

FOR LEASE

# Vancouvercenter North Office Tower

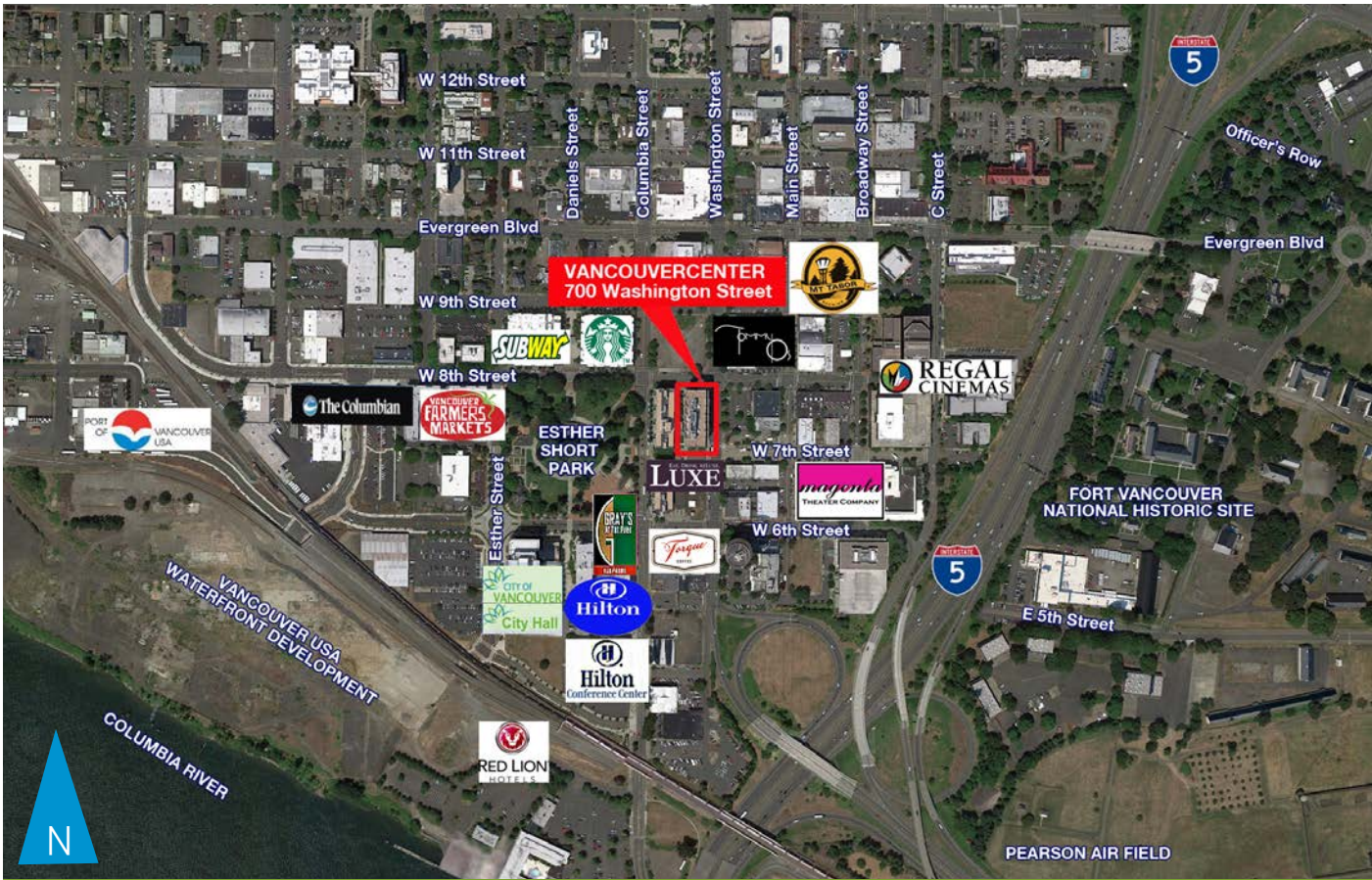
700 WASHINGTON STREET VANCOUVER, WA 98660



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## THE GREEN ZONE

Vancouvercenter's commitment to environmental stewardship is best reflected in its inherently efficient modern design and the sustainable practices adopted by its maintenance and operations team. Some of the most noteworthy attributes include:

- High efficiency HVAC system and components that maximizes energy efficiency
- Computerized building automation system that optimizes HVAC system operations in coordination with building occupancy requirements
- Meet or exceed ASHRAE standards for indoor air quality with the use of outside air and high efficiency filtration
- Meet or exceed Southwest Washington Clean Air Agency emission standards
- Energy efficient lighting and control system
- Janitorial services utilizes green cleaning products and practices
- Walk-off mats reduce dirt and contaminants from entering the building
- Reduced water consumption through low-flow restroom fixtures and drip irrigation systems. Low VOC (Volatile Organic Compounds) paint throughout
- Waste stream diversion through recycling of common consumer waste and other targeted products (lighting, batteries, etc)
- On-site building engineer participates in the Northwest Efficiency Council Building Operator Certification program and has achieved Level 1 and 2 certification
- Access to public transportation along with bicycle parking and showers
- Predictive maintenance practices reducing down time of equipment



## PROPERTY HIGHLIGHTS

- › Class "A" finishes and location, professional setting
- › On-site full-service gourmet restaurant - LUXE, fitness studio with showers and lockers, community room configured to your needs, bike parking
- › City parking garage under building
- › Nearby amenities include restaurants, retail, health clubs, medical facilities, pedestrian paths, parks and more!
- › Competitive tenant improvement packages
- › This property is located within the Vancouver Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator declared by the Governor of Washington in 2013

## AVAILABILITIES

- › 2nd Floor - 5,671 RSF
- › 3rd Floor - 15,569 RSF (largest contiguous)
- › 6th Floor - 2,390 RSF

## RATE

- › \$24.00/SF Full Service



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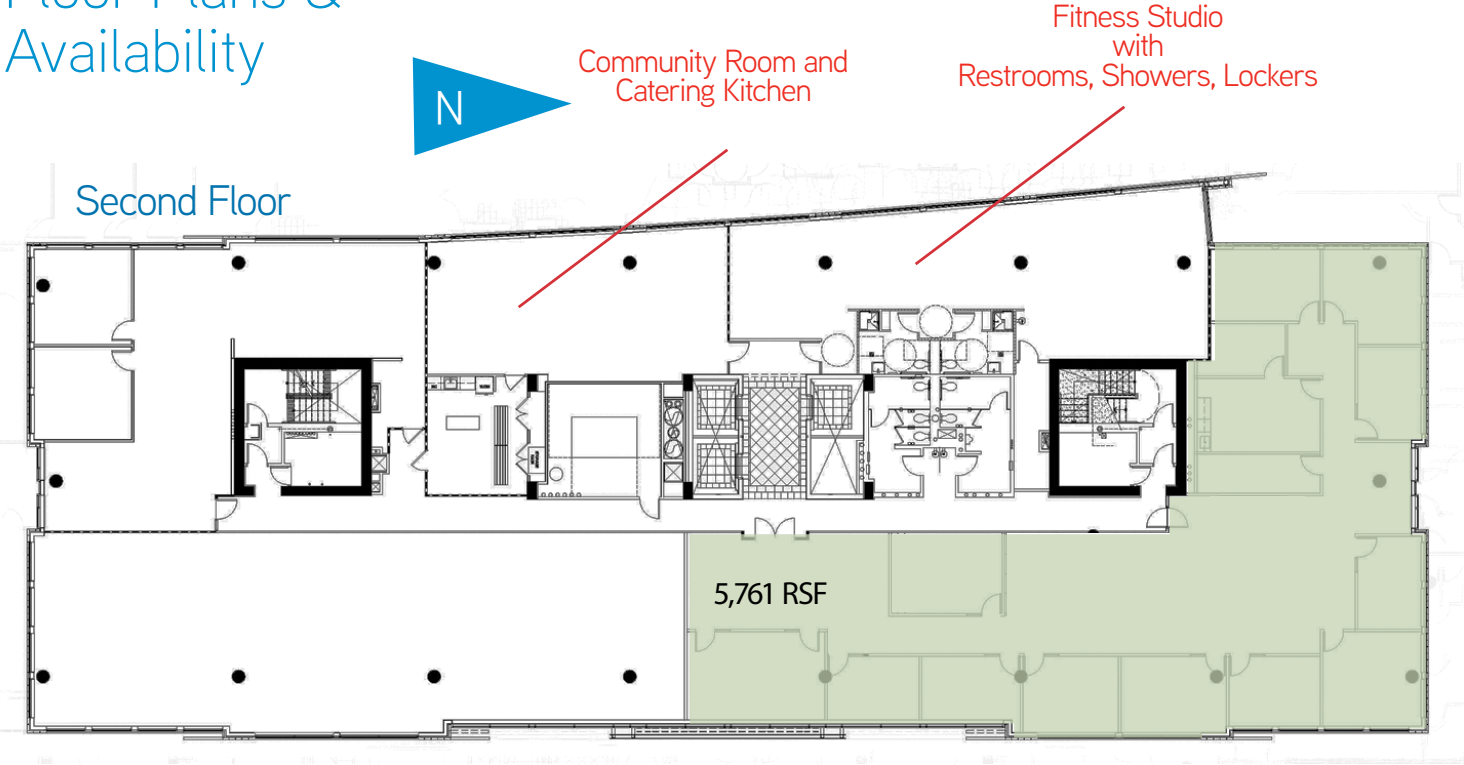
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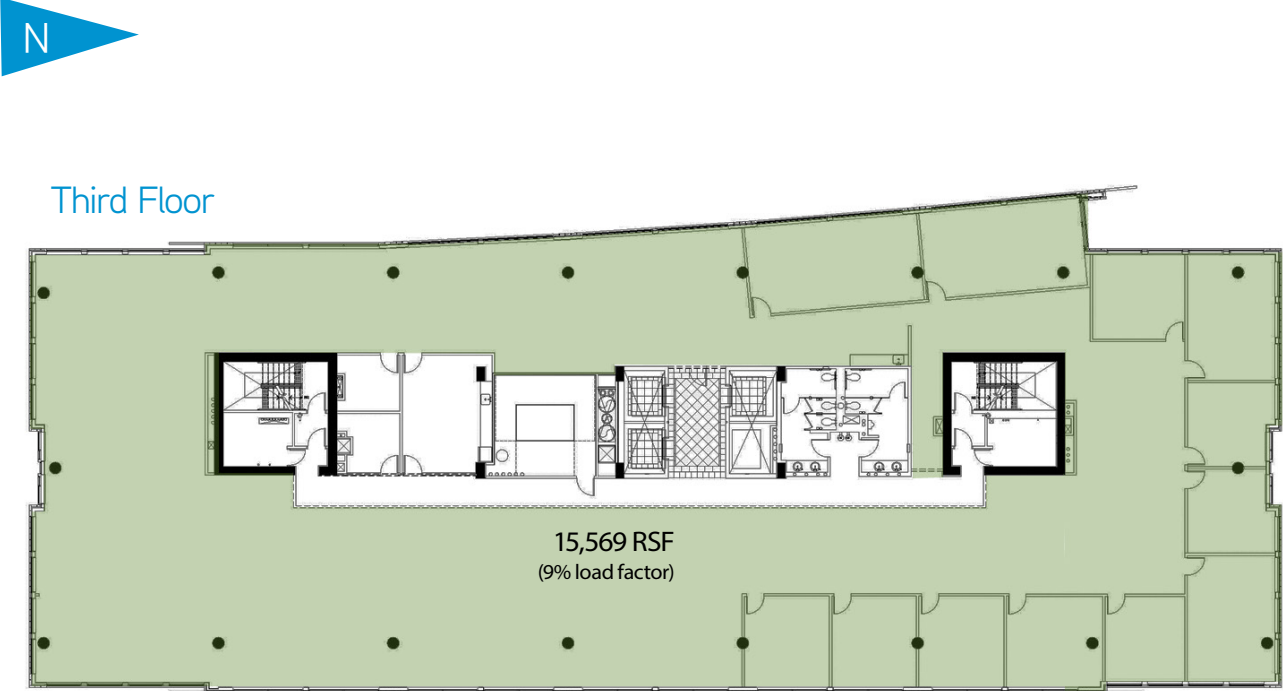


Floor Plans & Availability



Community Room

Fitness Studio



Sixth Floor

