

The
VIC

INDUSTRIAL SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98683



Two Manufacturing & Flex Space Suites Available (32,620 SF & 9,696 SF)

- Full HVAC, Heavy Electrical, Floor Drains, and Air Lines
- Dock High Door and Grade Loading for Industrial Tenants
- Unparalleled Convenience and Connectivity - The VIC is Easily Accessible from Hwy 14 which Connects to I-205 & I-5 Facilitating Easy Travel throughout both Washington and Oregon
- The Commons - Campus Amenity Center for Tenants

Mark Childs, SIOR

Principal

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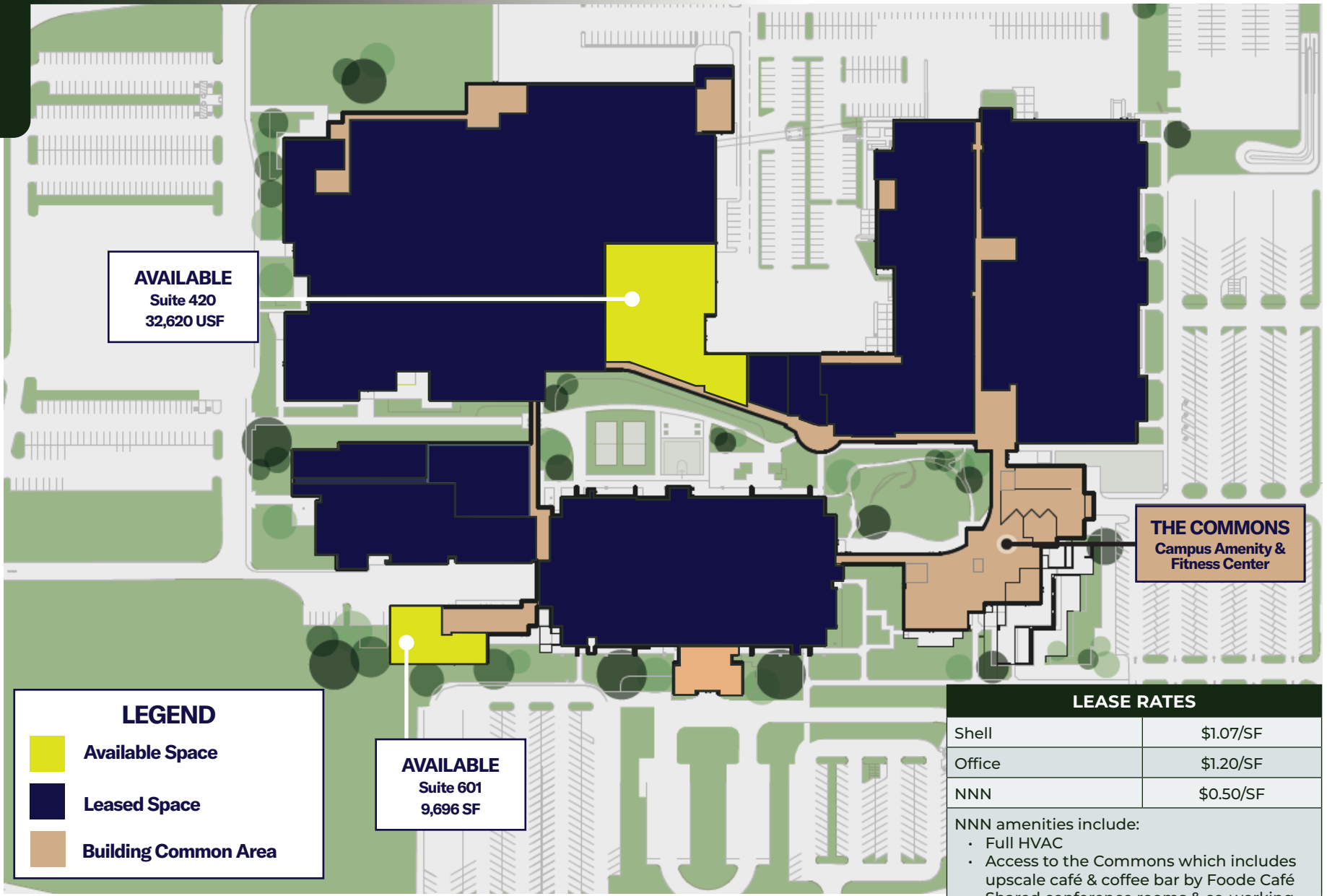
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SITE PLAN

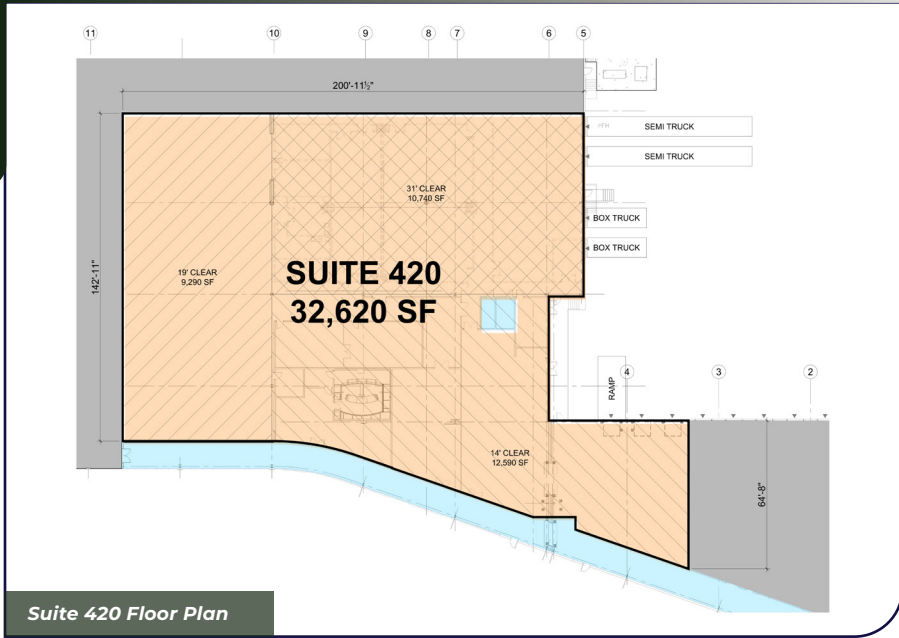
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LEASE RATES	
Shell	\$1.07/SF
Office	\$1.20/SF
NNN	\$0.50/SF
NNN amenities include: <ul style="list-style-type: none"> • Full HVAC • Access to the Commons which includes upscale café & coffee bar by Foode Café • Shared conference rooms & co-working spaces • Access to fitness center & yoga/ meditation studio 	



PROPERTY LAYOUT



Suite 420 Floor Plan

SUITE 420 DETAILS	
Suite Total SF	32,620 SF
Office SF	To Suit Tenant
Dock Loading	3 Dock High (4 More Planned)
Clear Height	14' - 31'
Sprinklers	Wet
Power	800 Amps 480 Volts (more available)
Zoning	Light Industrial (IL)
Temp. Control	Full HVAC



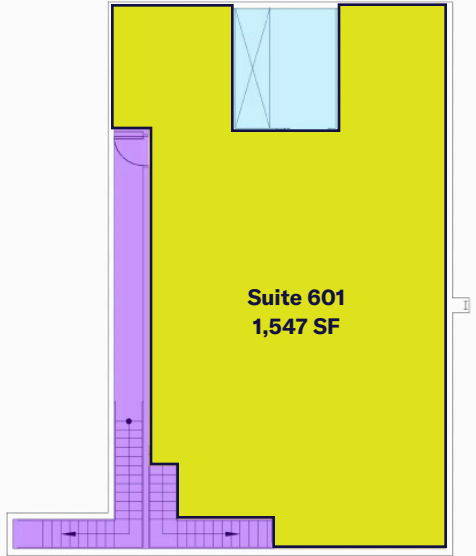
Suite 420 Dock Doors



Suite 420 Interior

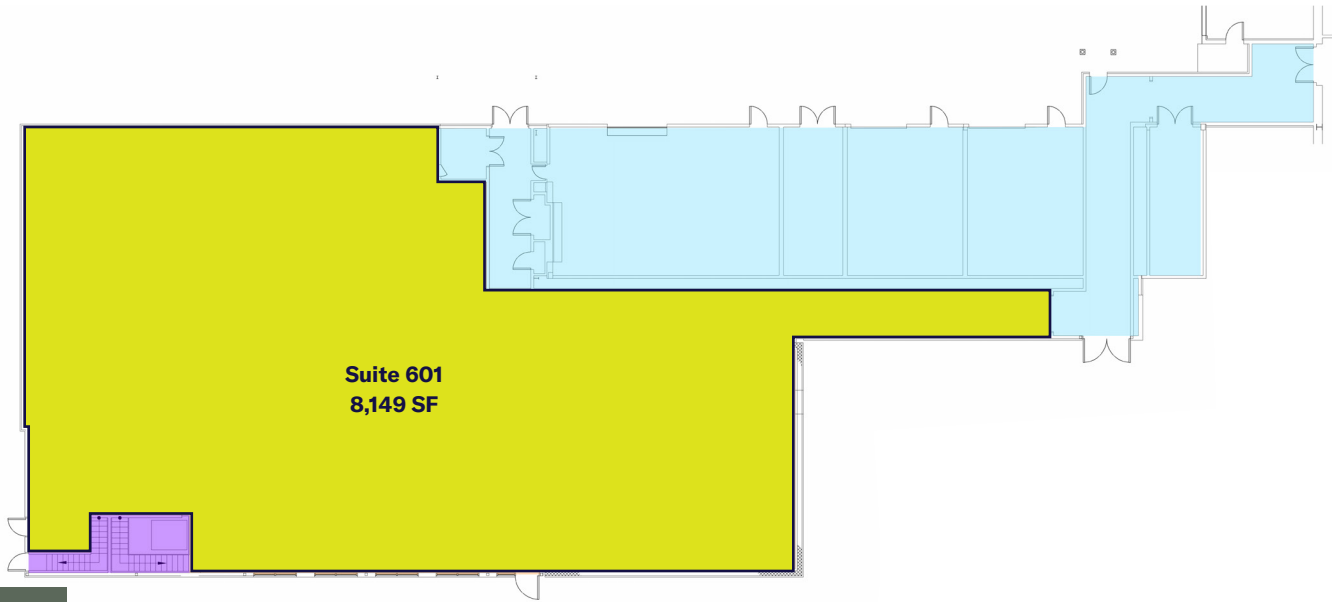


PROPERTY LAYOUT



Suite 601 Basement

SUITE 601 DETAILS	
Suite Total SF	9,696 SF
Office SF	To Suit Tenant
Dock Loading	1 Grade Possible
Clear Height	14'
Sprinklers	Wet
Power	400 Amps 480 Volts (more available)
Zoning	Light Industrial (IL)
Temp. Control	Full HVAC



Suite 601 First Floor



PROPERTY LOCATION

The
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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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<https://thevicwa.com>

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