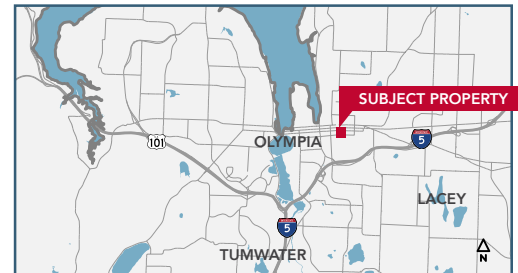




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

STANDALONE OFFICE/RETAIL WITH PARKING ON BUSY FOURTH AVE



1718 FOURTH AVE E, OLYMPIA, WA 98506

This standalone office/retail property offers a functional layout with vintage character and excellent visibility along Fourth Avenue. Featuring a combination of private offices and open space, the property is well suited for office, retail, or service-oriented users. The building includes:

- ▶ Three private offices, open work area, and one restroom in a bright space with abundant windows and natural light.
- ▶ Unfinished basement provides additional storage space.
- ▶ Heat pump with central air conditioning.
- ▶ Large monument signage with excellent visibility facing Fourth Avenue.
- ▶ Six (6) rear parking spaces provide convenient on-site parking.
- ▶ Flooring allowance with a minimum 3-year lease term.

FOR LEASE

±978 SF

**\$1,793/MONTH
MODIFIED GROSS**

CBA# 45508658



rants.group/1718-Fourth-Ave



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

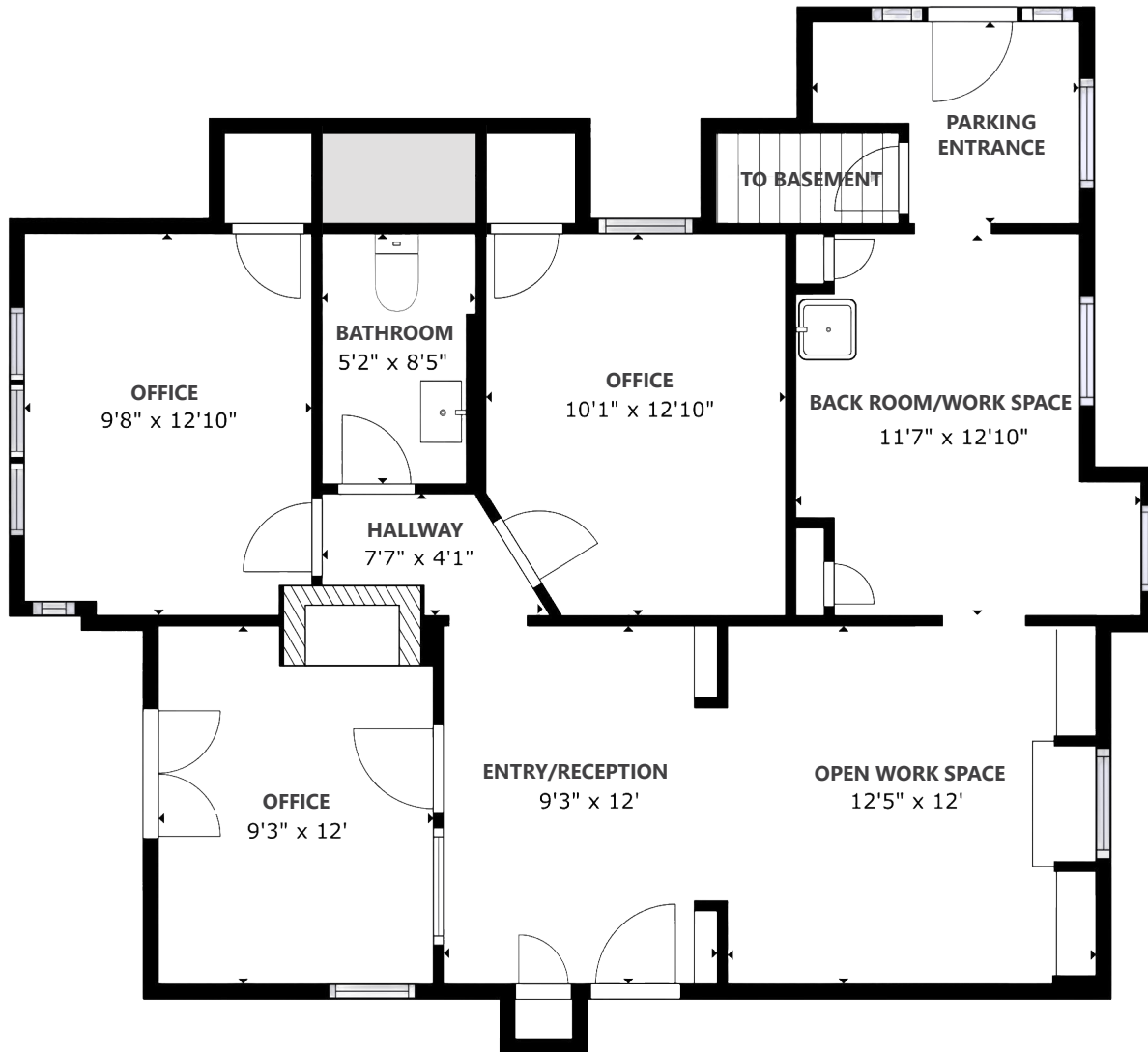
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1718 FOURTH AVE E, OLYMPIA | FLOOR PLAN - GROUND LEVEL ± 978 SF

THIS FLOORPLAN IS NOT TO SCALE



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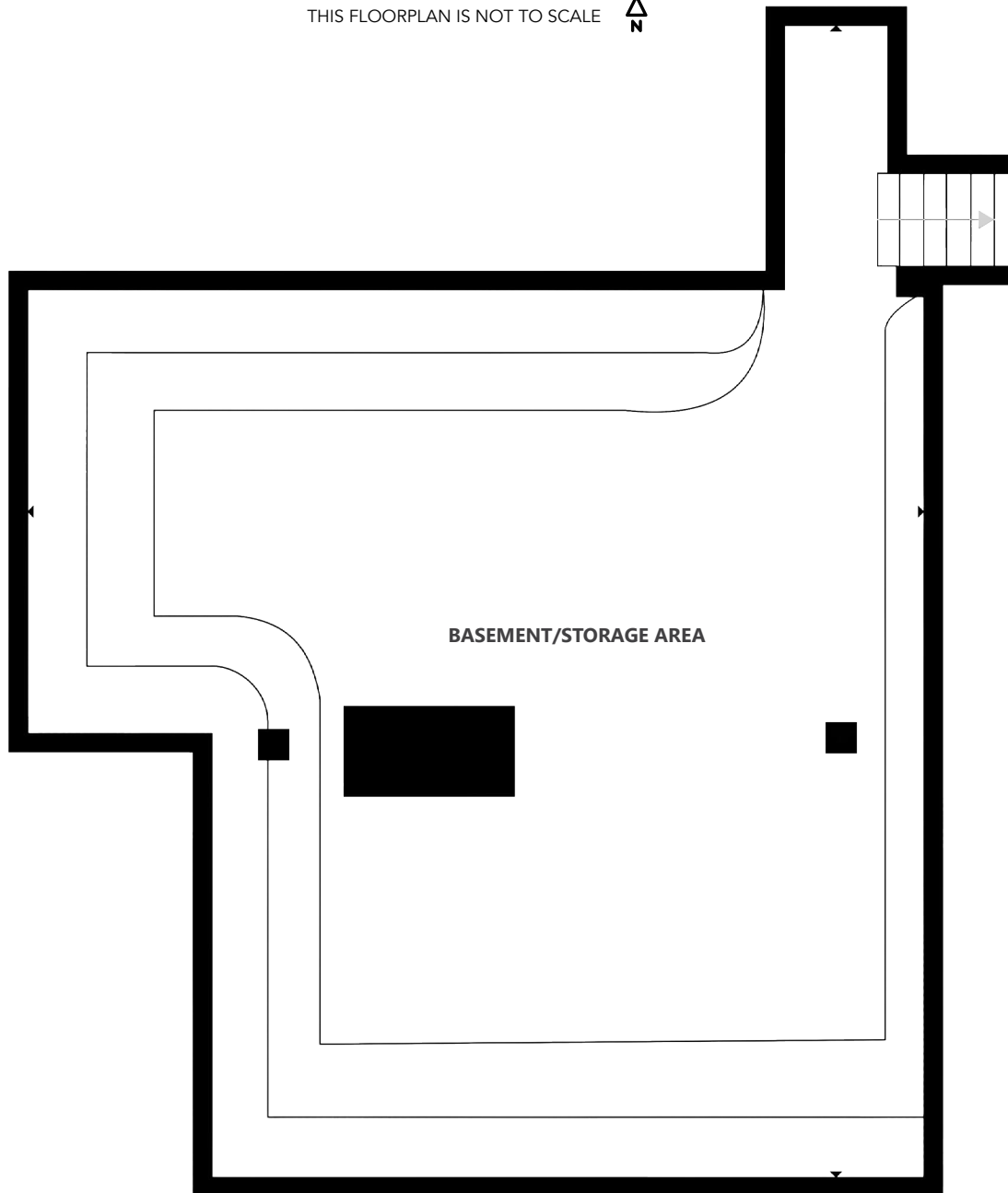
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1718 FOURTH AVE E, OLYMPIA | FLOOR PLAN - BASEMENT

THIS FLOORPLAN IS NOT TO SCALE



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1718 FOURTH AVE E, OLYMPIA | INTERIOR PHOTOS



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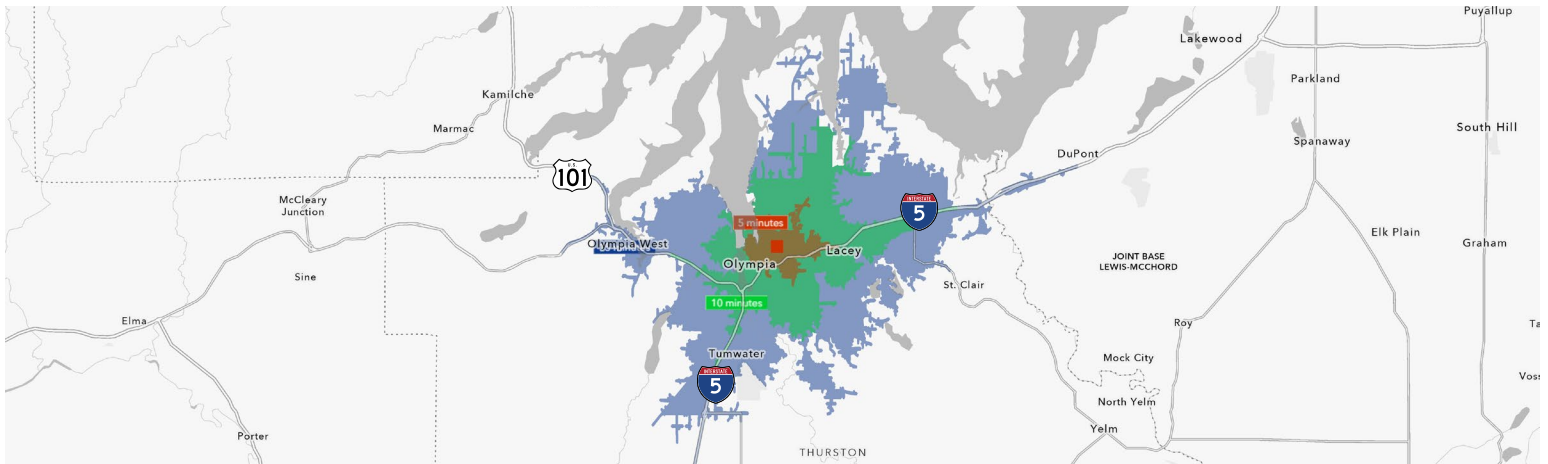
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1718 FOURTH AVE E, OLYMPIA | AERIAL MAPS



Source: Aerial Map: Google Earth (2026) - Traffic Counts: Esri Traffic Counts (2026)

5, 10, AND 15-MINUTE DRIVE TIMES



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