

OFFERING MEMORANDUM

RV INN STYLE CONVENTION/EVENT CENTER & CORPORATE OFFICE

7607 NE 26TH AVENUE
VANCOUVER, WASHINGTON

EXCLUSIVELY CO-BROKERED BY
MAJ COMMERCIAL REAL ESTATE &
PARKER BRENNAN REAL ESTATE

PARKER
BRENNAN 

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By accepting this Memorandum, you agree to the above terms and conditions.

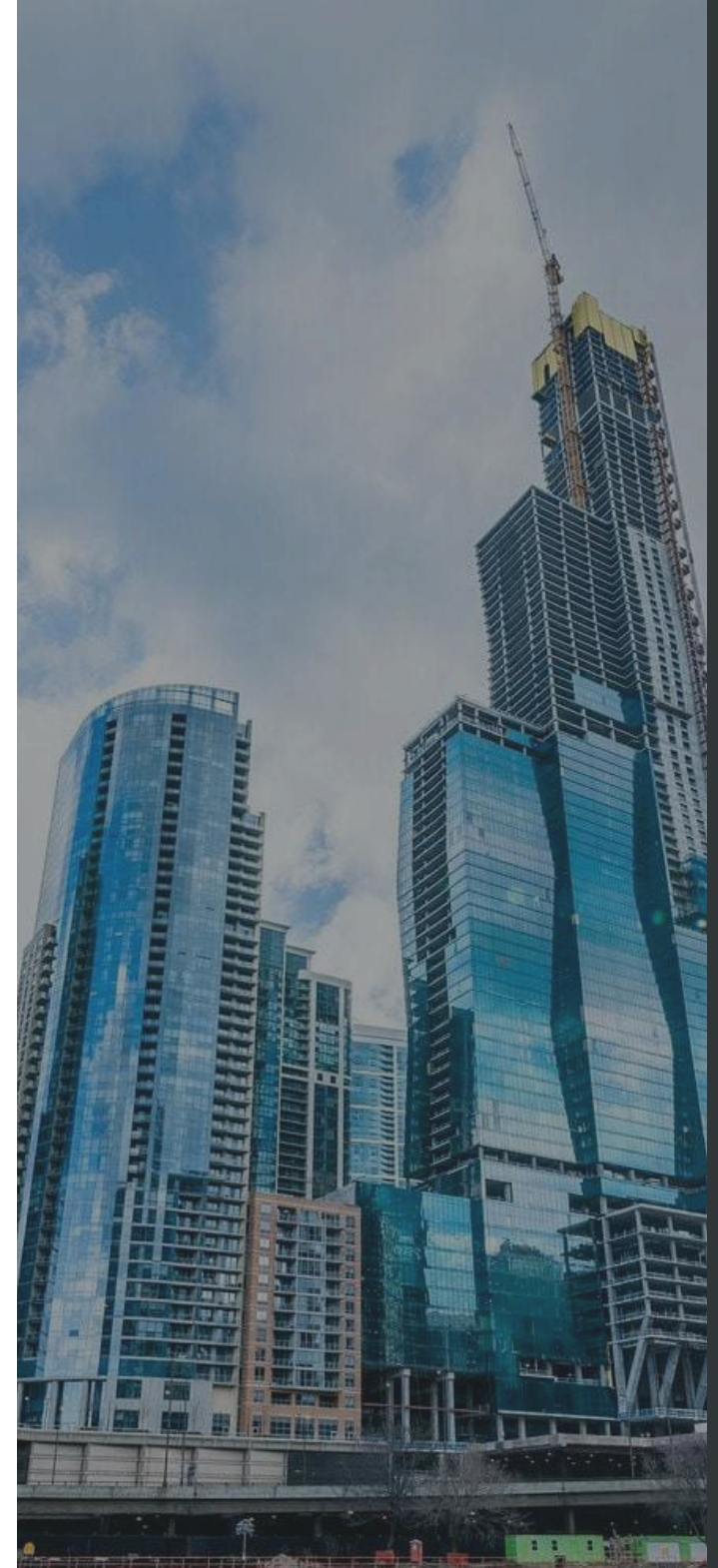


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01 THE OFFERING

EXCLUSIVE OFFERING MEMORANDUM

MAJ Commercial Real Estate and Parker Brennan Real Estate are pleased to offer a mixed-use corporate office setting and event facility designed to accommodate professional workspace, conferences, private events, and community gatherings.

LOCATION

7607 NE 26th Avenue
Vancouver, Washington

PARCEL SIZE

1.78 Acres

BUILDING SIZE

23,041 +/- Square Feet

JURISDICTION

Clark County

ZONING

Community Commercial

TAX ID

97835091

PRICE

CALL FOR PRICING
Dustin 360-513-6516

01 THE OFFERING

This thoughtfully designed corporate office environment was planned with both functionality and employee experience at the forefront, creating a workplace that feels modern, elevated, and highly efficient. The floor plan balances executive privacy, collaborative workspace, and hospitality-inspired amenities to support a dynamic professional environment.

The office encompasses approximately 23,041 square feet and is designed to support large event venues hosting 1000's of attendees. The layout is anchored by a large open office environment spanning over 15,000 square feet, allowing for flexible workstation configurations while maintaining excellent circulation and visual openness throughout the workspace.

A dramatic reception area creates a strong first impression with custom Grade AA clear plywood feature walls, frameless glass detailing, and modern storefront systems that establish a refined architectural identity immediately upon entry. The reception seamlessly transitions into executive and collaborative spaces while maintaining strong sightlines and a welcoming atmosphere.

The executive wing includes a dedicated Presidential Suite, Executive Conference Room, and multiple enclosed private offices designed for leadership and client-facing meetings. Offices are strategically positioned along the perimeter for enhanced privacy while maintaining connectivity to the central workspace. Several offices and conference rooms utilize extensive interior glazing and frameless relites to maximize natural light penetration and preserve an open, contemporary feel throughout the building.

Ceiling heights and architectural detailing play a major role in the overall spatial experience. Open office areas feature expansive ceiling volumes and exposed mechanical elements, creating a modern industrial-inspired aesthetic while preserving openness and scale. Key architectural moments include custom soffits, floating feature walls, partial-height partitions, and integrated branding opportunities designed to reinforce company identity throughout the workplace.

The workplace was intentionally designed with employee wellness and culture in mind.

AMENITIES

- Large hospitality-inspired café and lounge seating area
- Dedicated coffee and snack bar
- Fitness/exercise room
- Quiet room for focused work or wellness breaks
- Multiple breakout and collaboration spaces
- Huddle rooms for smaller team meetings
- Extensive open gathering zones throughout the office

These spaces create an environment that supports productivity, collaboration, and employee retention while delivering a premium workplace experience.

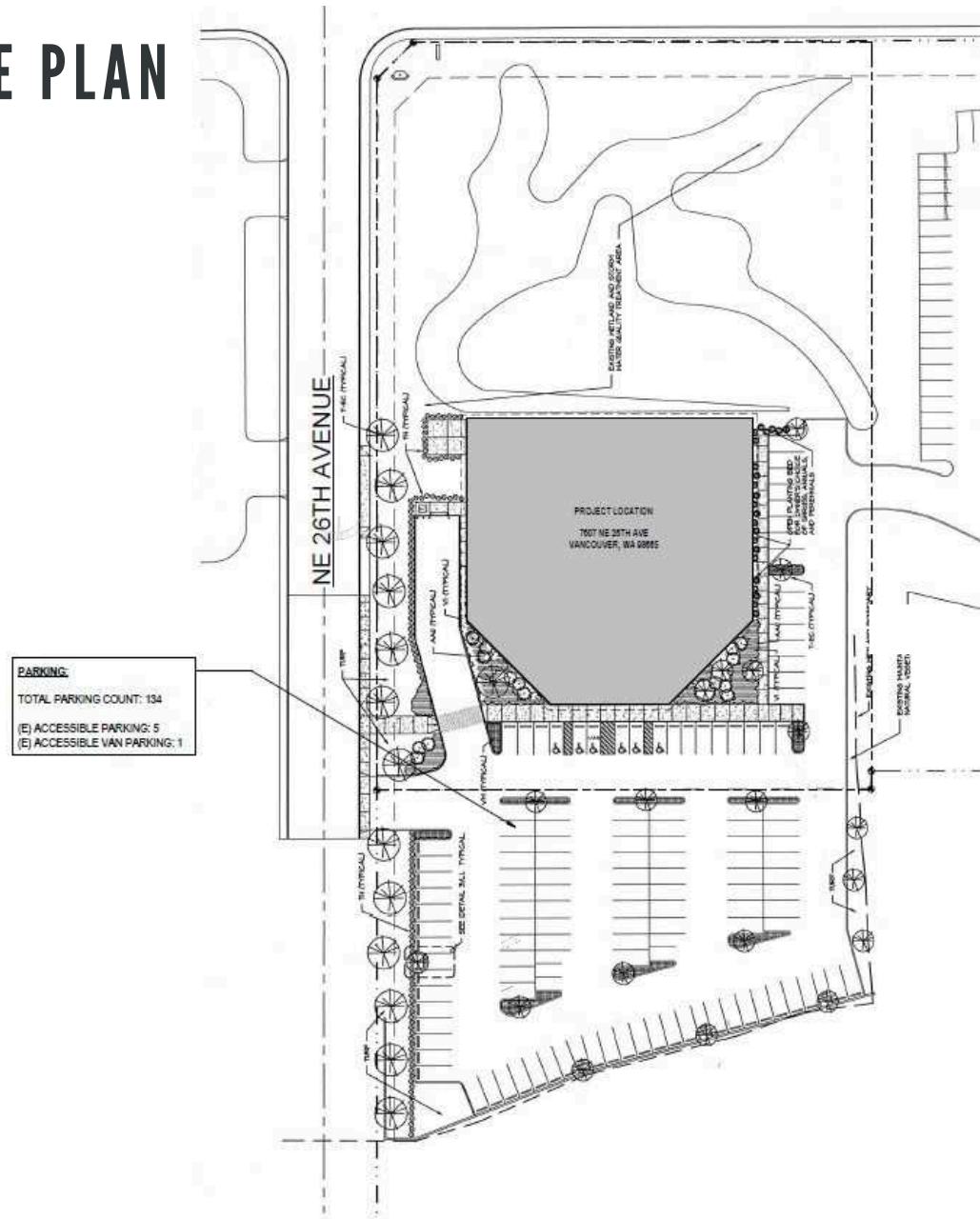
The office also provides strong operational infrastructure with dedicated utility and storage areas, LAN room, copy/storage rooms, and upgraded mechanical and electrical coordination throughout the facility. Design considerations included ADA accessibility, modernized circulation, upgraded life safety systems, and efficient zoning for large-scale office operations.

Additional design specifications include:

- Approximately 23,041 SF total interior footprint
- Large-scale open office environment with flexible workstation planning
- Multiple enclosed executive and private offices
- Executive conference room plus additional conference/huddle rooms
- Existing men's and women's restroom facilities on both sides of the office
- Dedicated private restroom within executive suite area
- Contemporary architectural glazing systems and frameless glass details
- Custom branded feature walls and millwork opportunities
- Modernized employee café and breakout environments
- Significant on-site parking with 134 parking stalls, including accessible parking

The result is a highly curated office environment that combines architectural sophistication with practical workplace functionality — creating a space designed to attract talent, impress clients, and support long-term organizational growth.

02 SITE PLAN



PARKING:
 TOTAL PARKING COUNT: 134
 (E) ACCESSIBLE PARKING: 5
 (E) ACCESSIBLE VAN PARKING: 1

NOTE:
 SITE PLAN SHOWN FOR REFERENCE ONLY. ALL NEW WORK
 IN INTERIOR ONLY.

SITE PLAN 1
 1" = 40'-0"

GENERAL NOTES - SITE PLAN

- A. THE SITE PLAN IS PROVIDED FOR REFERENCE ONLY AND IS A FACSIMILE OF FROM THE PERMIT SET FOR THE SHELL OF THE BUILDING. EXISTING CONDITIONS HAVE BEEN VISUALLY OBSERVED ONLY.
- B. ALL WORK IS PROPOSED FOR THE INTERIOR OF THE BUILDING ONLY. NO EXTERIOR CHANGES OR MODIFICATIONS ARE PROPOSED.

ZONING / CODE INFORMATION
 All information below are taken in their original permit document of the existing building.

JURISDICTION: CLARK COUNTY
 ZONING CODE: CLARK COUNTY
 ZONE: C3 COMMUNITY COMMERCIAL
 PUBLIC WATER SYSTEM: CLACK PUBLIC UTILITIES
 PUBLIC SANITARY SEWER SYSTEM: NOT AVAILABLE
 SITE AREA: 206,067 S.F.

OCCUPANCY: A2.1 ASSEMBLY, B OFFICE, & S1 STORAGE
 OCCUPANCY SEPARATION: 1 HOUR BETWEEN A2.1 & B & S USBS

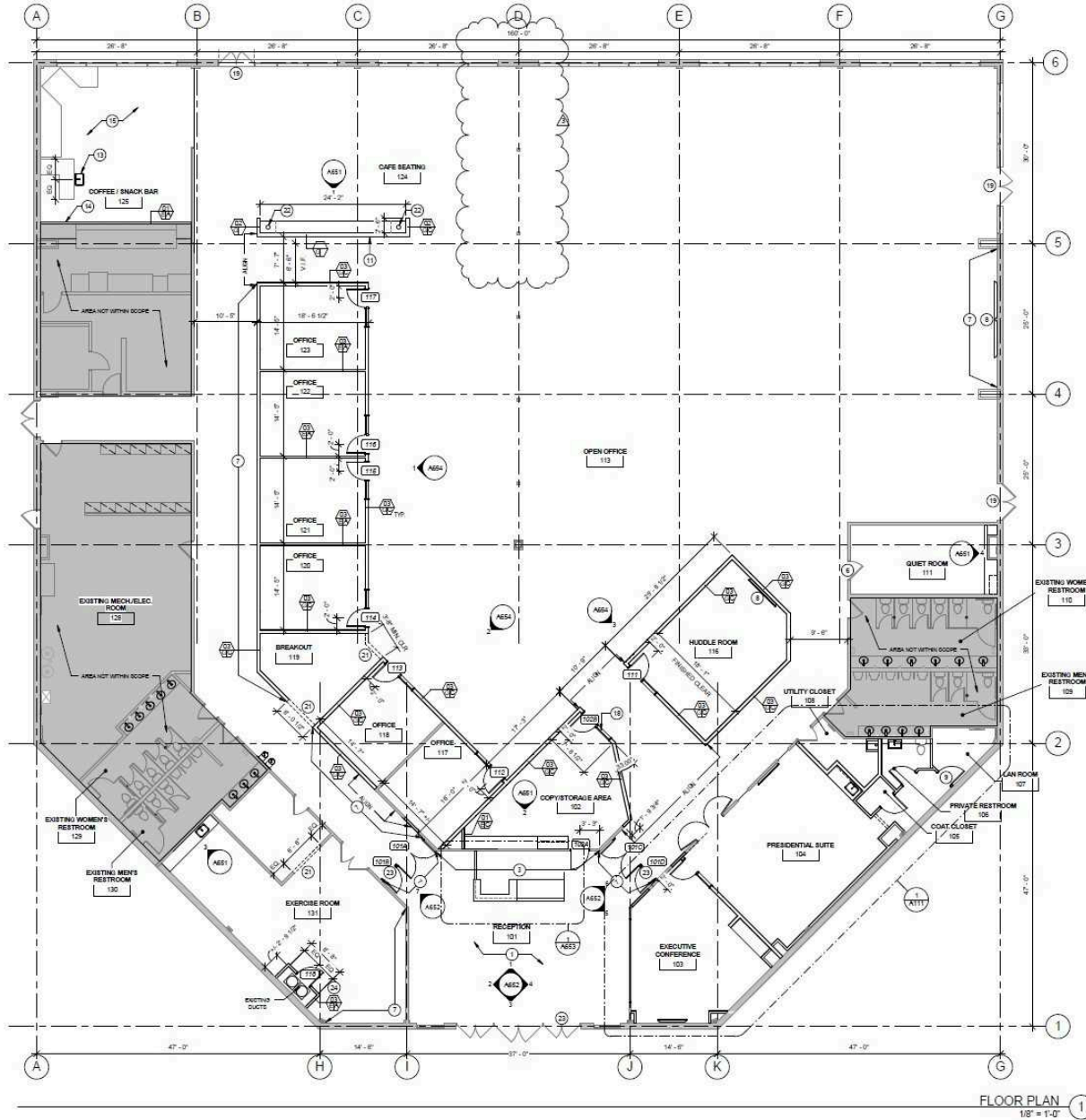
SETBACKS: FRONT - 30'-0"
 SIDE - 10'-0"
 SIDE AT STREET - 10'-0"
 REAR - 10'-0" (ADJACENT TO R ZONE)

TYPE OF CONSTRUCTION: TYPE II - 1 HOUR (SPRINKLERED)
 LOCATION ON PROPERTY SEPARATION ON 4 SIDES

ALLOWABLE AREA: 23,360 S.F.
 HEIGHT & NO. OF STORES ALLOWED: 35'-0" & 2 STORES
 ACTUAL: 28'-0" & 1 STORY

PARKING PROVIDED: 134 STALLS, INCLUDES 6 DISABLED (1 VAN)

03 FLOOR PLAN



FLOOR PLAN 1
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- A. DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED. DOUBLE ARCHES IN LISTING OF AN OPENING INDICATES LOCATION OF SETBACK INTERIOR CLEAR DIMENSIONS.
- B. WHERE DIMENSIONS ARE LISTED AS OPTICAL CLEAR THESE DIMENSIONS MUST ABSOLUTELY BE HELD FOR. ALL OPENING COMPLIANCE DIMENSIONS LISTED WITH "TYPICALLY" HAVE SOME CONSTRUCTION TOLERANCE.
- C. PATCH AREAS ADJACENT OR ADJOINING DEMOLITION WORK TO MATCH EXISTING AND/OR NEW CONSTRUCTION.
- D. ALL NEW (OR FIRM BOARD) WALL SURFACES TO RECEIVE A SMOOTH, LEVEL 4 FINISH PER ANSI STANDARDS.
- E. ALL WALLS TO RECEIVE A MINIMUM 1" OF ADDITIONAL ATTENUATION INSULATION WITHIN THE STUD CHUTE UNLESS NOTED OTHERWISE.
- F. ADDITIONAL CALL ALL WALL GLASS AND WALL MOUNTED UNITS. VERIFY PREPARATION OF SELECTED GLAZING WITH MATERIAL THROUGH A FULL TEST. PREPARE SURFACE PER MANUFACTURER'S RECOMMENDATIONS WHERE ADHESION IS NOT SPECIFIED.
- G. PROVIDE FLOOR PREP FOR A SMOOTH SURFACE PRIOR TO INSTALLATION TO MEET MANUFACTURER'S REQUIREMENTS.
- H. PROVIDE BOLD BLOCKING FOR ALL WALL MOUNTED EQUIPMENT BOTH SHOWN AND THOSE PROVIDED BY THE OWNER. SEE SHEET A500 FOR TYPICAL BLOCKING DETAILS.
- I. WITHIN GROUND SHELL PRODUCTS EITHER EXTERIOR WALL INSULATION AND VAPOR BARRIER TO THE UNDERSIDE OF THE ROOF DECK. SEAL THE VAPOR BARRIER AGAINST THE ROOF DECK WITH STRIP GUM INSULATION. GYPSUM BOARD FINISH MAY BE OMITTED AT 4' ABOVE THE ADJACENT FINISHED CEILING.
- J. MAINTAIN THE INTENT OF THE ENVELOPE VAPOR BARRIER AT ALL TIMES. SEAL ALL PENETRATIONS TO CREATE AN AIR TIGHT AND CONTINUOUS BARRIER.
- K. PROVIDE REDDISH ACCESS PANELS PAINTED TO MATCH THE ADJACENT WALL FOR ALL DOWNBAR, UTILITY AND GYM OUT LOCATIONS.

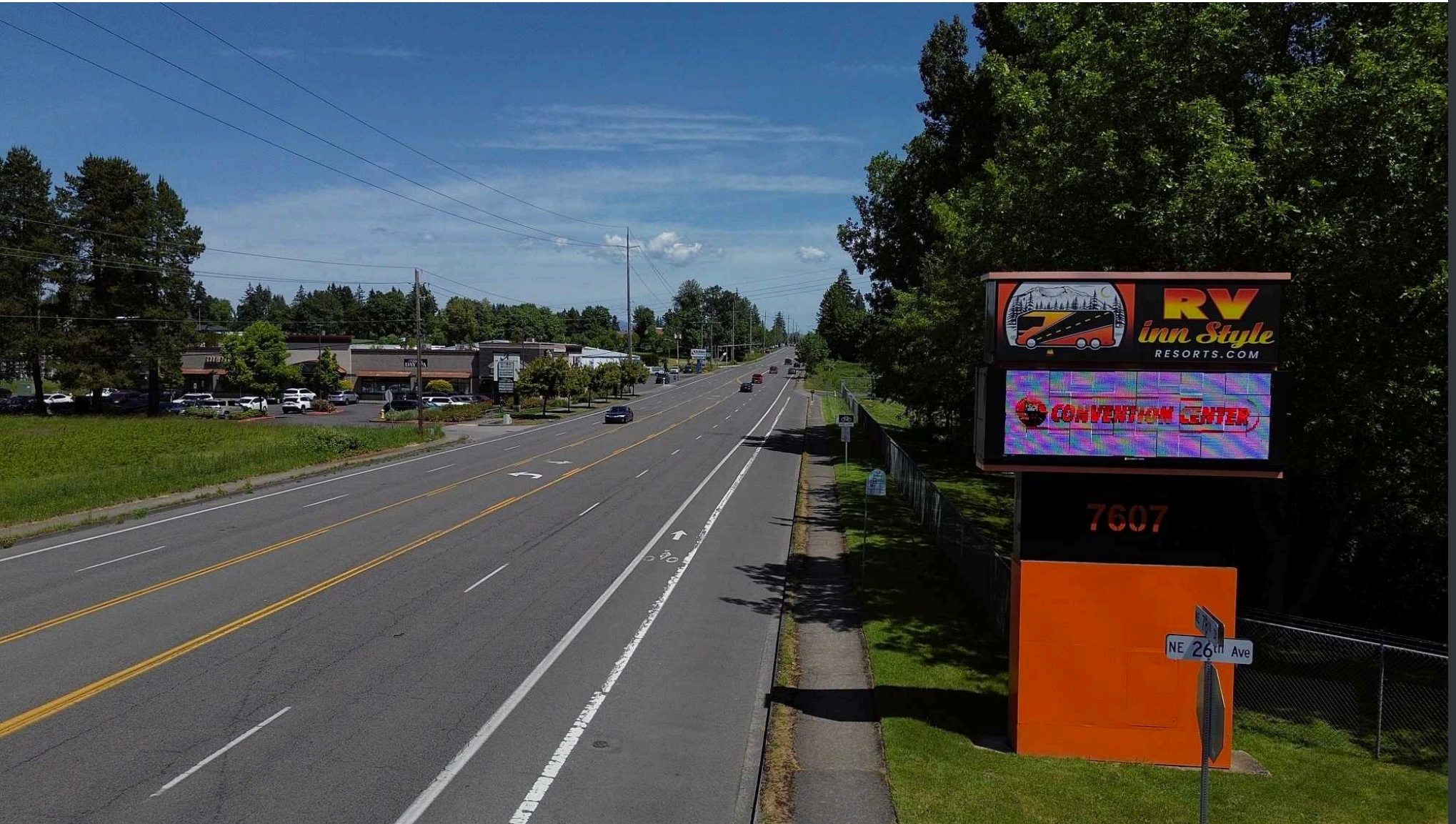
LEGEND - FLOOR PLANS

WALL TAG		STUD BITE LEADING	
---	WALL TYPE PER ACCESSIBLY	A	1" X 1" STUD (2x4) CHAIRS
---	BRACING CONDITION	B	1" X 1" STUD (2x4) CHAIRS
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04 PROPERTY PHOTOS

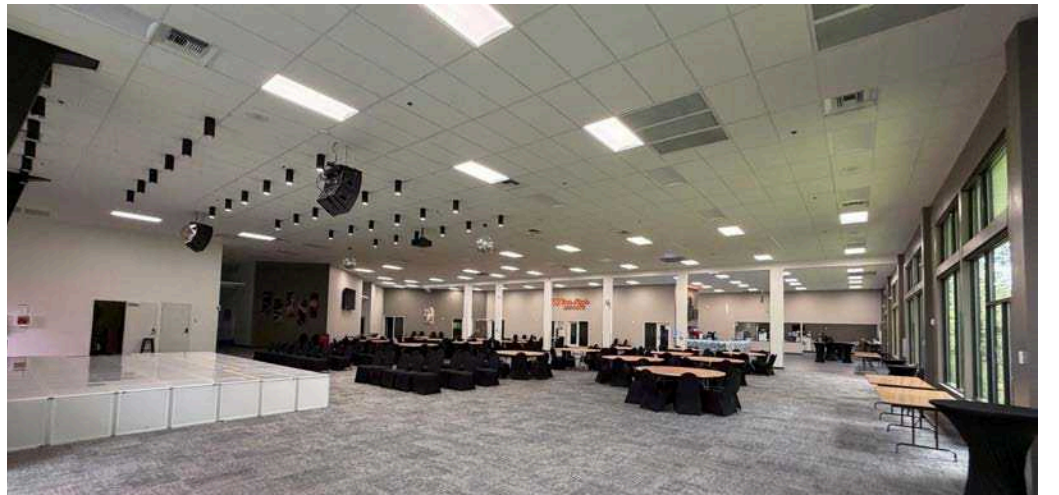
EXCLUSIVE OFFERING MEMORANDUM

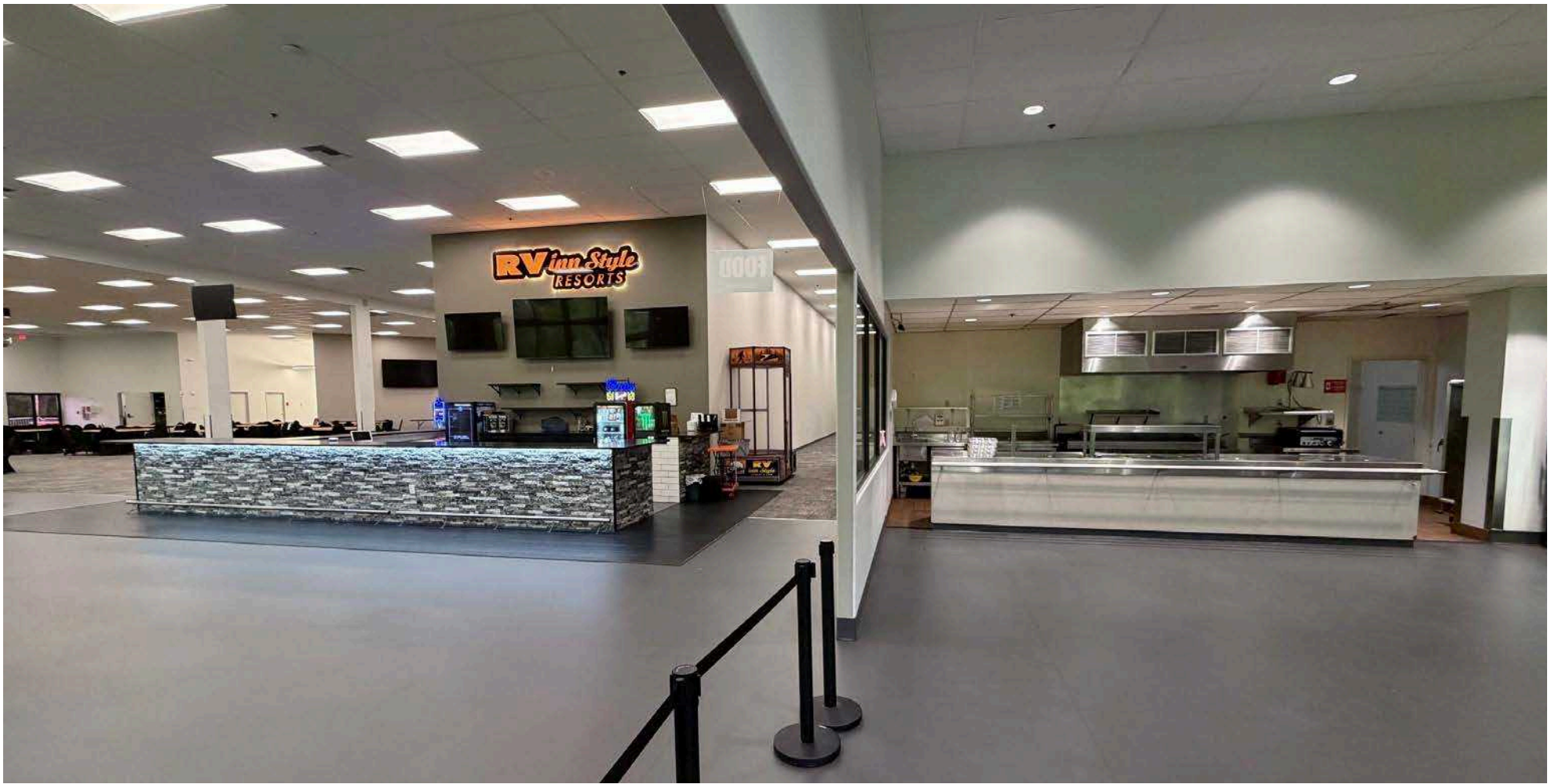
PROPERTY PHOTOS



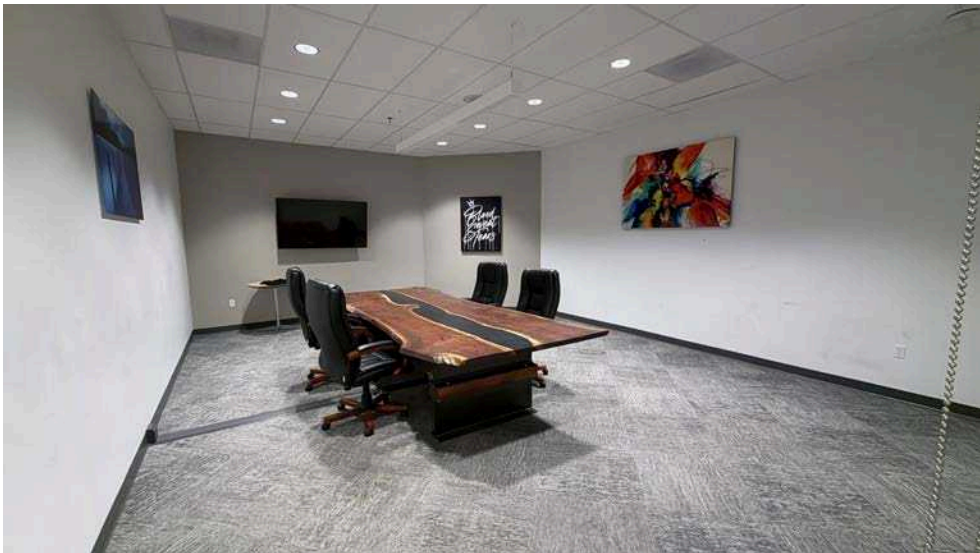
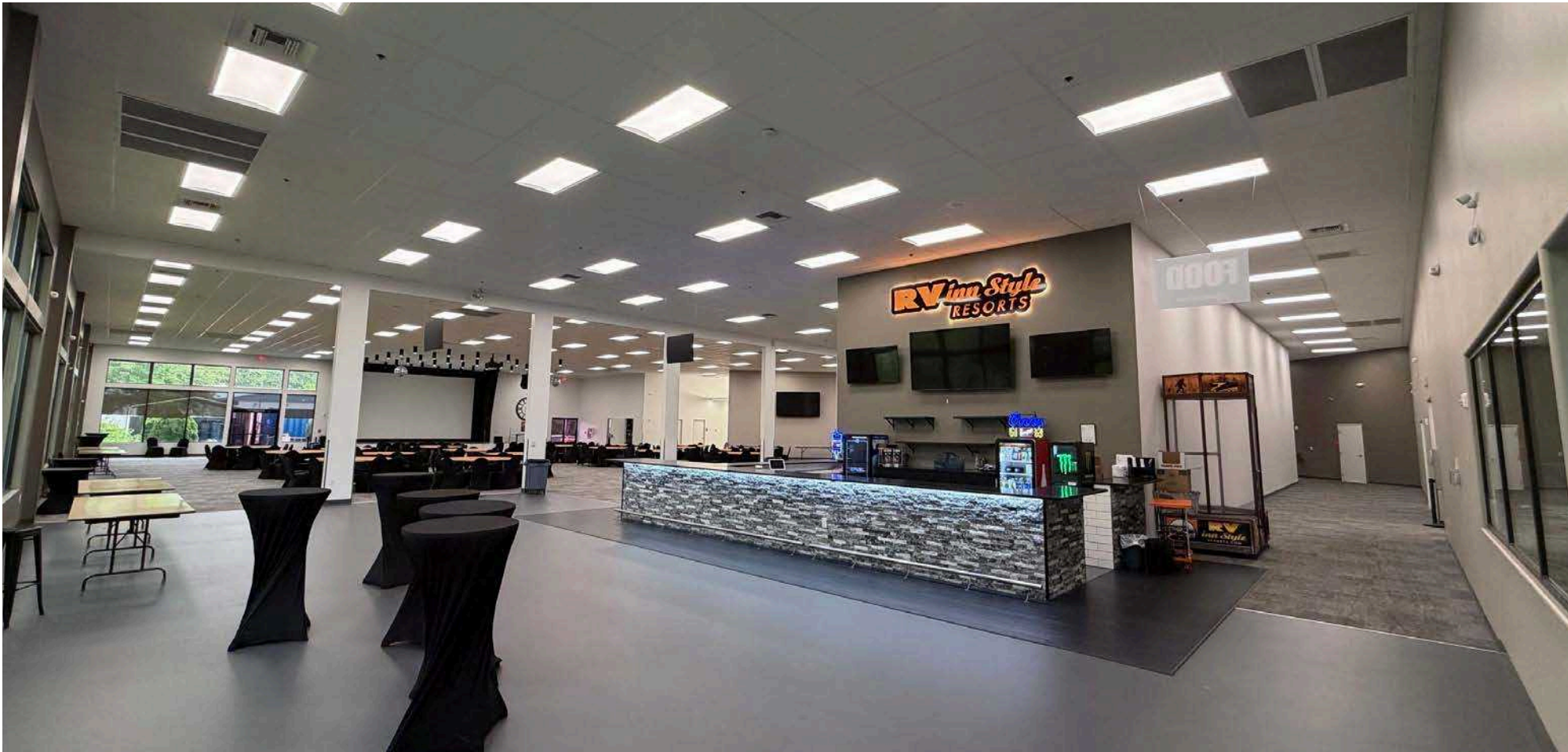










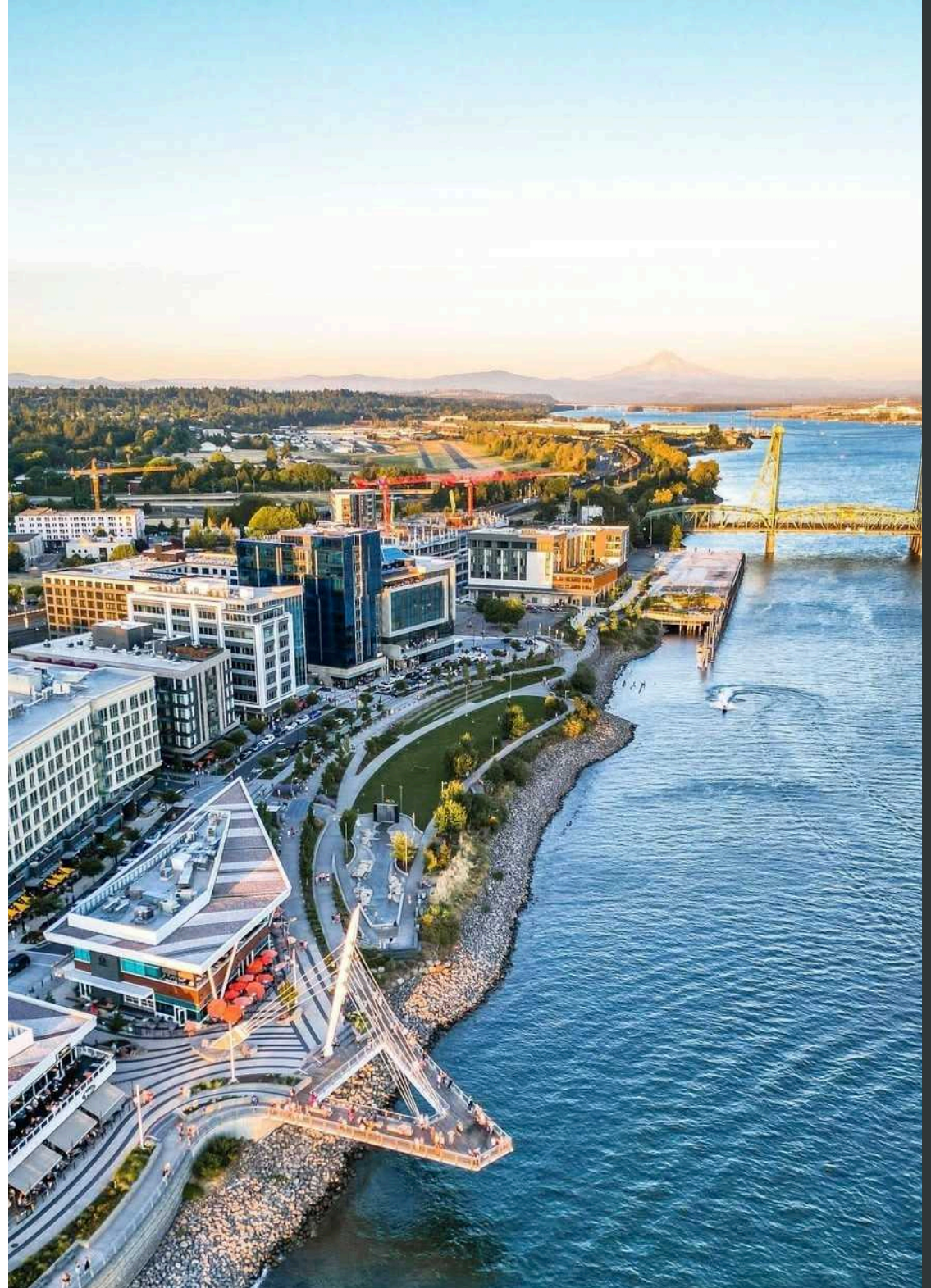


05

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

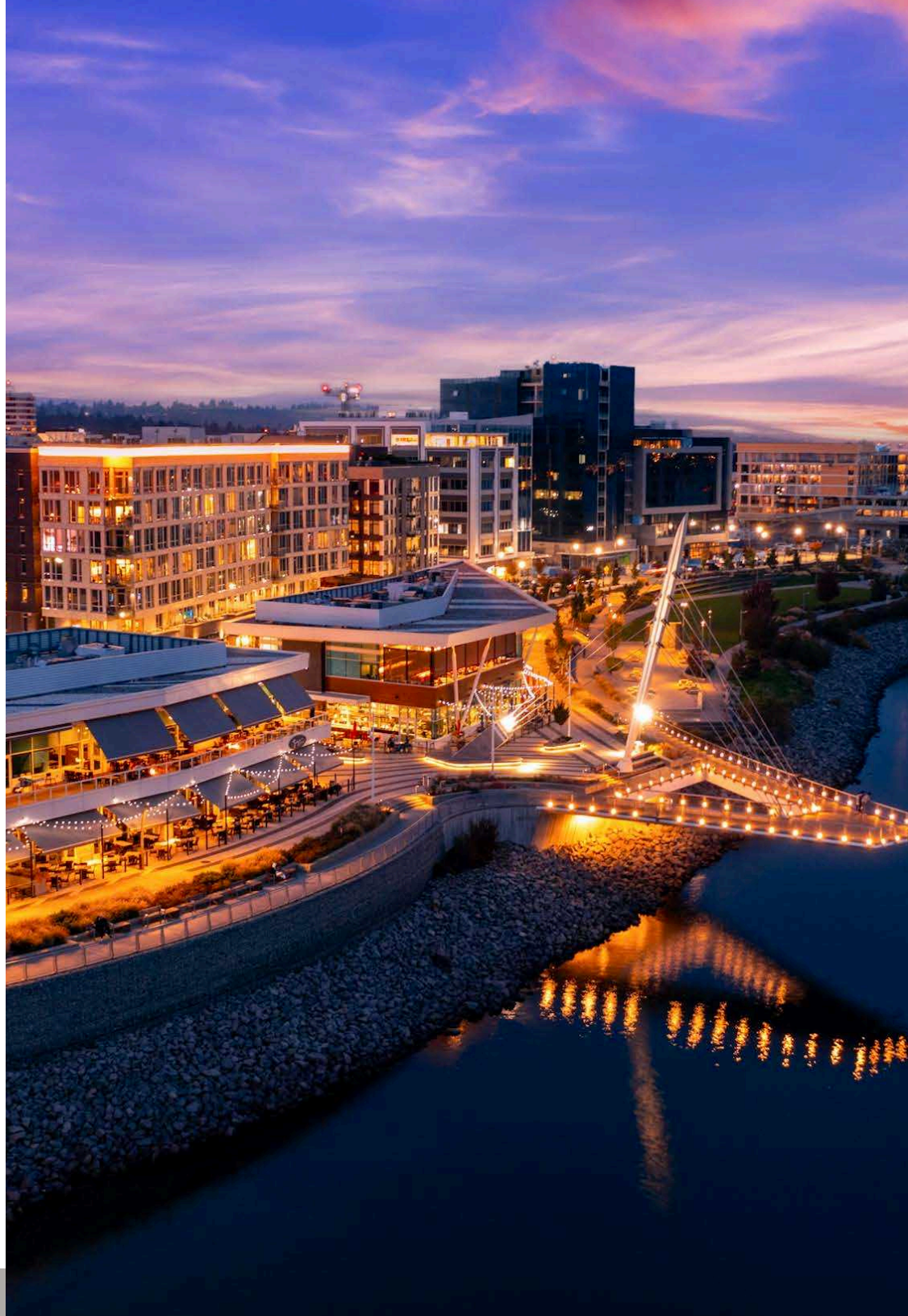
VANCOUVER, WASHINGTON

Vancouver is a city in Clark County, Washington, United States, located on the north bank of the Columbia River. Current population of Vancouver is approximately 201,800, making it the fourth-most populous city in Washington State. Founded in 1825 and incorporated in 1857, the city was originally established around Fort Vancouver, a fur trading outpost, and is situated directly north of Portland, Oregon, along the Washington–Oregon border. Vancouver serves as the county seat of Clark County and is part of the Portland metropolitan area.

Vancouver is well connected to major highways (I-5, I-205, SR 14, SR 500) for easy and convenient commuting and freight.

The city has recently adopted a Five-Year Economic Development Strategy (2025-2029) with goals such as creating quality accessible jobs, supporting small businesses, fostering innovation and entrepreneurship, and investing in vibrant, safe communities.

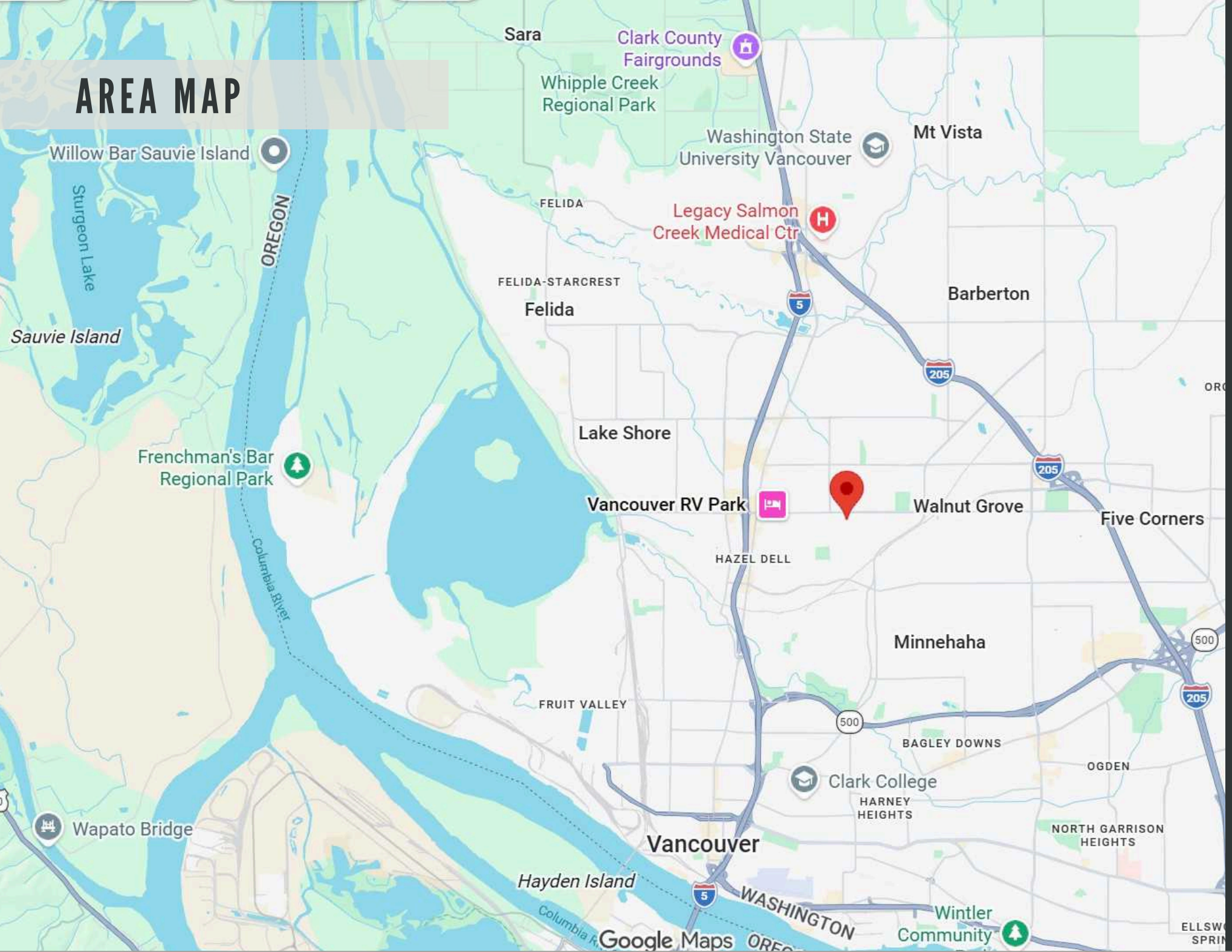
Vancouver has been investing in “employment lands” and infrastructure to encourage business development. This includes efforts like simplifying permitting, minimizing some development fees, and positioning zones for growth.



06 MAPS



AREA MAP



AREA MAP



Luke Jensen Sports Park



King's Way
Christian Schools



Hazel Dell
Community



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