

The
VIC

OFFICE SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98693



86,702 RSF of Office Space Available

- Space can be demised to 20,000 SF
- Spaces featuring fully climate-controlled flex space, suitable for manufacturing, flex, and accompanying 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 setting
- Monument signage available for tenants
- The Commons - campus amenity center for tenants

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SITE PLAN

The
VIC



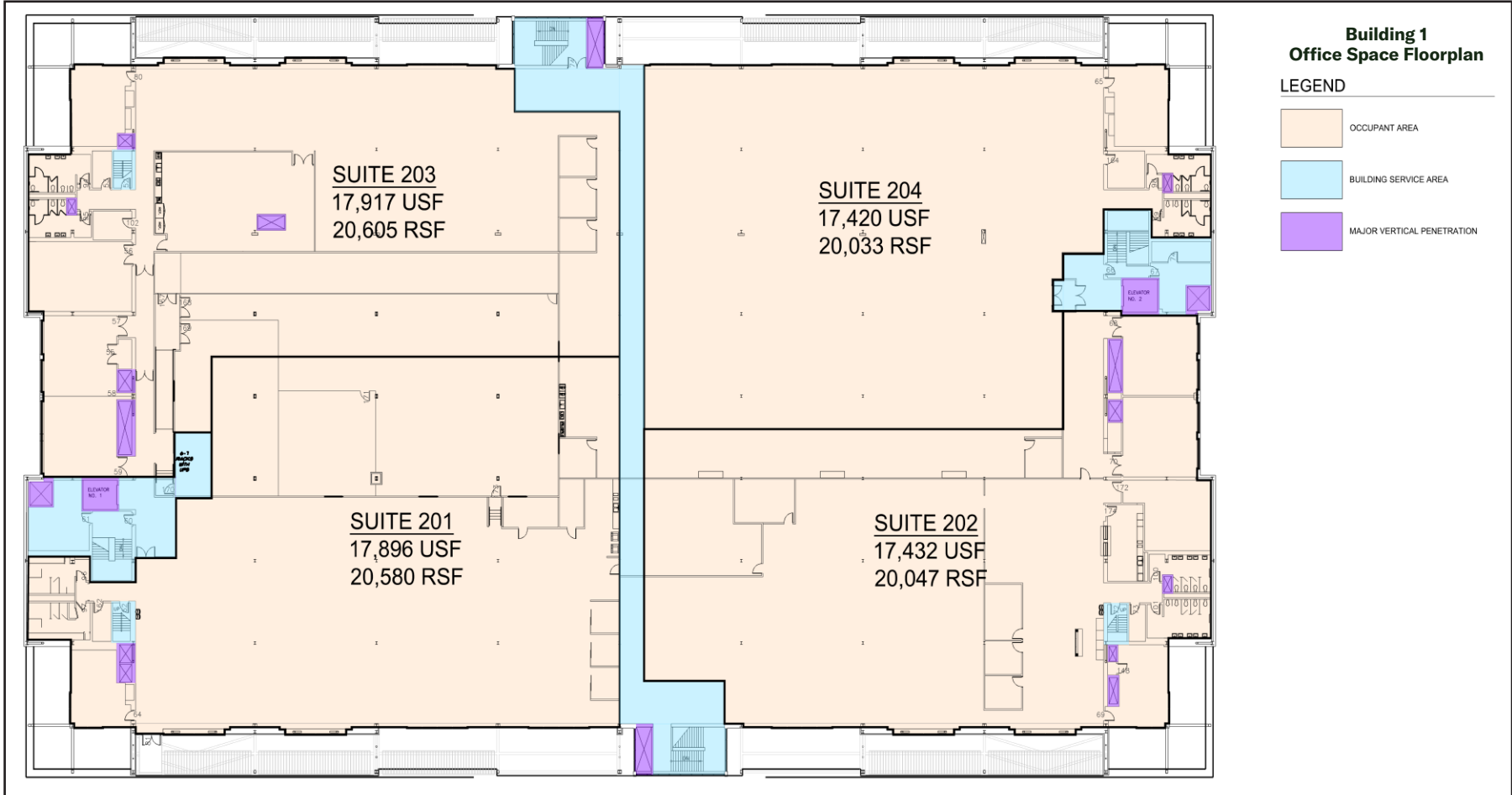
PROPERTY DETAILS

The
VIC



Building 1 Interior

BUILDING 1 OFFICE SPACE DETAILS & AMENITIES	
Total SF	Up to 86,702 RSF
Divisible	Yes
Security	On-Site
Campus Amenities	<ul style="list-style-type: none"> Upscale Cafe & Coffee Bar by Foode Cafe - with room for 250 patrons Fitness Center The Commons Amenity Center Full-size basketball court + sports fields Exterior courtyards



PROPERTY LOCATION

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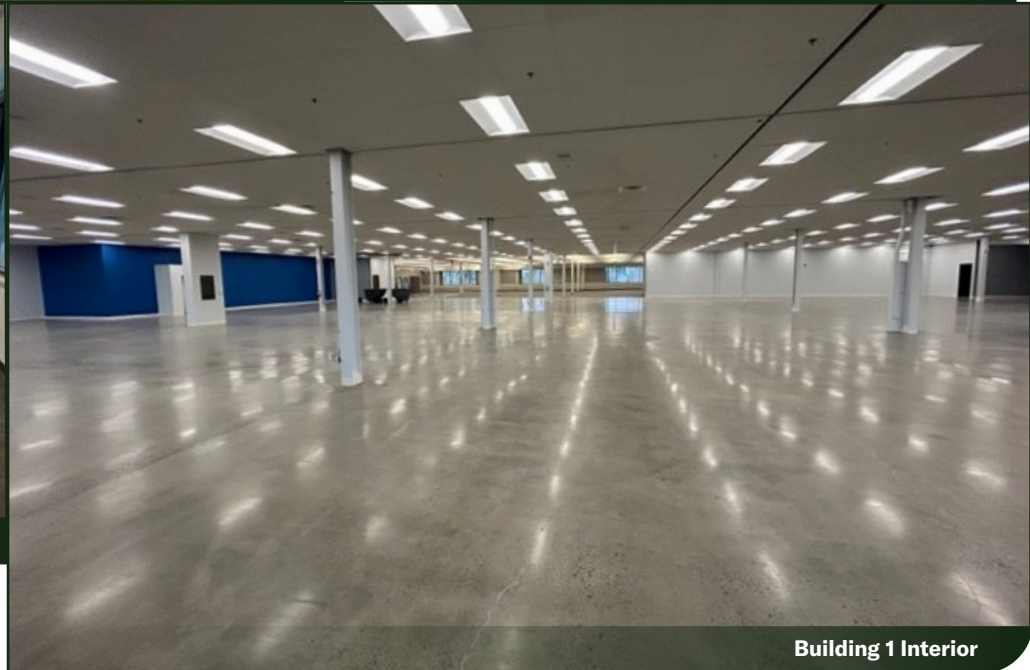


The VIC's prime location offers unparalleled convenience and connectivity for both residents and businesses alike. Situated with easy access to Highway 14, connecting seamlessly to I-205 and I-5, the property enjoys optimal transportation links to major cities and key destinations. Additionally, its close proximity to the PDX International Airport facilitates seamless air travel.



IMAGE LIBRARY

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THE VIC

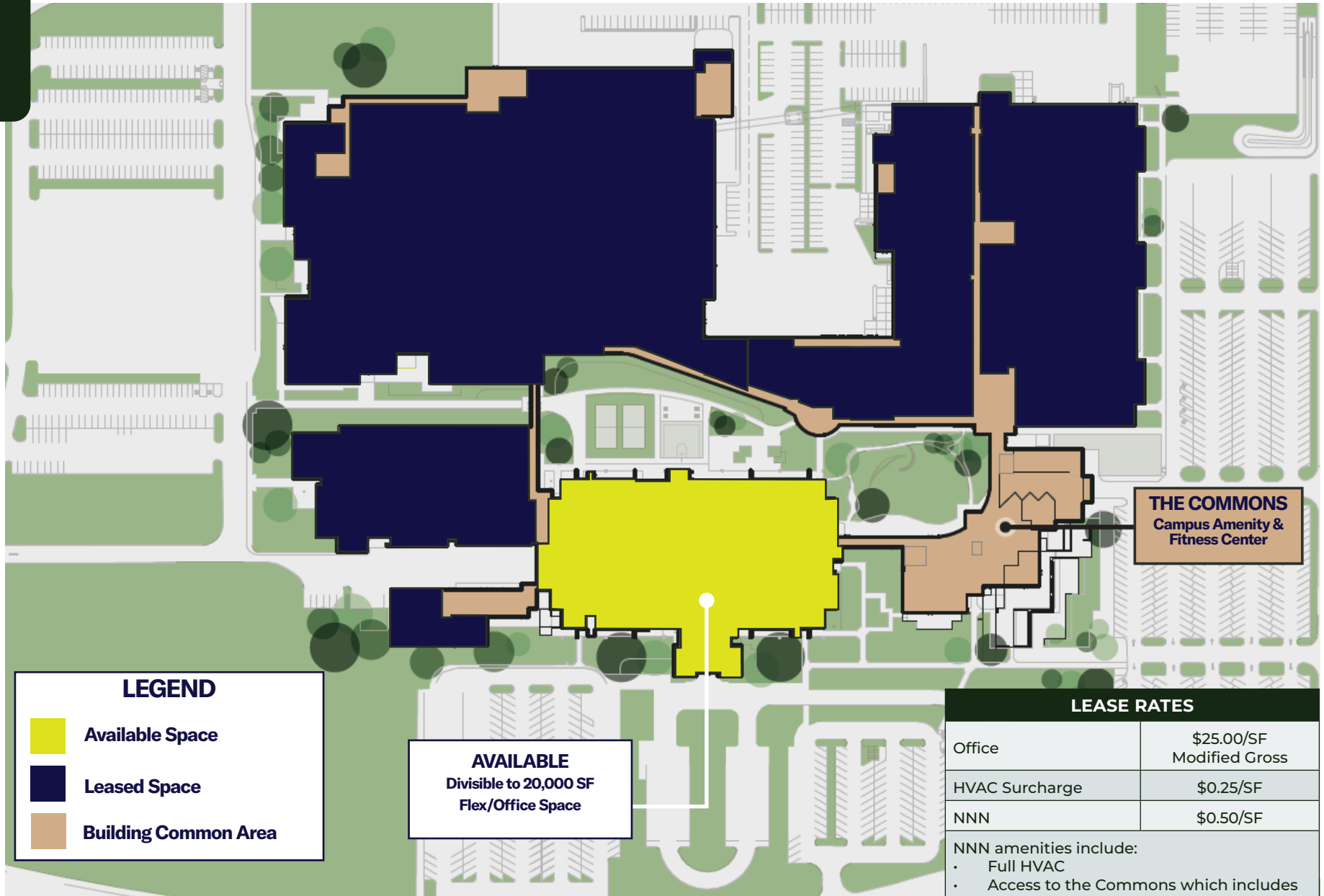
18110 SE 34th Street Vancouver, WA

503-326-9000

<https://thevicwa.com/>

SITE PLAN

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LEGEND

- Available Space
- Leased Space
- Building Common Area

AVAILABLE
Divisible to 20,000 SF
Flex/Office Space

THE COMMONS
Campus Amenity &
Fitness Center

LEASE RATES

Office	\$25.00/SF Modified Gross
HVAC Surcharge	\$0.25/SF
NNN	\$0.50/SF

- NNN amenities include:
- 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

