

# RETAIL LEASE LOCATION

3202 OCEAN BEACH HWY  
STE 150  
LONGVIEW WA 98632

PER MONTH PLUS NNN **\$ 2,750**

BUILDING SIZE **SF 1,500**



## ABOUT THE PROPERTY

Great opportunity in this 1,500 SF space on Ocean Beach Hwy. This open & bright space has great visibility, plenty of parking, and lots of exposure with the 32,000 VPD. Currently set as a retail office configuration & the zoning allows for multiple uses. Features a reception area, a shared office space, four private offices, a private restroom and storage room. Asking lease rate is \$2,750 per month plus triple nets. potential tenant improvement allowance available to qualified tenants. Call today for additional information and to schedule your tour.

## PROPERTY DETAIL



32,000 VPD



GOOD  
PARKING



EXCELLENT  
SIGNAGE



4 PRIVATE  
OFFICES

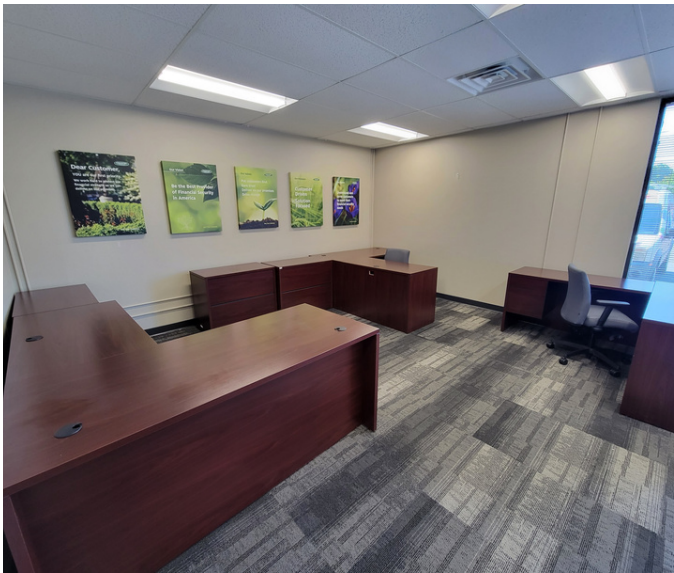


PRIVATE  
RESTROOM



CLOSE TO  
INTERSTATE 5





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# GET IN TOUCH

Chris Roewe  
Partner Broker

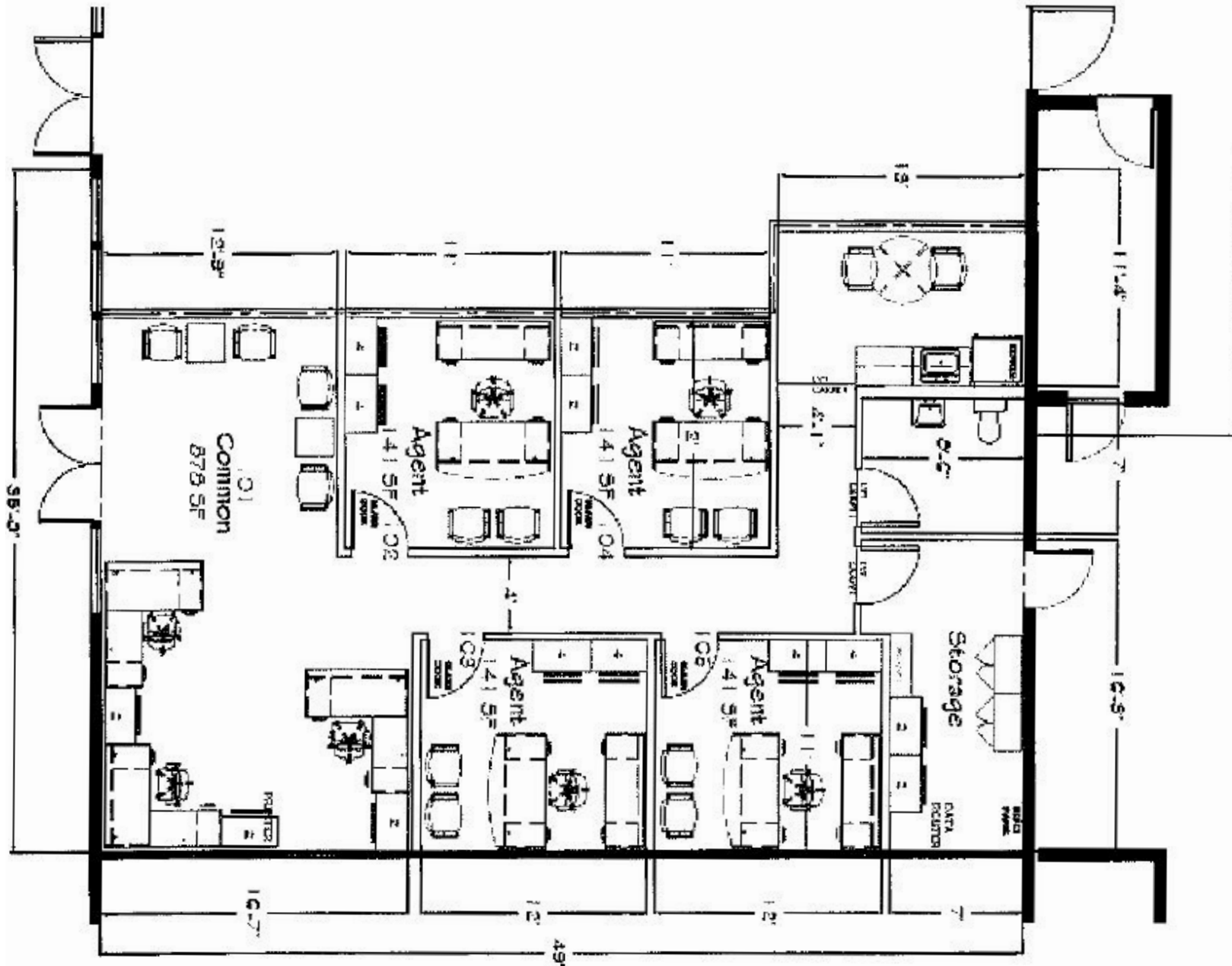
Lindsay Johnson  
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