



FOR SALE
OWNER / USER OPPORTUNITY

A Professional Office That Reflects Your Business

401 E. McLoughlin Boulevard
Vancouver, Washington



A rare opportunity to own a beautifully maintained Craftsman office building in downtown Vancouver that combines timeless architectural character with the functionality today's professional businesses expect.

2,358 SF

BUILDING SIZE

5,000 SF

LOT SIZE

1915

YEAR BUILT

\$679,000

SALE PRICE

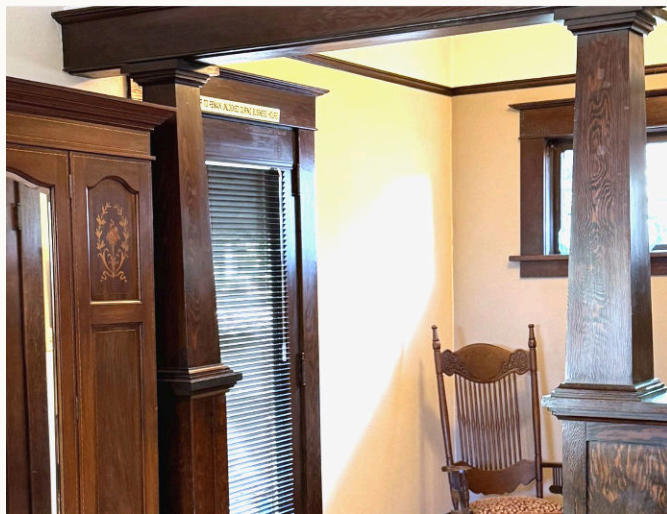
Doug Bartocci, CCIM

VICE PRESIDENT / MANAGING BROKER

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Timeless Character. Professional Presence.

Beautifully preserved Craftsman detailing creates a professional office environment that is both welcoming and memorable—an increasingly rare combination in today's market.



Original Craftsman woodwork and welcoming entry



Reception & Client Waiting Area



Executive Office



Historic Woodwork & Architectural Details

A DISTINCTIVE PROFESSIONAL SETTING

Original woodwork, decorative columns, period trim, abundant natural light, and a thoughtful sequence of rooms create a professional setting that leaves a lasting impression.

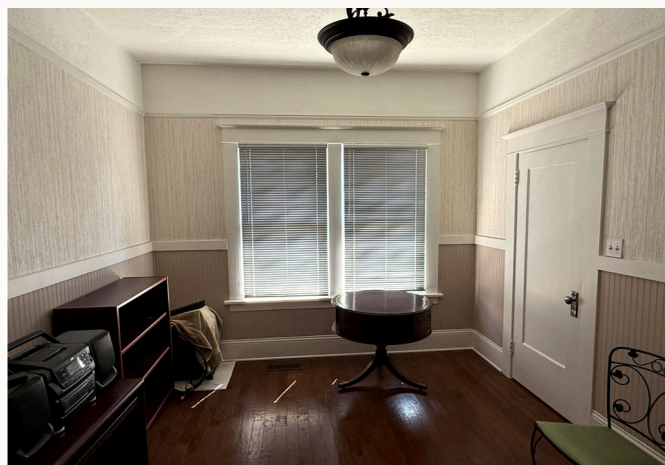
Designed for the Way Professionals Work



Historic Woodwork / Reception Detail



Break Area



Private Office



Lower Level Workspace — Ideal for Additional Offices or Tenant

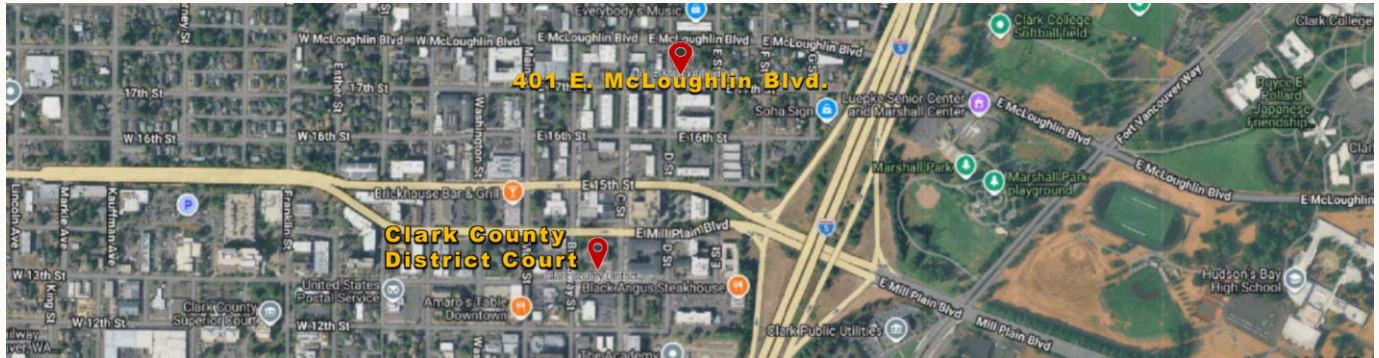
Property Highlights

- 2,358 SF office building
- Flexible two-level layout
- Owner/user opportunity
- Lower level suitable for additional offices or tenant
- Multiple private offices
- Reception and conference areas
- Staff / copy / work room
- Updated HVAC (2025)
- Community Commercial (CC) zoning
- On-site parking plus street parking
- Excellent visibility on McLoughlin Boulevard
- Minutes to Downtown Vancouver and I-5
- Near Clark County District Court

Ideal For

Attorneys • CPAs • Financial Advisors • Architects • Engineers • Insurance • Consulting • Counseling • Title • Professional Services • Boutique Offices

Exceptional Location. Convenient Access.



I-5
Immediate Access

DISTRICT COURT
Blocks Away

DOWNTOWN
Minutes Away

WATERFRONT
Conveniently Nearby

Property Specifications

Building Size	2,358 SF
Lot Size	5,000 SF
Year Built	1915
Zoning	Community Commercial (CC)
Parking	2 On-site + Street
Occupancy	Owner / User

Sale Price **\$679,000**



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Contact Doug to schedule a private tour or
request additional property information.

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