

# COMMERCE REIMAGINED



# INDUSTRIAL SPACE... BUT MAKE IT **VIBRANT**



## Rethink Industrial

Designed to set a new standard for industrial and flex space, The Collective's location near retail, recreation, downtown Vancouver, and residential developments - as well as thoughtful onsite amenities like walking paths, food trucks, and art installations - make it anything but typical. This forward-thinking approach to industrial gives businesses a distinct advantage in recruiting talent and offering a neighborhood feel to the workplace.

## Within 1.5 miles:

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**50+**

RESTAURANTS

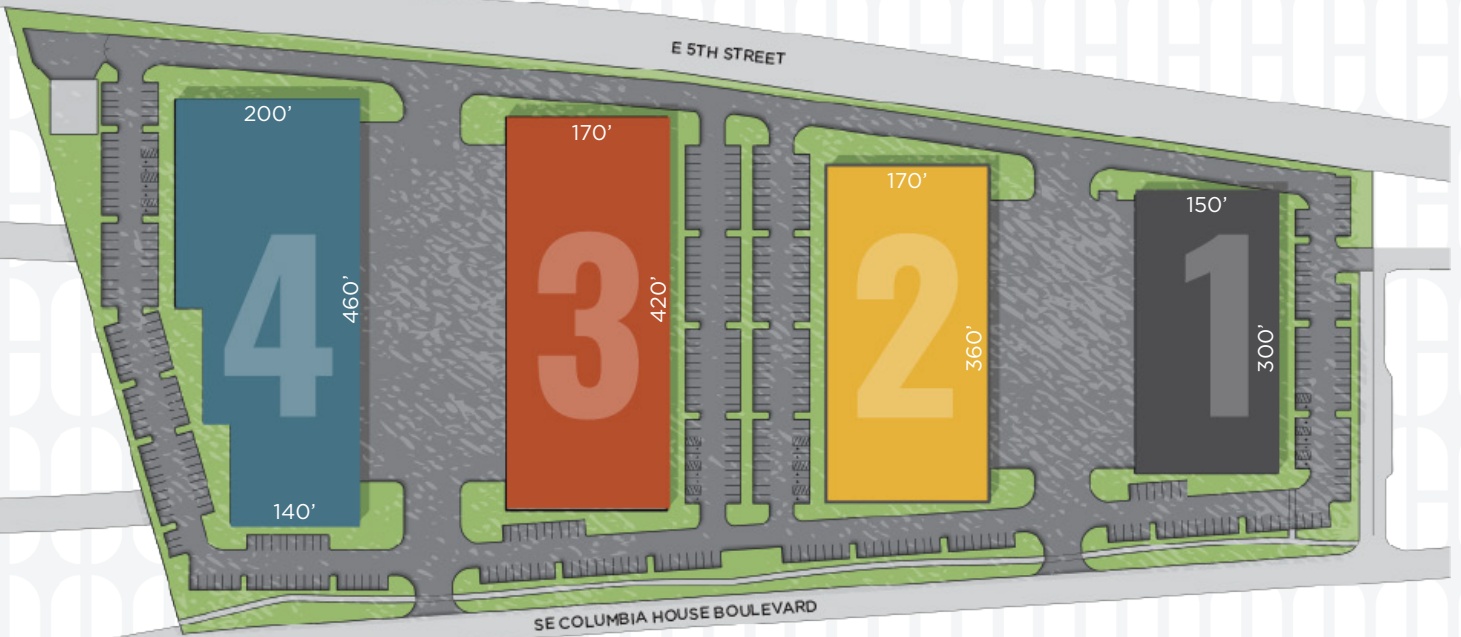
**3**

GROCERY STORES

**15+**

PARKS / TRAILHEADS





## BLDG 4

81,500 SF

DIVISIBLE TO 15,500-22,700 SF

## BLDG 3

71,400 SF

DIVISIBLE TO 18,600 SF

## BLDG 2

61,200 SF

DIVISIBLE TO 15,800 SF

## BLDG 1

45,000 SF

DIVISIBLE TO 15,500 SF

## The future of industrial is sustainable

We're focused on designing and delivering innovative building solutions for a healthy planet and preparing for the future of electric mobility and distribution. The Collective is exploring:

- On-site power generation
- Utilizing sustainable building materials & practices
- Dock and grade loading
- Health & wellness amenities on-site
- Path to Net-Zero

## Modern Space for Efficient Logistics

- 50' x 50' column spacing
- 30' clear height
- 160' Truck Court Width
- LED lighting
- Parking ratio 1.5/1,000 SF
- ESFR sprinklers

# HYPER-CONNECTED AND HIGHLY VISIBLE

Situated less than a mile from I-5, The Collective at Vancouver offers efficient access to the entire West Coast. The site also boasts immediate access to the main east-west highway in Clark County, SR14, and is just minutes from I-205. In addition, The Collective is adjacent to the Columbia Business Center, which offers rail and water access, and is visible to 57,000 cars per day on SR14.





<h1>15 MIN</h1> <p>DOWNTOWN PORTLAND</p>	<h1>10 MIN</h1> <p>PDX INTL AIRPORT</p>	<h1>15 MIN</h1> <p>PORT OF CAMAS</p>
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### Nearby Amenities

- Freshii
- Ginger Pop Thai
- Panda express
- Red Robin
- The Rock Wood Fired Pizza
- Thatcher's Coffee
- Blind Onion Pizza & Pub
- City Home
- Fred Meyer
- When the Show Fits
- Willows
- Verizon
- Oyako
- BBQ Blessings
- Columbia Credit Union
- Gentle Dental
- New Town Cleaners
- Pure Barre
- 10 Nails Bar
- We've Got Your Back
- Zoomcare

# EXPERIENCE THE VANCOUVER ADVANTAGE

Vancouver's competitive advantages are undeniable, where the cost of living and doing business are lower than in almost any other West Coast location. Choosing Vancouver supports growth for your business in a variety of ways, including tax benefits and greater efficiency, without sacrificing connectivity and an incredible lifestyle.

**NO CORPORATE TAX**   **NO PERSONAL INCOME TAX**



Learn more about doing business in Vancouver

DEMOGRAPHICS

COST OF LIVING

TAX BENEFITS





# A HUB FOR TALENT

With a workforce of nearly 2 million people within 30 miles, this location offers employers a deep talent pool with a strong local economy.

	VANCOUVER	CLARK COUNTY	PORTLAND METRO
Labor Force	97,800	257,100	1,398,400
Employment	93,900	247,200	1,346,800
Unemployment	3,900	9,900	51,600
Unemployment Rate	4.00%	3.90%	3.70%

# THE COLLECTIVE AT VANCOUVER

For More Information, Please Contact:

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