

The
VIC

18110 SE 34TH ST
VANCOUVER, WA

SUBLEASE AVAILABILITY 176,088 RSF

MASTER LEASE EXP. OCTOBER 2027

PLEASE CALL FOR PRICING



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS



4 Star Office Building



Fitness Facility with Showers and Lockers



On-Site Management Office



Conference Room with Wi-Fi and Kitchenette



Energy Star Certified



Parking Ratio 3 / 1,000



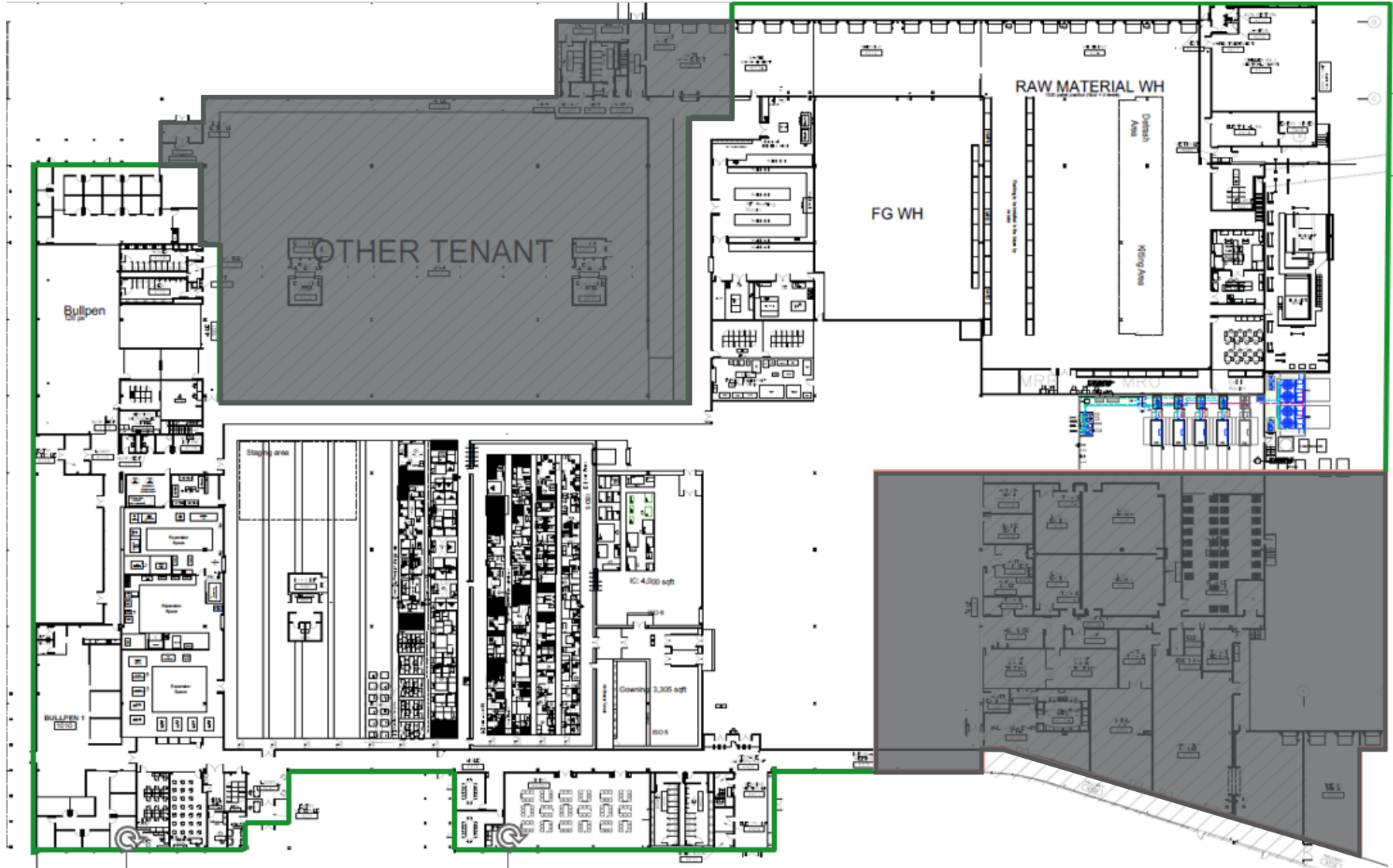
Renovated Lobby and Restroom Finishes



FLOOR PLAN

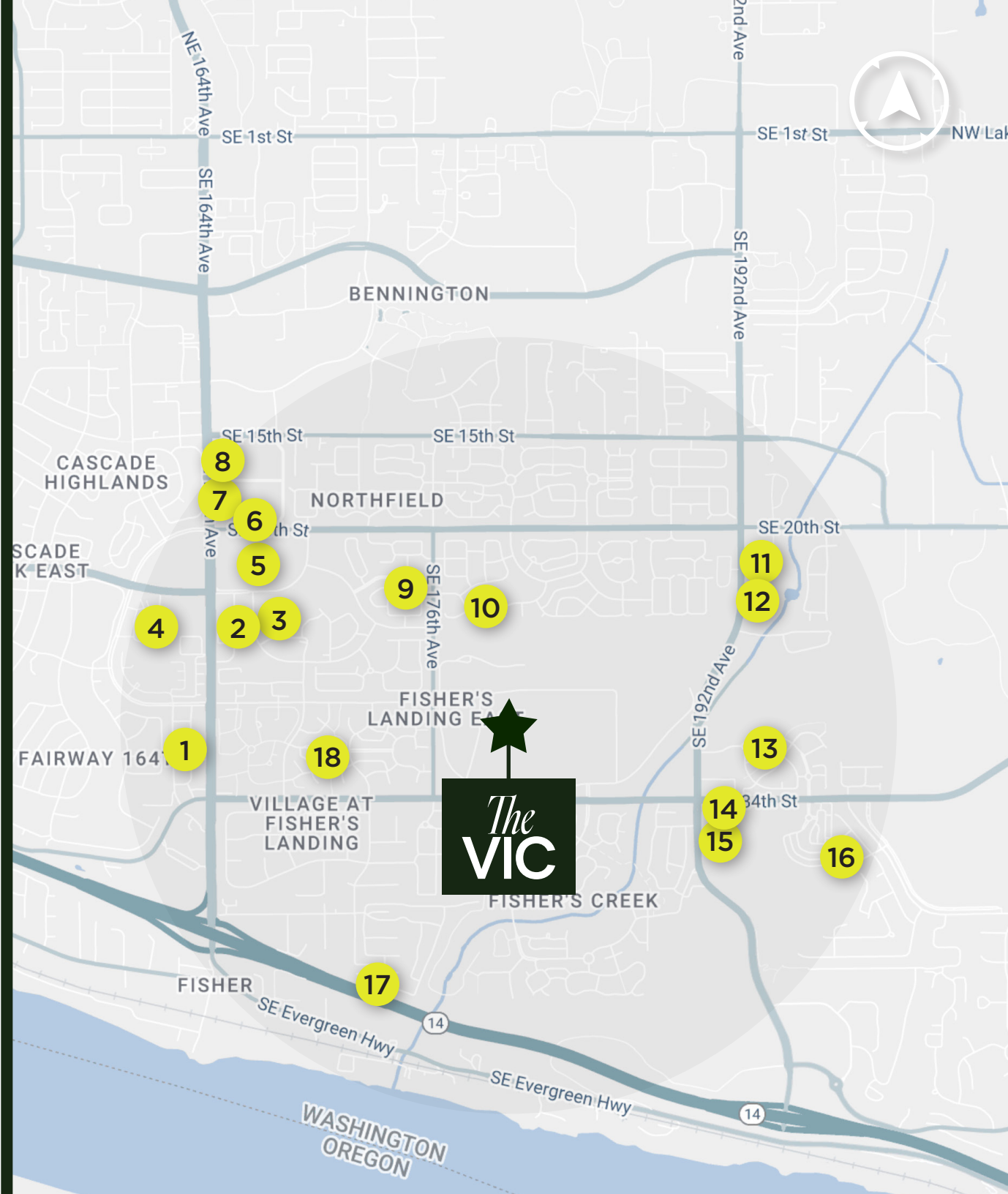
Available Space: 176,088 RSF

 = Not Included in Available Space



LOCATION

1. Pizzeria La Sorrentina
2. McDonald's
3. Eastland Sushi & Asian Cuisine
4. Auto's Pub
5. Fred Meyer
6. Wild Tiger Thai
7. Gustav's
8. Killer Burger
9. Community Park
10. Clearmeadows Park
11. JB's Taphouse & Grill
12. Otra Vez
13. The Terrace Park
14. Fujiya Ramen
15. Grapes N Hops
16. Sunrise Park
17. Happy Puppy Park
18. Heritage Park





CAFE



DESK WORKSPACE



DESK WORKSPACE



DESK WORKSPACE

FACTORY SHOPFLOOR (ESD PROOF FLOORING)



SERVER ROOM (IDF)

FATP
• ISO 5
• Class 100
• 9800 SF with Raised Floors & Laminar Flow

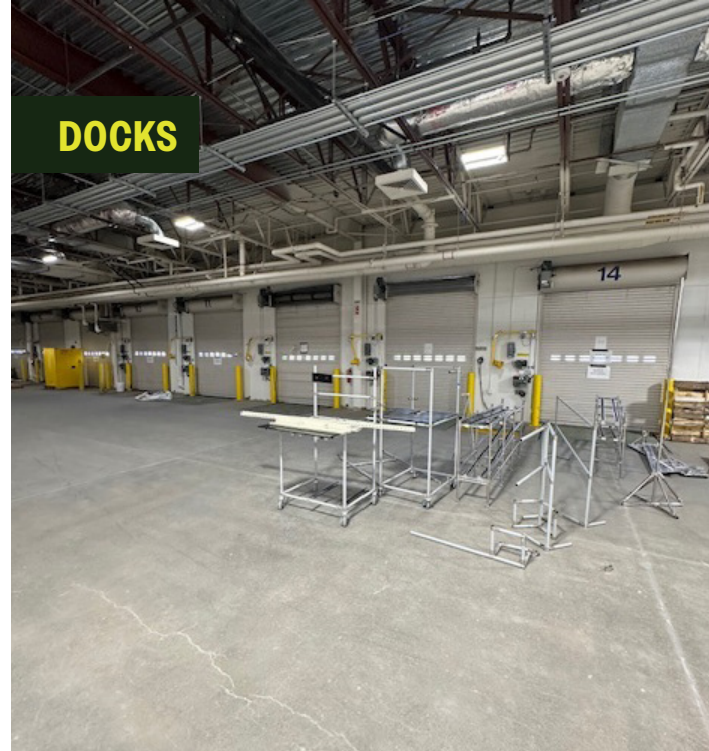


ISO 6 CLASS 1000 CLEAN ROOM FOR IQC (INCOMING QUALITY CONTROL)

IQC + Gowning area
• ISO 6
• Class 1000
• 7500 SF



INVENTORY / WAREHOUSE



DOCKS

PACKAGING & SHIPPING AREA



DOCKS



**MECHANICAL ROOM
(PUMPS, HVAC, CLEAN ROOM SUPPORT ROOM)**



FACTORY SHOPFLOOR



**ISO 5 CLASS 100 CLEAN ROOM
WITH RAISED FLOORS**

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For more information, please contact:

MARK CARNESE | Executive Managing Director
+1 503 279 1764 | mark.carnese@cushwake.com

AARON WATT | Executive Managing Director
+1 503 279 1779 | aaron.watt@cushwake.com

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