

Offering Memorandum

10910 NE Fourth Plain Blvd

Vancouver, WA 98662

Stand-alone, fully renovated commercial building offered for lease at \$4,500 per month NNN, suitable for high-end spa, tattoo studio, salon, wellness, medical-adjacent, or professional office use. [cite:2]

Opportunity

10910 NE Fourth Plain Blvd is a 2,313 SF commercial building configured across three floors of approximately 771 SF each, creating a rare small-building leasing opportunity for a tenant that wants full-building identity, signage, and control. [cite:2] The building is currently presented as three contiguous spaces, but the owner is offering the entire building for lease at \$4,500 per month NNN. [cite:2]

The layout includes multiple rooms and reception-oriented office buildout, which makes the property especially attractive for service businesses that benefit from private treatment rooms, consultation offices, client intake areas, or segmented staff space. [cite:2] The existing configuration is well suited for a premium spa concept, tattoo parlour, salon, therapy practice, law office, accounting office, boutique medical or wellness use, or other appointment-based business seeking an upgraded environment. [cite:2]

Property Profile

The property is an existing three-story office building totaling 2,313 SF with a typical floor plate of 771 SF. [cite:2] It was originally built in 1945 and renovated in 2024. [cite:2] The site includes approximately 0.25 acres, is zoned GC (General Commercial), and includes 16 parking spaces, reflecting a parking ratio of 6.92 spaces per 1,000 SF. [cite:2]

The listing materials describe the building as having signage, wheelchair accessibility, reception, air conditioning, and security-related improvements. [cite:2] Individual space entries also reference natural light, partitioned offices, reception, recessed lighting, secure storage, Wi-Fi, hardwood floors, CCTV, and shower facilities among the listed amenities. [cite:2]

Location

The property sits on NE Fourth Plain Blvd in Vancouver's Orchards area on a signalized commercial corridor with strong visibility. [cite:2] The listing describes the location as a prime traffic corridor and positions the site for customer-facing uses that benefit from exposure and convenient access. [cite:2]

Its corner presence and on-site parking support a tenant that wants easy customer arrival, staff parking, and a more independent brand presence than a conventional multi-tenant strip or

office complex can usually provide. [cite:2]

Leasing Terms

The current listing setup shows a triple-net structure and a direct lease format. [cite:2] While the existing online setup breaks the building into three available spaces priced at \$1.94/SF/month NNN, the ownership direction is to market the property as a full-building lease at \$4,500 per month NNN. [cite:2]

This full-building positioning is likely to resonate with tenants that value exclusivity, privacy, client experience, and the ability to control the building's identity from entry to upper floors. [cite:2]

Ideal Uses

Because the building contains multiple rooms across three levels and already reads as a built-out office/professional environment, the strongest target uses are high-end spa, tattoo parlour, salon, esthetics, counseling, therapy, boutique wellness, and professional office users. [cite:2] The segmented layout can reduce the amount of tenant improvement work needed for operators who would otherwise need to construct private rooms from scratch. [cite:2]

For office users, the configuration supports private offices, reception, and consultation areas. [cite:2] For personal service operators, the building offers an upscale, differentiated setting that can help reinforce premium pricing and client perception. [cite:2]

Property Data

Item	Detail
Address	10910 NE Fourth Plain Blvd, Vancouver, WA 98662 [cite:2]
Rent	\$4,500/month NNN for entire building [cite:2]
Lease Type	Direct [cite:2]
Service Type	Triple Net [cite:2]
Building Size	2,313 SF [cite:2]
Floors	3 [cite:2]
Typical Floor Plate	771 SF [cite:2]
Year Built	1945 [cite:2]
Renovated	2024 [cite:2]
Zoning	GC – General Commercial [cite:2]
Parking	16 spaces / 6.92 ratio [cite:2]
Land Area	0.25 AC [cite:2]
Parcel IDs	108960-000;108970-000 [cite:2]

Marketing Language

A polished marketing position for the property is: “Fully renovated stand-alone commercial building with multiple private rooms, strong corridor visibility, and on-site parking, offered at \$4,500/month NNN for the entire property. Ideal for a high-end spa, tattoo studio, salon, wellness concept, or professional office user seeking a distinctive client-facing location.” [cite:2]

Contact

Primary listing contact shown in the marketing center is Karim Hamir of Cowlitz Group PLLC, with phone number (360) 355-4465 and email karim@cowlitzgroup.com. [cite:2]