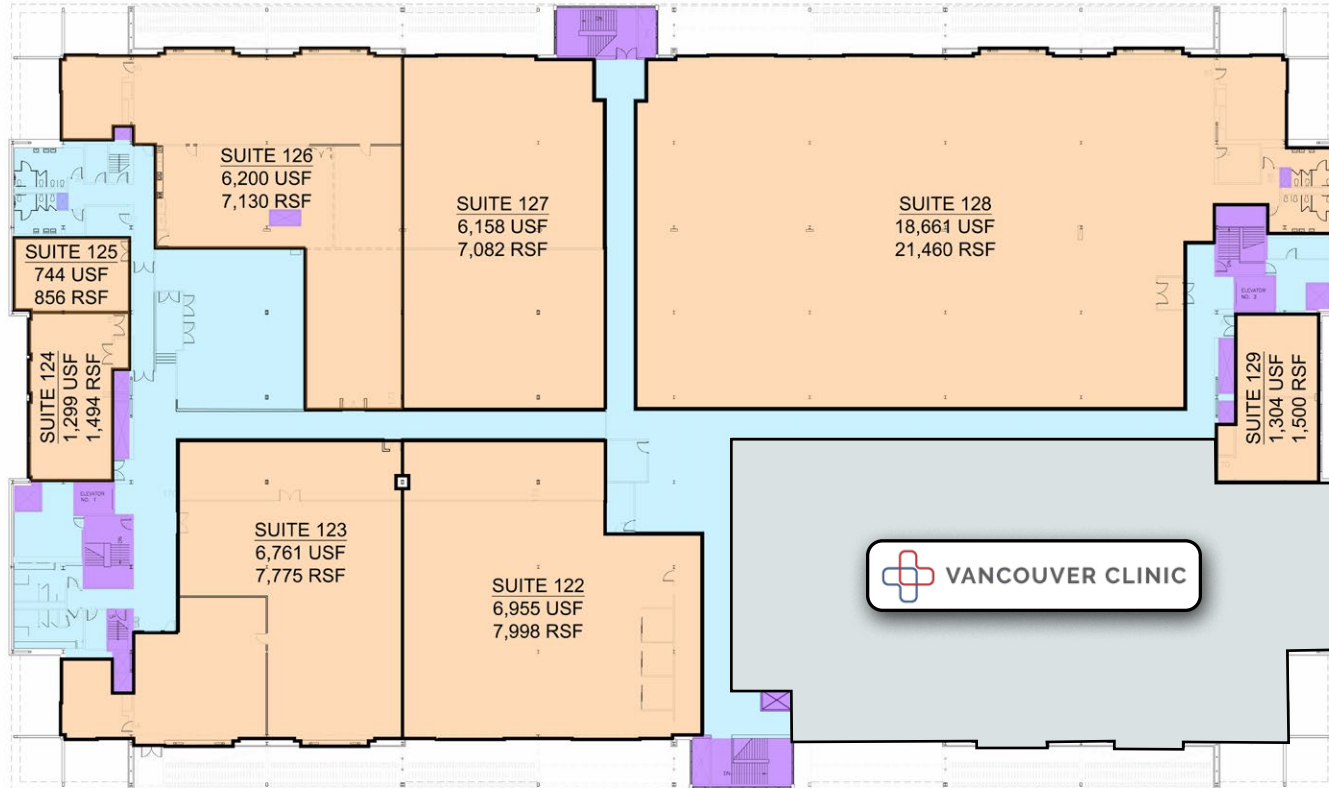


Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](https://capacitycommercial.com)

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

# PROPERTY DETAILS - BUILDING 1, FLOOR 2

*The*  
**VIC**



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

## BUILDING 1 FLOOR 2 FLEX / OFFICE DETAILS

<b>Total SF</b>	55,295 RSF, Divisible • 2nd Floor: 856 SF - 55,295 SF
<b>Rate</b>	\$25.00/RSF, MG + Electrical/Janitorial
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>Fitness Center</li> <li>The Commons Amenity Center</li> <li>Full-size basketball court + sports fields</li> <li>Exterior courtyards</li> </ul>
<b>More Information</b>	Visit <a href="https://thevicwa.com/">https://thevicwa.com/</a>

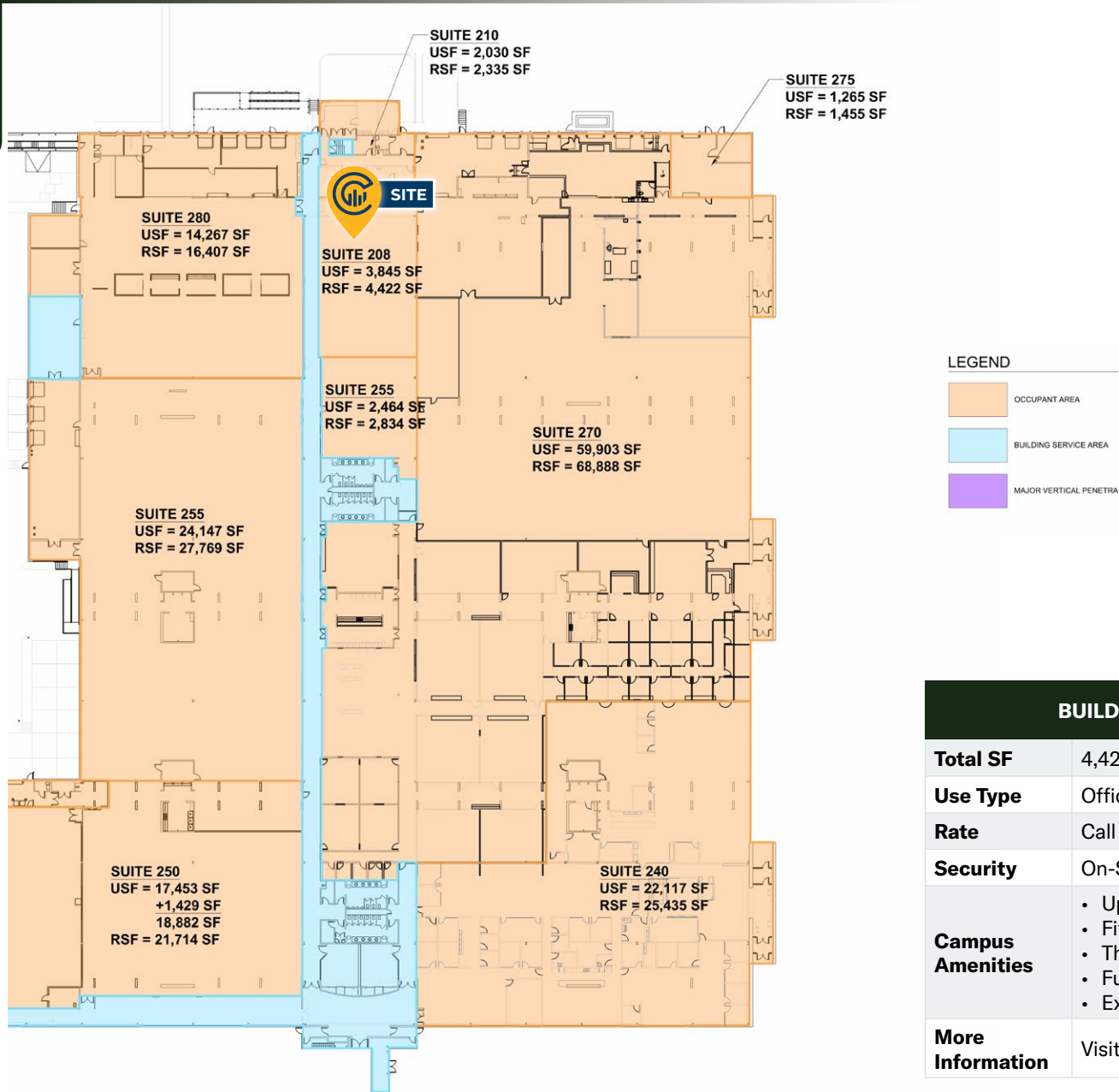


Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](https://capacitycommercial.com)

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

# PROPERTY DETAILS - BUILDING 2 SUITE 208

The  
VIC



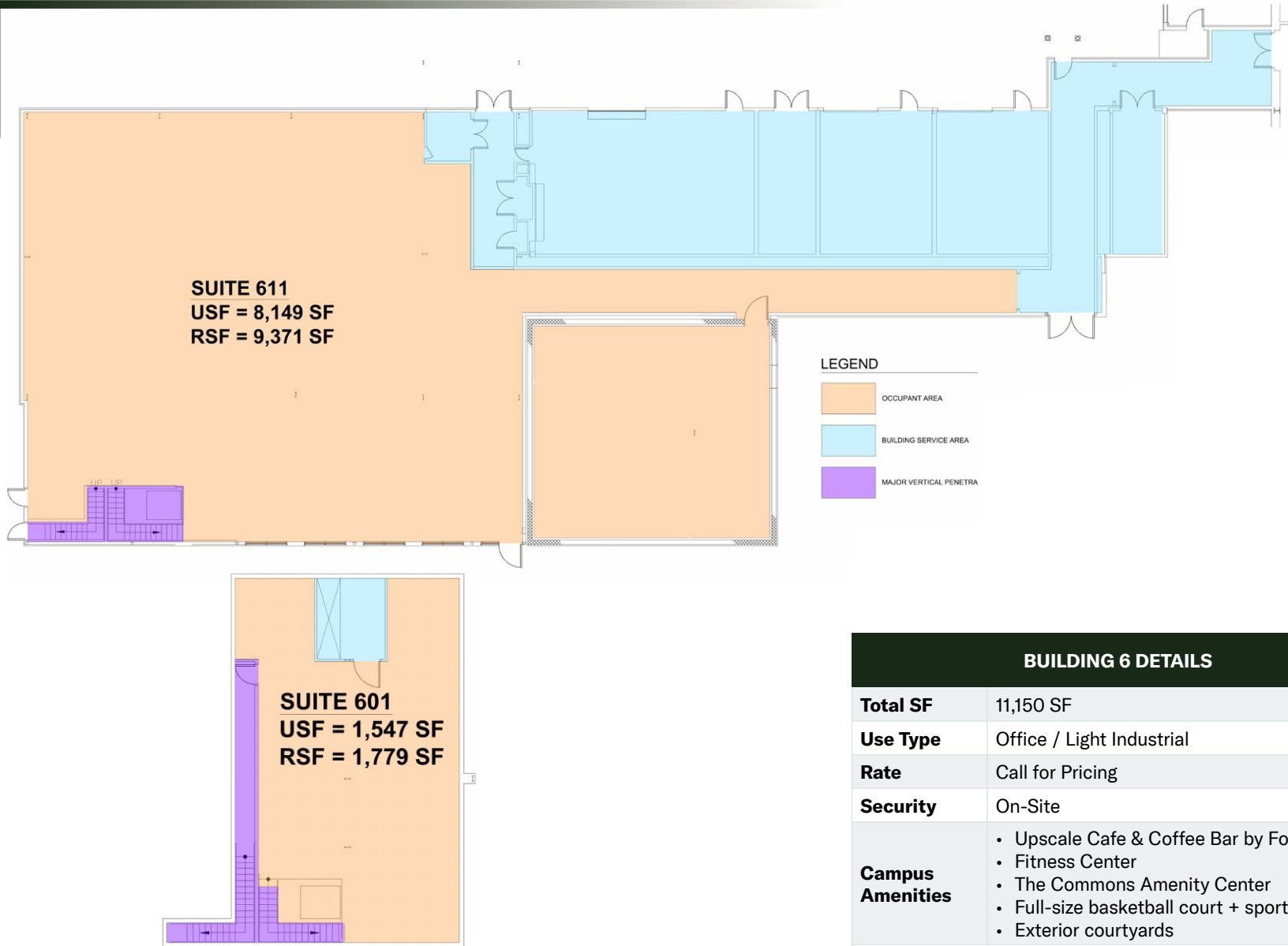
## BUILDING 2 SUITE 208 DETAILS

<b>Total SF</b>	4,422 SF
<b>Use Type</b>	Office / Light Industrial
<b>Rate</b>	Call for Pricing
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>Fitness Center</li> <li>The Commons Amenity Center</li> <li>Full-size basketball court + sports fields</li> <li>Exterior courtyards</li> </ul>
<b>More Information</b>	Visit <a href="https://thevicwa.com/">https://thevicwa.com/</a>



# PROPERTY DETAILS - BUILDING 6

*The*  
**VIC**



BUILDING 6 DETAILS	
<b>Total SF</b>	11,150 SF
<b>Use Type</b>	Office / Light Industrial
<b>Rate</b>	Call for Pricing
<b>Security</b>	On-Site
<b>Campus Amenities</b>	<ul style="list-style-type: none"> <li>• Upscale Cafe &amp; Coffee Bar by Foode Cafe</li> <li>• Fitness Center</li> <li>• The Commons Amenity Center</li> <li>• Full-size basketball court + sports fields</li> <li>• Exterior courtyards</li> </ul>
<b>More Information</b>	Visit <a href="https://thevicwa.com/">https://thevicwa.com/</a>



Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](https://capacitycommercial.com)

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



# 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 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.



Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](http://capacitycommercial.com)

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

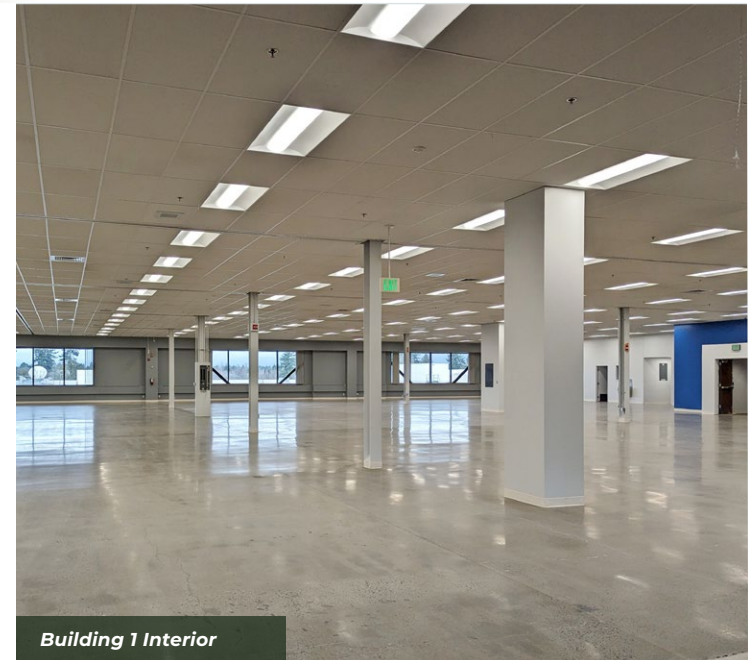


# IMAGE LIBRARY

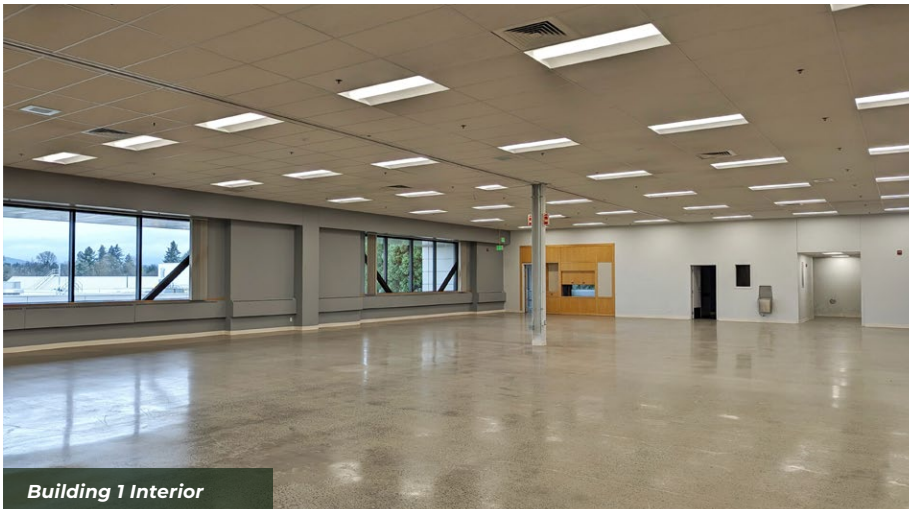
*The*  
**VIC**



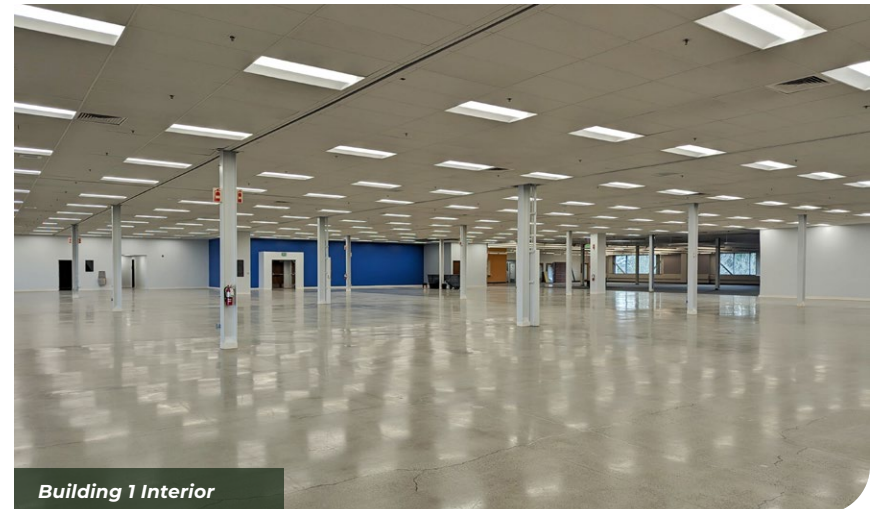
**Building 1 Exterior**



**Building 1 Interior**



**Building 1 Interior**



**Building 1 Interior**



**Capacity Commercial Group | 700 Washington St, Suite 608, Vancouver, WA | 360-946-4830 | [capacitycommercial.com](http://capacitycommercial.com)**

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





## THE VIC

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

503-326-9000

<https://thevicwa.com>

### **Tamara J. Fuller, CCIM**

Senior Vice President

360-946-4830 | [tamara.fuller@capacitycommercial.com](mailto:tamara.fuller@capacitycommercial.com)

### **Eric Anderson**

Senior Vice President

360-946-4830 | [eric@capacitycommercial.com](mailto:eric@capacitycommercial.com)

### **McCoy Doerrie, SIOR**

Senior Vice President

503-523-7751 | [mccoy@capacitycommercial.com](mailto:mccoy@capacitycommercial.com)