

# FOR LEASE

**Building #9, Suite 150**  
2501 SE Columbia Way, Vancouver, WA



- 6,141 SF
- 4,505 SF Office & Production Area
- 1,601 SF Clean Room
- 1,636 SF Warehouse
- Ample on-site parking
- Easy access and location near I-5 and 205
- Tax benefits for being in Washington
- 20' Clear Height
- 1 Shared Dock
- 1 Grade Door
- Sprinkler System
- Great visibility

**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)**



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

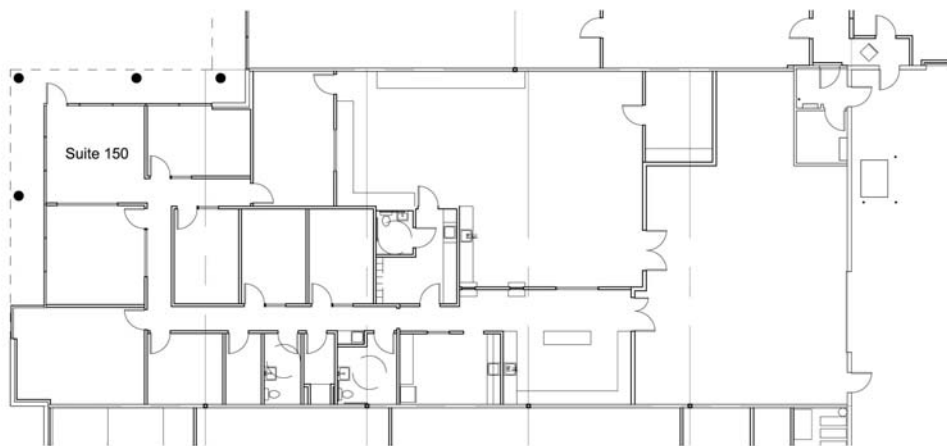


9120 NE Vancouver Mall Loop, SUITE 200  
PO Box 820406  
VANCOUVER, WASHINGTON 98682  
PH: (360) 735-8001  
FX: (360) 735-8033

**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



Floor Plan  
Scale: Approx. 1/16" = 1'-0"

**COLUMBIA**  
BUSINESS CENTER

Columbia Business Center - Building 9  
Vancouver, Washington

09-15-08