

The
VIC

FOR LEASE



Vancouver Innovation Center - Building 6

Anechoic Chamber for EMT and RF Testing

18110 SE 34th Street, Vancouver, WA

Step into a one-of-a-kind opportunity to lease a facility with unmatched specialty assets, located in the heart of Vancouver, Washington, at the renowned VIC. Building 6 isn't just another property; it's a hub of cutting-edge innovation, boasting two exclusive, state-of-the-art labs that set it apart from any other offering in the region.

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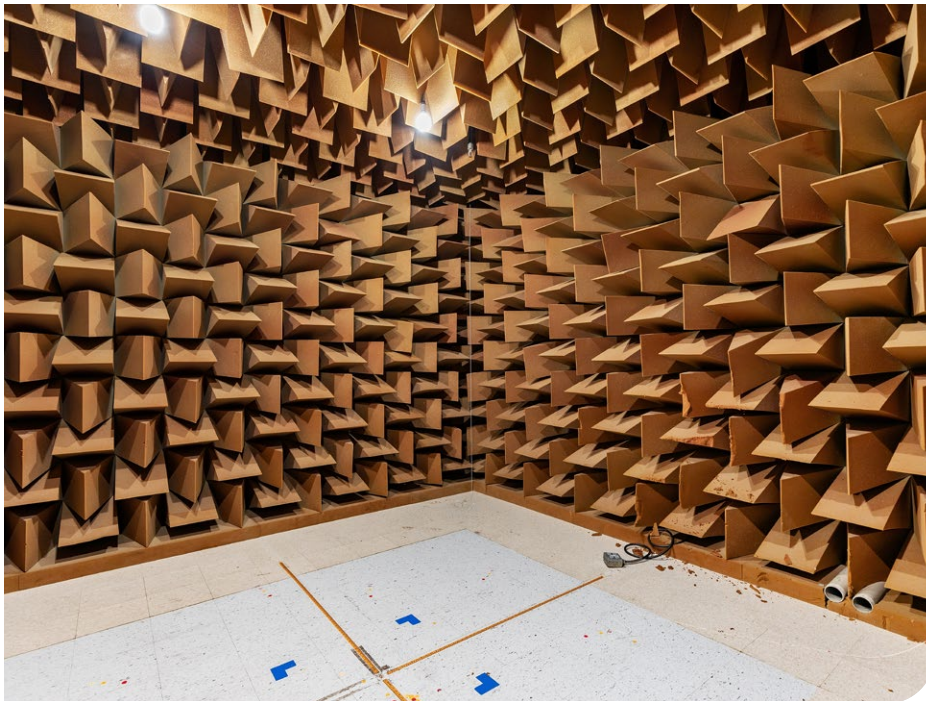
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WHY START FROM SCRATCH?



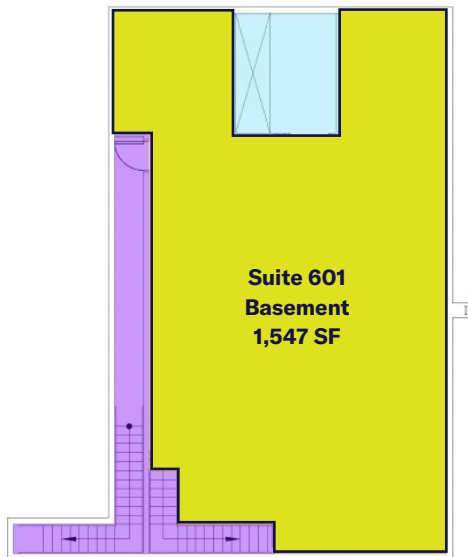
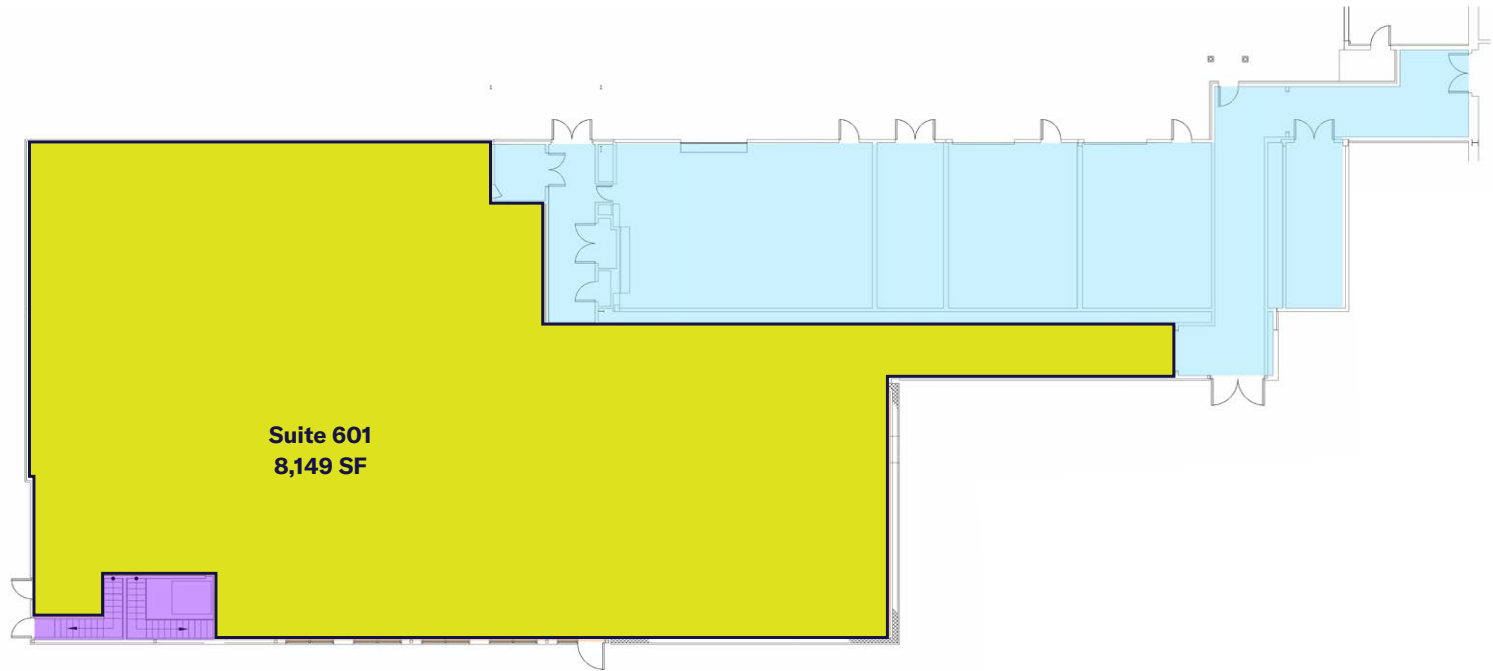
Rare and Exceptional Asset

Building 6 provides a ready-made solution, allowing you to focus on what truly matters: driving innovation and achieving success.

- 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

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BUILDING 6 SPACE DETAILS



| 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 |

LOCAL AMENITY MAP

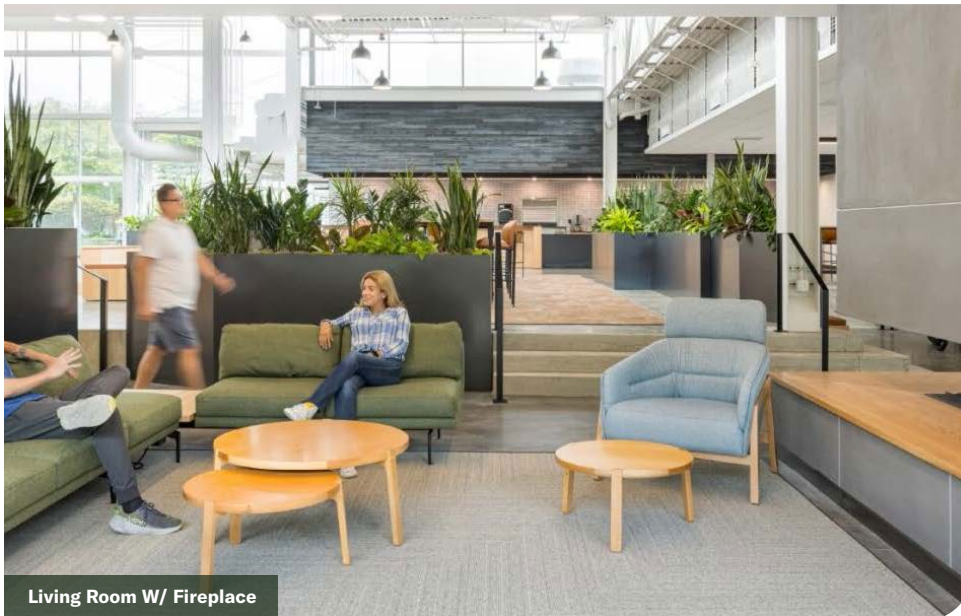


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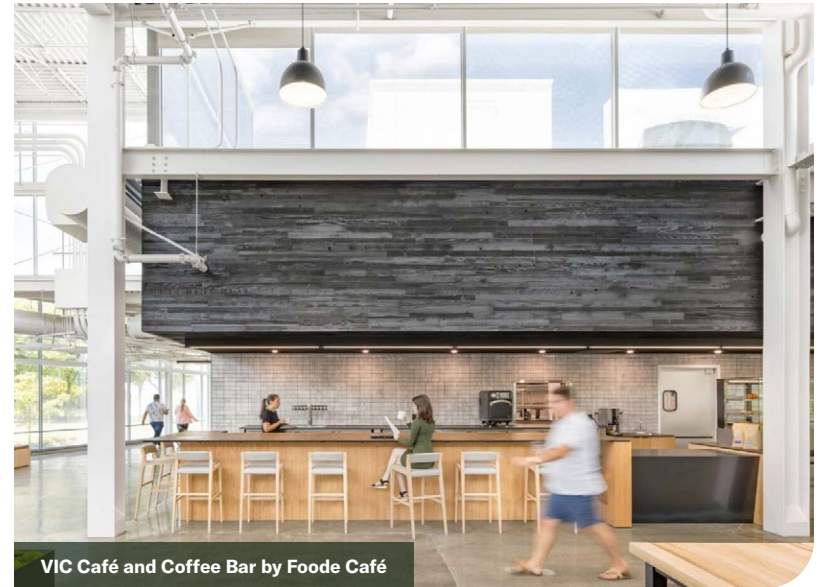
**CAMPUS AMENITIES -
THE COMMONS**



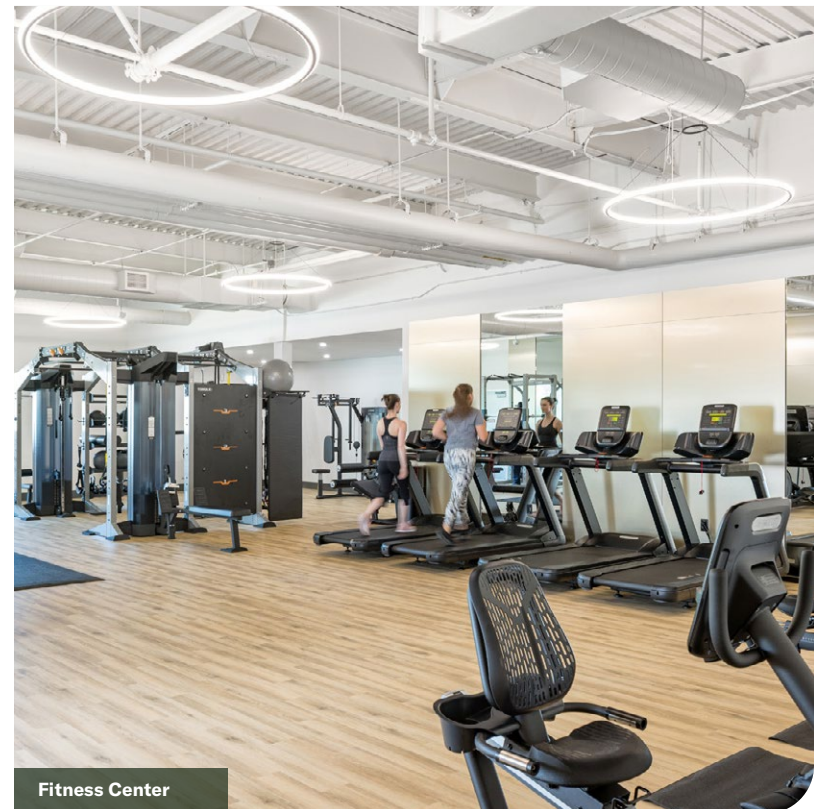
Open Work Area



Living Room W/ Fireplace



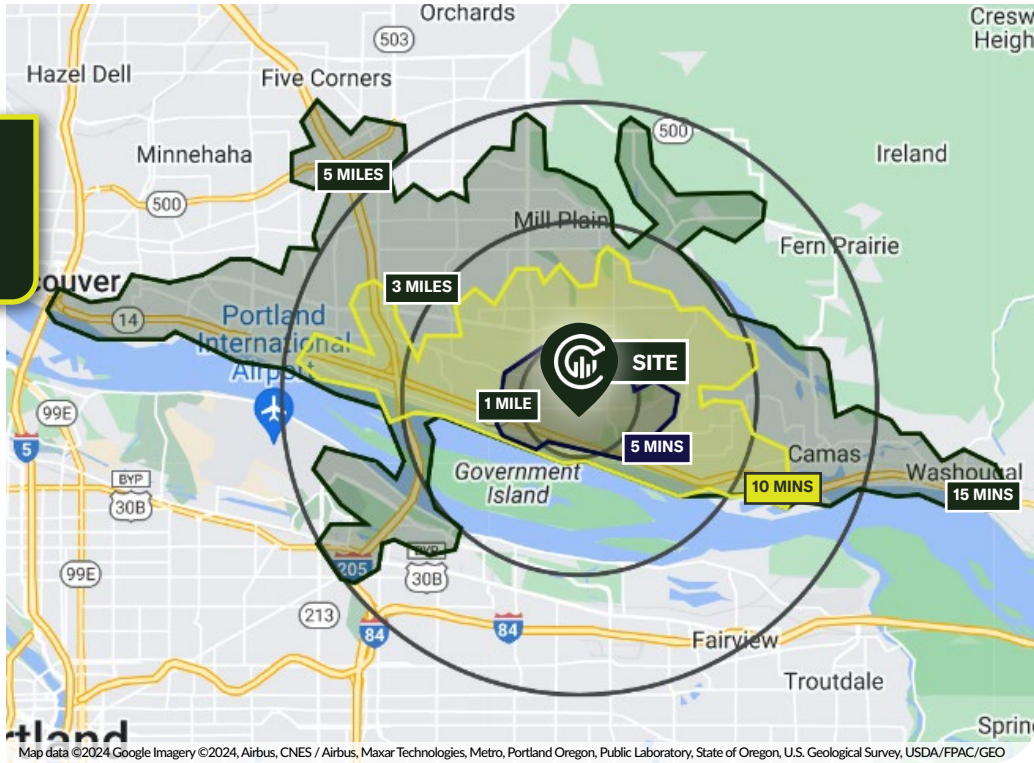
VIC Café and Coffee Bar by Foode Café



Fitness Center

The
VIC

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*