

# FOR LEASE

**Building #47, Suite 180**  
705 SE Victory Avenue, Vancouver, WA



**Rates:**

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

**For more information contact:**  
**Dave Brown at 360-735-8001**  
**[www.columbiacommercial.com](http://www.columbiacommercial.com)**



Managed By



- **21,026 Total SF**
- **845 SF Office Space**
- **1 Grade Door**
- **4 Dock Doors**
- **28' Clear Height**
- **277/480 Volt Power**
- **Sprinkler System**
- **Easy access to I-5 and SR 14**

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



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**COLUMBIA COMMERCIAL PROPERTIES, LLC**

