



OFFICE SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98683



99,097 RSF of Office Space Available

- Space can be demised - Call to Inquire
- Spaces featuring fully climate-controlled flex space, suitable for manufacturing, flex, and 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
- Monument signage available for tenants
- The Commons - campus amenity center for tenants

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SITE PLAN

The
VIC

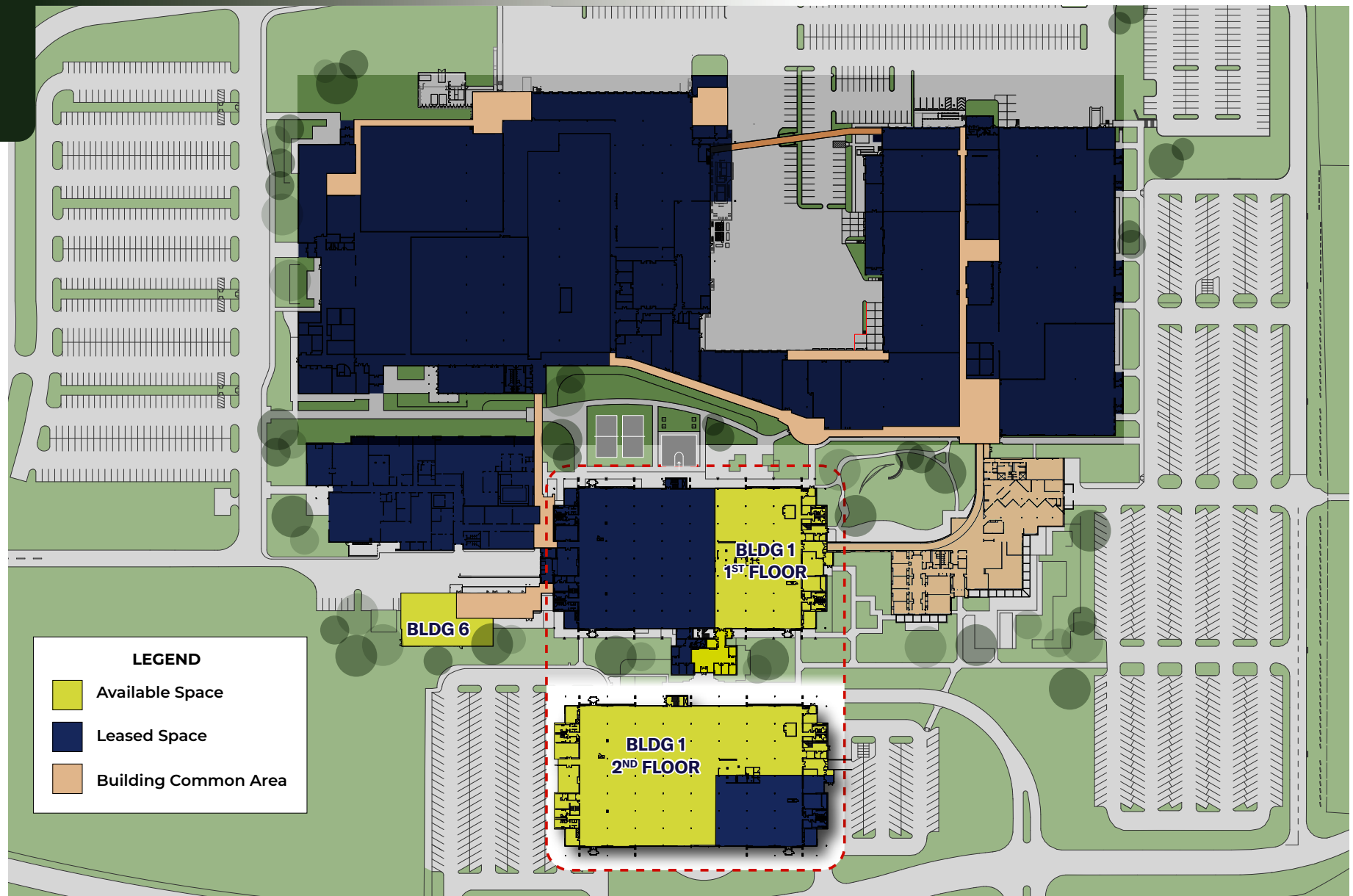


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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

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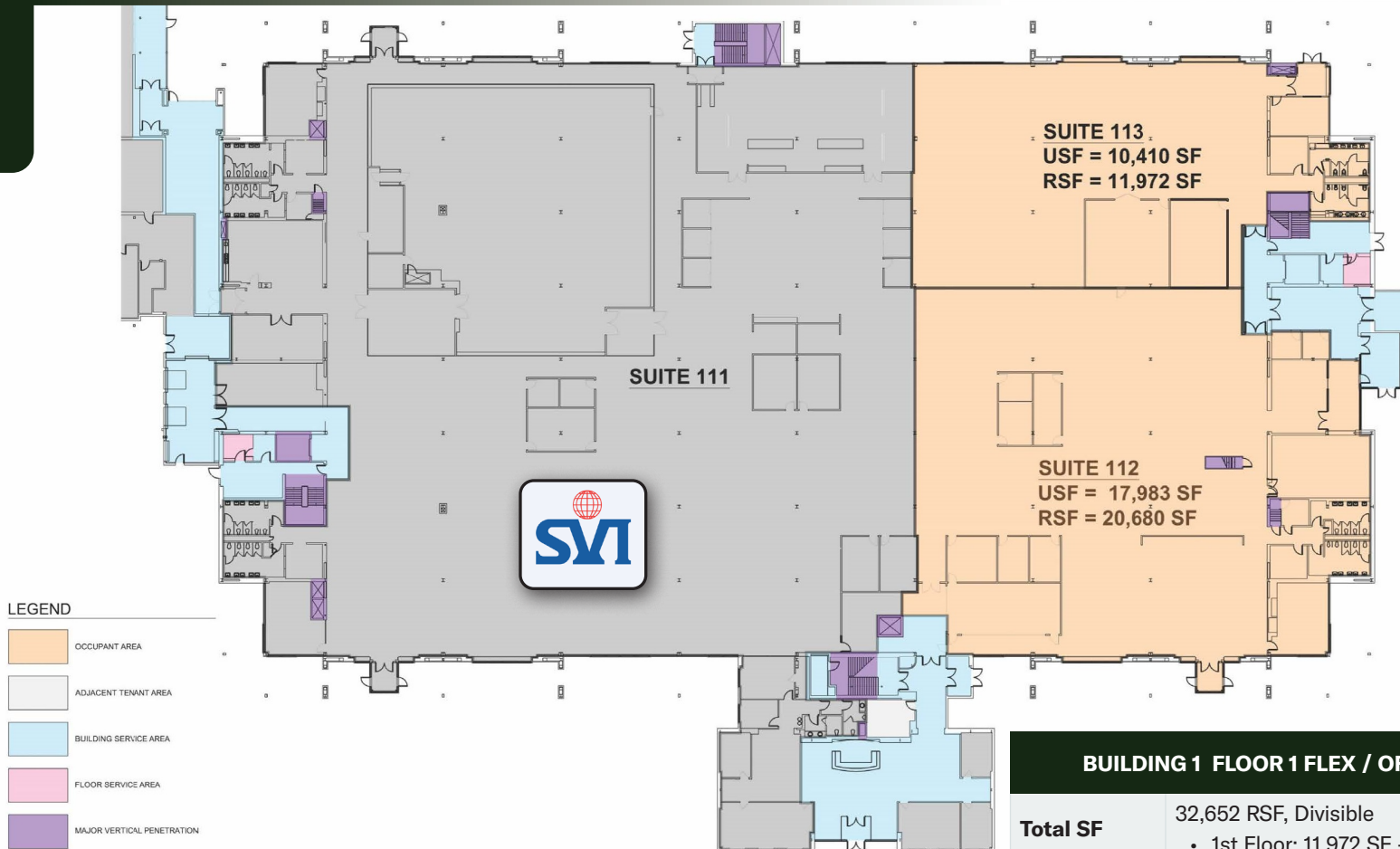


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PROPERTY DETAILS - BUILDING 1, FLOOR 1

The
VIC



*All suites available are conceptual and can be demised to accommodate

BUILDING 1 FLOOR 1 FLEX / OFFICE DETAILS

| | |
|-------------------------|--|
| Total SF | 32,652 RSF, Divisible • 1st Floor: 11,972 SF - 32,652 SF |
| Rate | \$25.00/RSF, MG + Electrical/Janitorial |
| Security | On-Site |
| Campus Amenities | <ul style="list-style-type: none"> Upscale Cafe & Coffee Bar by Foode Cafe Fitness Center The Commons Amenity Center Full-size basketball court + sports fields Exterior courtyards |
| More Information | Visit https://thevicwa.com/ |

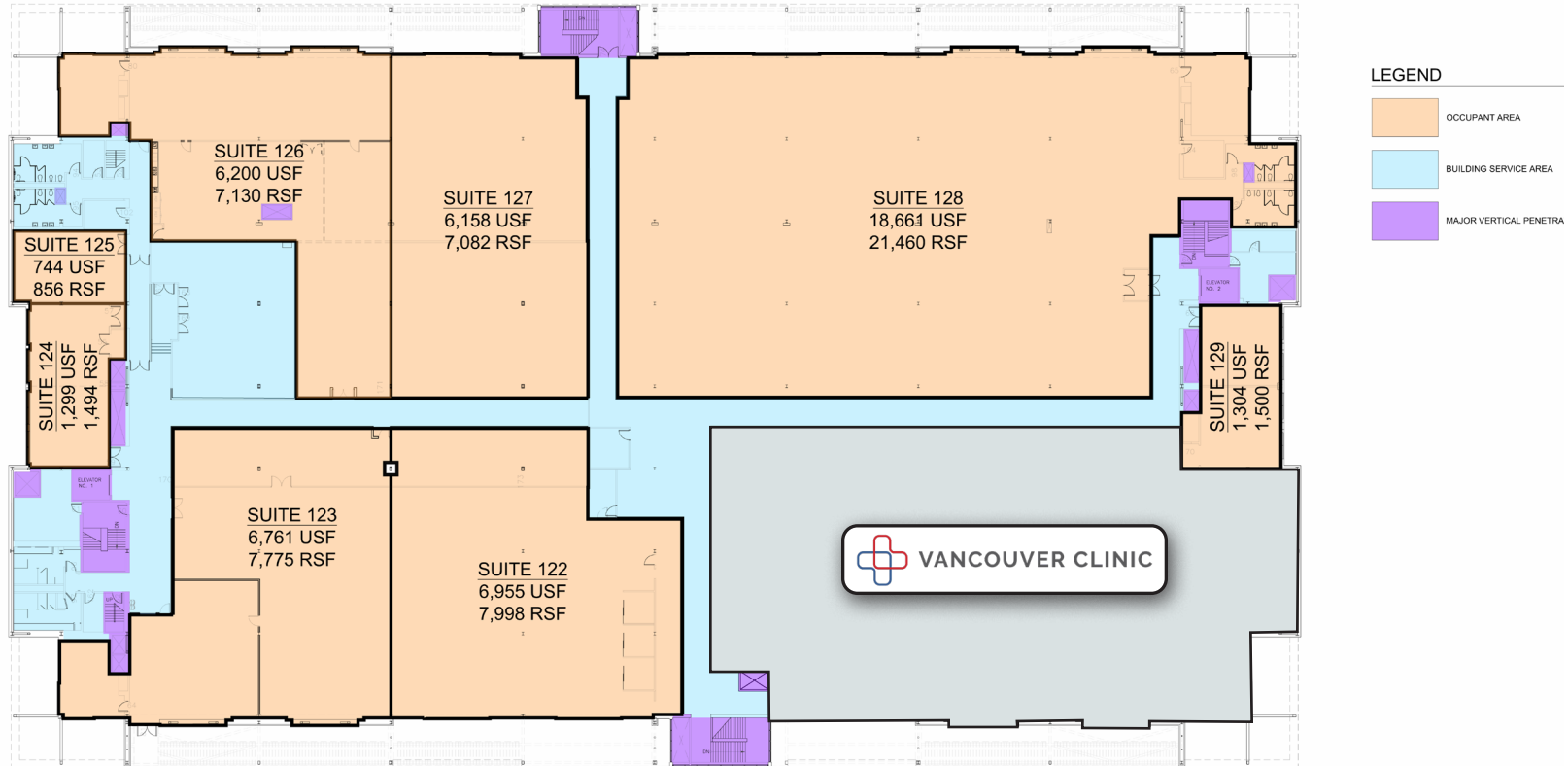


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PROPERTY DETAILS - BUILDING 1, FLOOR 2

The
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*All suites available are conceptual and can be demised to accommodate

BUILDING 1 FLOOR 2 FLEX / OFFICE DETAILS

| | |
|-------------------------|--|
| Total SF | 55,295 RSF, Divisible • 2nd Floor: 856 SF - 55,295 SF |
| Rate | \$25.00/RSF, MG + Electrical/Janitorial |
| Security | On-Site |
| Campus Amenities | <ul style="list-style-type: none"> Upscale Cafe & Coffee Bar by Foode Cafe Fitness Center The Commons Amenity Center Full-size basketball court + sports fields Exterior courtyards |
| More Information | Visit https://thevicwa.com/ |



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PROPERTY DETAILS - BUILDING 6

The
VIC



| BUILDING 6 DETAILS | |
|-------------------------|--|
| Total SF | 11,150 SF |
| Use Type | Office / Light Industrial |
| Rate | Call for Pricing |
| Security | On-Site |
| Campus Amenities | <ul style="list-style-type: none"> Upscale Cafe & Coffee Bar by Foode Cafe Fitness Center The Commons Amenity Center Full-size basketball court + sports fields Exterior courtyards |
| More Information | Visit https://thevicwa.com/ |



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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 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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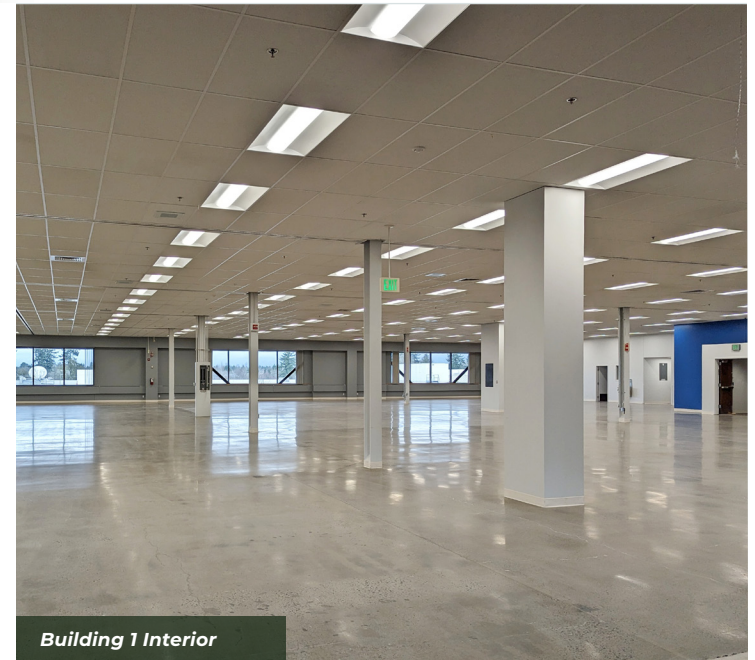
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IMAGE LIBRARY

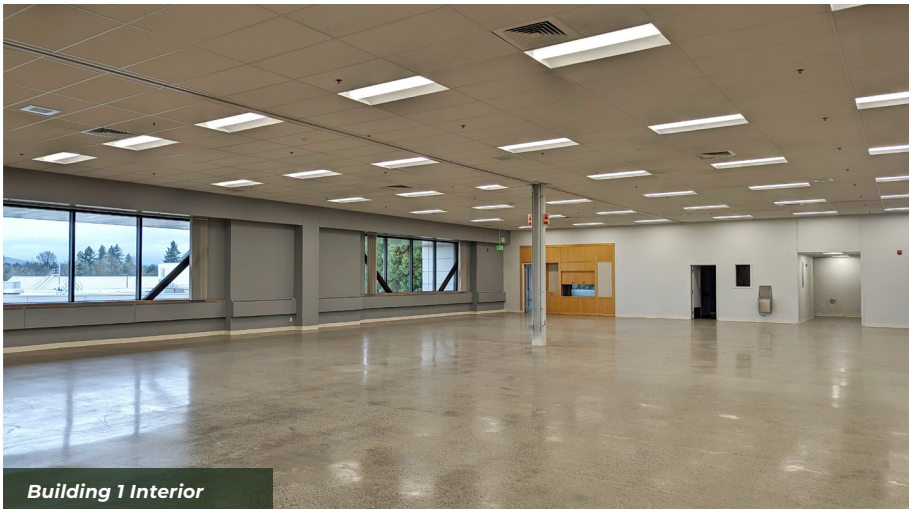
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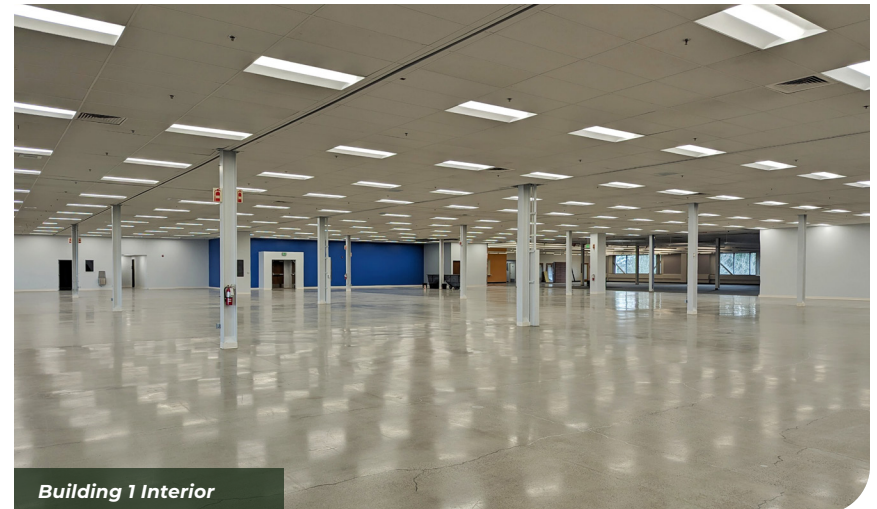
Building 1 Exterior



Building 1 Interior



Building 1 Interior



Building 1 Interior



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THE VIC

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