

The
VIC

FOR LEASE



Discover a One-of-a-Kind Opportunity at The VIC – Building 6

Anechoic Chamber for EMT and RF Testing

18110 SE 34th Street, Vancouver, WA

Step into an exceptional leasing opportunity at Building 6, located in the heart of Vancouver, Washington, within the renowned VIC (Vancouver Innovation Center).

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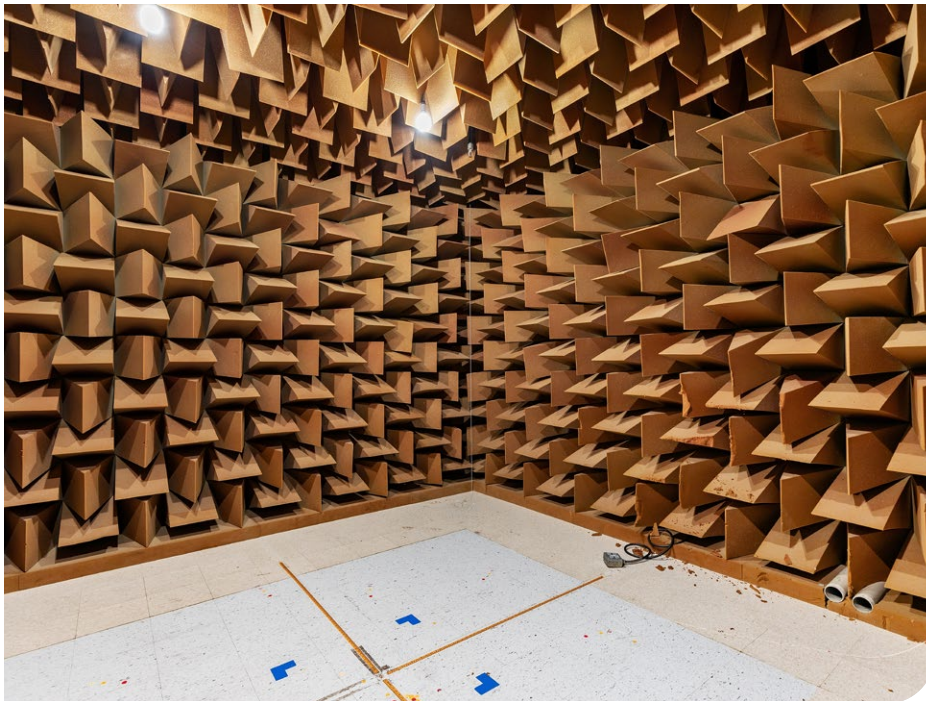
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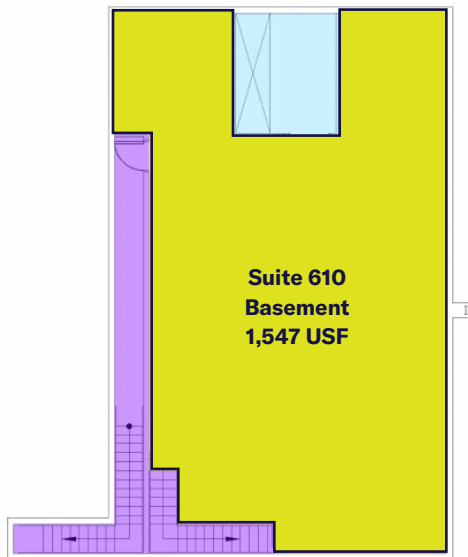
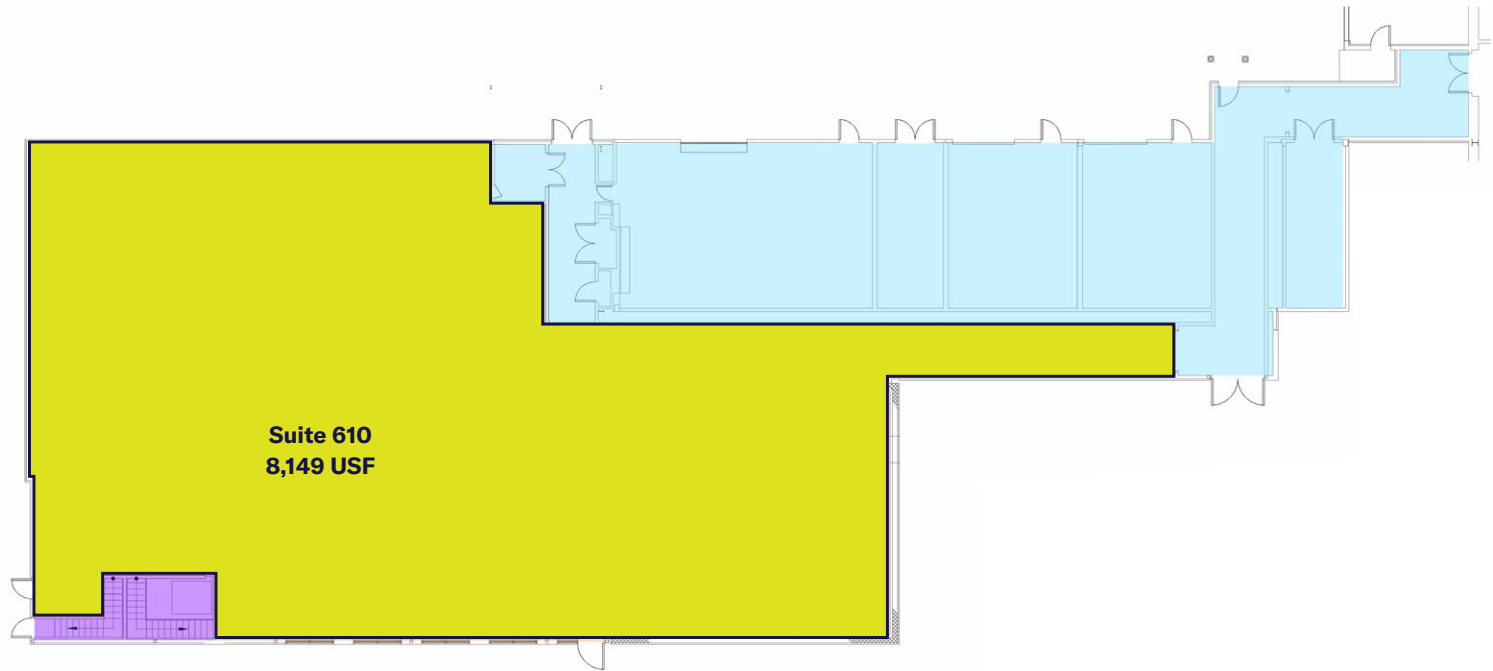


Rare and Exceptional Asset

What Sets Building 6 Apart?

It features two exclusive, state-of-the-art laboratories that are truly unmatched in the region. These specialty assets are ideal for forward-thinking tenants seeking a turnkey environment designed for high-performance, precision, and innovation.

- ETS-Lindgren EMC Chamber
- Interior Measurement Space (Approx.)
Dimensions:
 - Length = 15 Meters, Width = 10 Meters, Height = 6 Meters
 - Supports 3 Meter, 5 Meter & 10 Meter Test Distances
 - Shielding: Greater than 100 dB
 - RF Absorbing Treatment: TDK Hybrid Ferrite & Carbon Loaded Styro-foam (Walls & Ceiling)
 - Multiple Antenna Positioning Masts EMCO & Sunol Brands
 - Frequency Range: 30 MHz to 1 GHz and 1 GHz to 6 GHz and 6 GHz to 18 GHz



SUITE 610 DETAILS	
Suite Total SF	9,696 SF USF
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

LOCAL AMENITY MAP

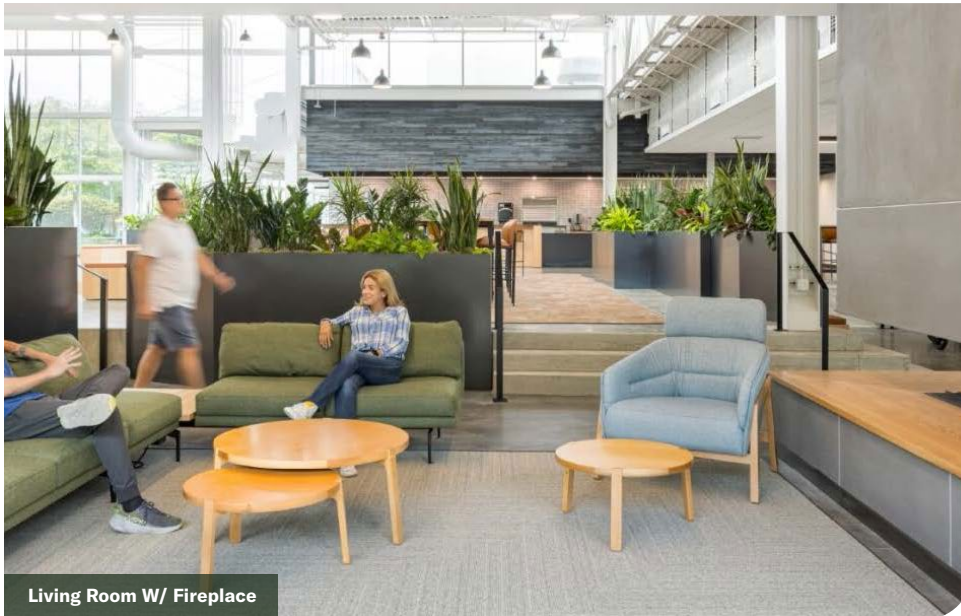


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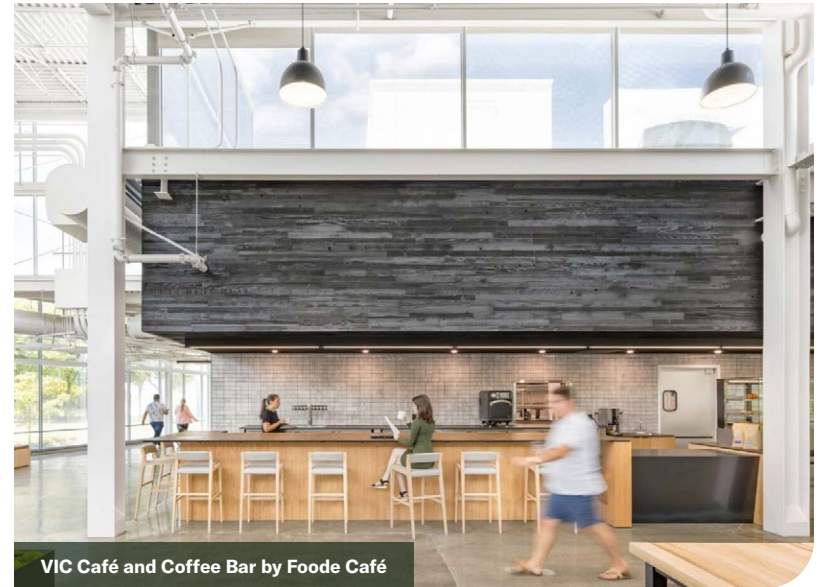
**CAMPUS AMENITIES -
THE COMMONS**



Open Work Area



Living Room W/ Fireplace



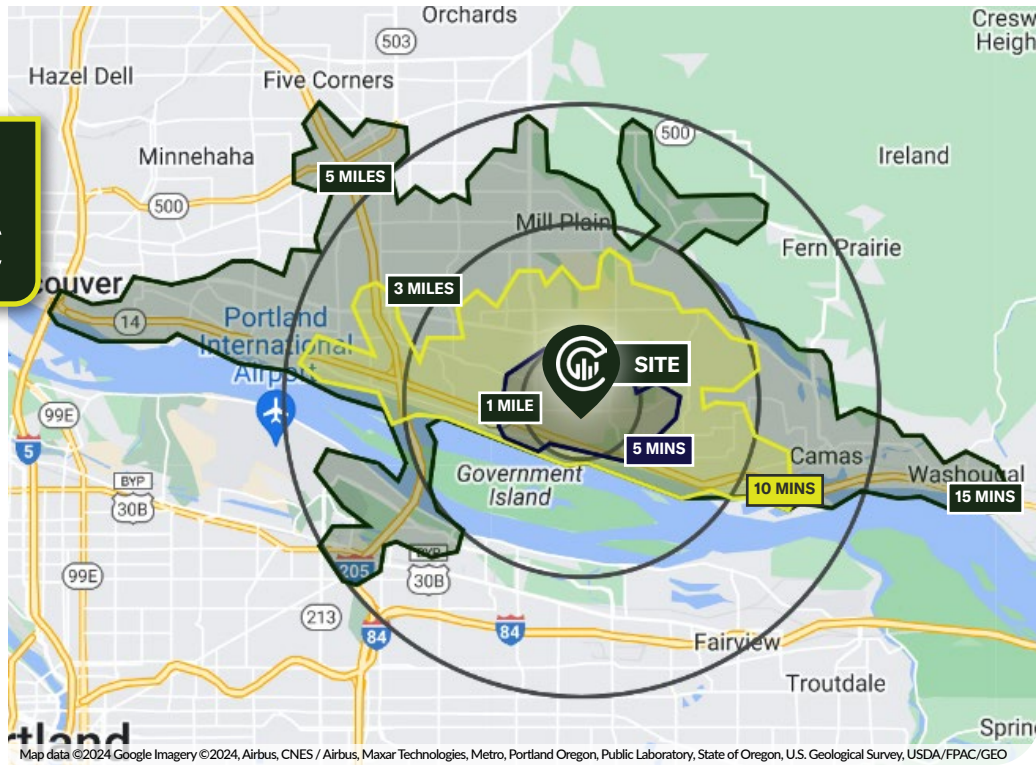
VIC Café and Coffee Bar by Foode Café



Fitness Center

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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	14,688	72,079	188,895
2029 Projected Population	15,602	75,425	192,819
2020 Census Population	14,509	70,960	186,959
2010 Census Population	13,134	60,868	163,811
Projected Annual Growth 2024 to 2029	1.2%	0.9%	0.4%
Historical Annual Growth 2010 to 2024	1.0%	1.7%	1.4%
Households & Income			
2024 Estimated Households	6,066	28,690	73,316
2024 Est. Average HH Income	\$131,282	\$142,523	\$125,934
2024 Est. Median HH Income	\$105,035	\$106,605	\$95,959
2024 Est. Per Capita Income	\$54,218	\$56,827	\$49,029
Businesses			
2024 Est. Total Businesses	556	2,851	8,227
2024 Est. Total Employees	3,798	29,857	83,939

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER
Geography - RS1

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*Designed with Creators, Makers and
Innovators in Mind*