

FOR LEASE

Building #9, Suites 150, 210/220 & 230
6,933 SF (divisible to 2,724 SF)
2501 SE Columbia Way, Vancouver, WA



For more information contact:
Dave Brown at 360-735-8001
www.columbiacommercial.com

- **Suite 150: 6,141 Total SF (1,299 SF Warehouse with 4,505 SF Office)**
- **Suite 210/220: 4,209 Total SF (Office only)**
- **Suite 230: 2,724 Total SF (Office only)**
- **14' – 20' Clear Height**
- **Grade Level loading & Common Dock loading**
- **Sprinklered**
- **Ample on-site parking, 5 stalls per 1,000 SF**
- **Great visibility**
- **Easy access and location near I-5 and 205**
- **Tax benefits for being in Washington**

Rates:

\$.45/psf/month shell + NNN
\$.75/psf/month surcharge
for office



1672 WILLAMETTE FALLS DR., SUITE E
PO Box 46
West Linn, Oregon 97068
PH: (503) 650-5300
FX: (503)650-5343

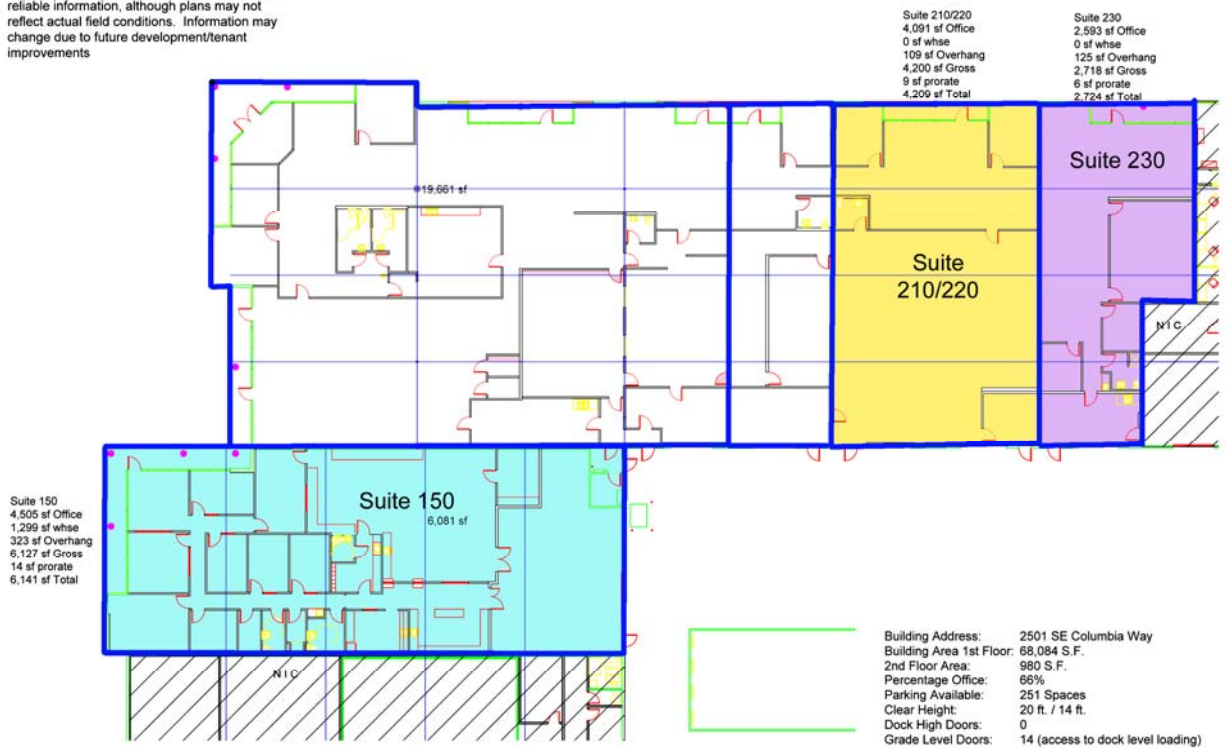


9120 NE Vancouver Mall Loop, SUITE 200
PO Box 820406
VANCOUVER, WASHINGTON 98682
PH: (360) 735-8001
FX: (360) 735-8033

COLUMBIA COMMERCIAL PROPERTIES, LLC



Note: information shown is believed to be from reliable information, although plans may not reflect actual field conditions. Information may change due to future development/tenant improvements



COLUMBIA
BUSINESS CENTER



Building Address: 2501 SE Columbia Way
 Building Area: 1st Floor: 68,084 S.F.
 2nd Floor Area: 980 S.F.
 Percentage Office: 68%
 Parking Available: 251 Spaces
 Clear Height: 20 ft. / 14 ft.
 Dock High Doors: 0
 Grade Level Doors: 14 (access to dock level loading)

Floor Plan
 Scale: Approx. N T S

Columbia Business Center - Building 9
 Vancouver, Washington
 10-21-09