

# FOR LEASE

1940 Cascade Way  
Longview, WA

## PROPERTY DEMOGRAPHICS

|                       |                           |
|-----------------------|---------------------------|
| <b>PRICE:</b>         | \$16 Per SF Per Annum NNN |
| <b>BUILDING SIZE:</b> | 5,265 SF +/-              |
| <b>LOT SIZE:</b>      | 28,750 SF +/-             |
| <b>TAX ID:</b>        | 10302                     |
| <b>VPD:</b>           | 20,000 VPD +/-            |

## PROPERTY FEATURES

For Lease: Recently updated contemporary building in highly traveled location now available for lease. This building features 5,256 SF sitting on approx. 29,000 SF of land, has multiple large exterior windows allowing for a lot of natural light, an abundance of parking (approx. 47 private spaces), excellent signage opportunities, and a large monument sign along Ocean Beach Hwy. There are two entrances for optimal traffic flow; one off Ocean Beach Hwy and the other off Cascade Way. Currently being used as a gym but will be delivered in a vanilla shell and may be split into two suites. Asking \$16 per SF plus triple net. Call today to schedule your private tour or to get additional information.



**For Further  
Information  
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