

FOR LEASE

1610 15th Avenue
Longview, WA 98632

PROPERTY DEMOGRAPHICS

| | |
|-----------------------------|---|
| Address: | 1610 15th Avenue |
| Tax ID: | 3052909 |
| Building Size: | 5,922 SF +/- (4,774 SF +/- Ground Floor) |
| Land Size: | 30,000 SF +/- |
| Building Lease Rate: | \$16 Per SF Annum + NNN |
| Demised Space: | Starting at \$20 Per SF Annum + NNN |
| Build to Suit: | Starting at \$36 Per SF Annum + NNN <i>(Vanilla Shell w/Drive Thru min. size 1,800 SF)</i> |
| Ground Lease: | Starting at \$2.50 Per SF Annum + NNN |
| Zoning: | General Commercial |
| Traffic Counts: | Approx. 25,000 + VPD |

PROPERTY FEATURES

FOR LEASE: One of the most desired local trade areas now has availability. This building was formerly a bank/jewelry store that is 5,922 SF with a drive through that sits on approximately 30,000 SF of land. This property includes an abundance of parking, excellent signage, and traffic counts of 25,000 + VPD. The asking lease rate is \$16 per SF Annum plus Triple Nets. Build-to-Suit and Ground Lease are also available for qualified Tenants with rates to be determined. Call today for additional information.

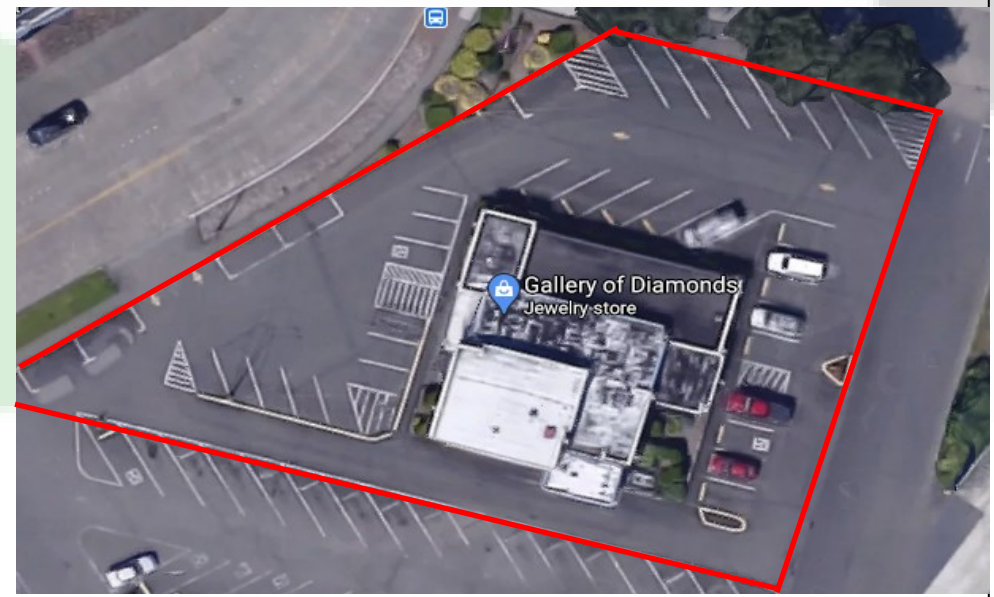
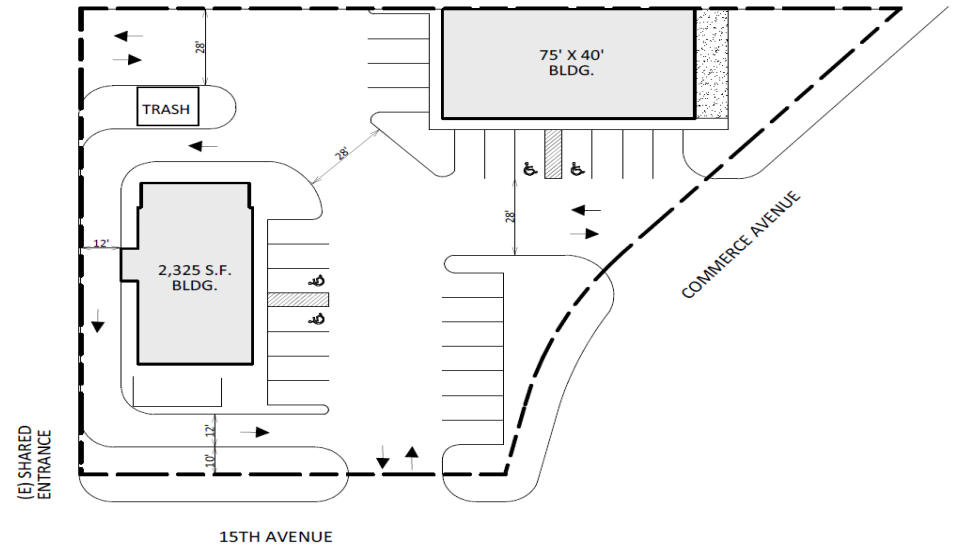


**For Further Information
Please Contact**
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The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
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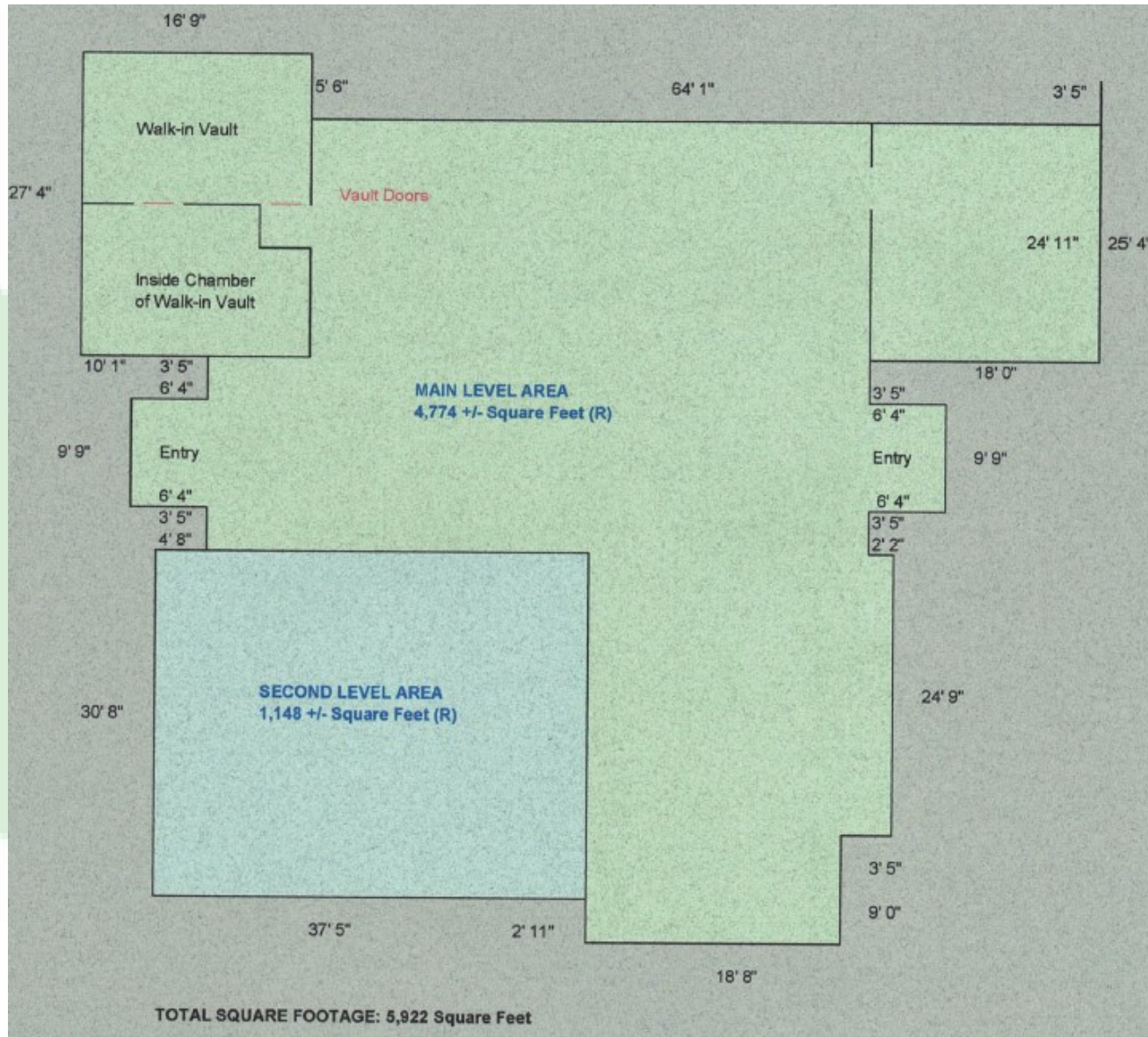


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FLOOR PLAN

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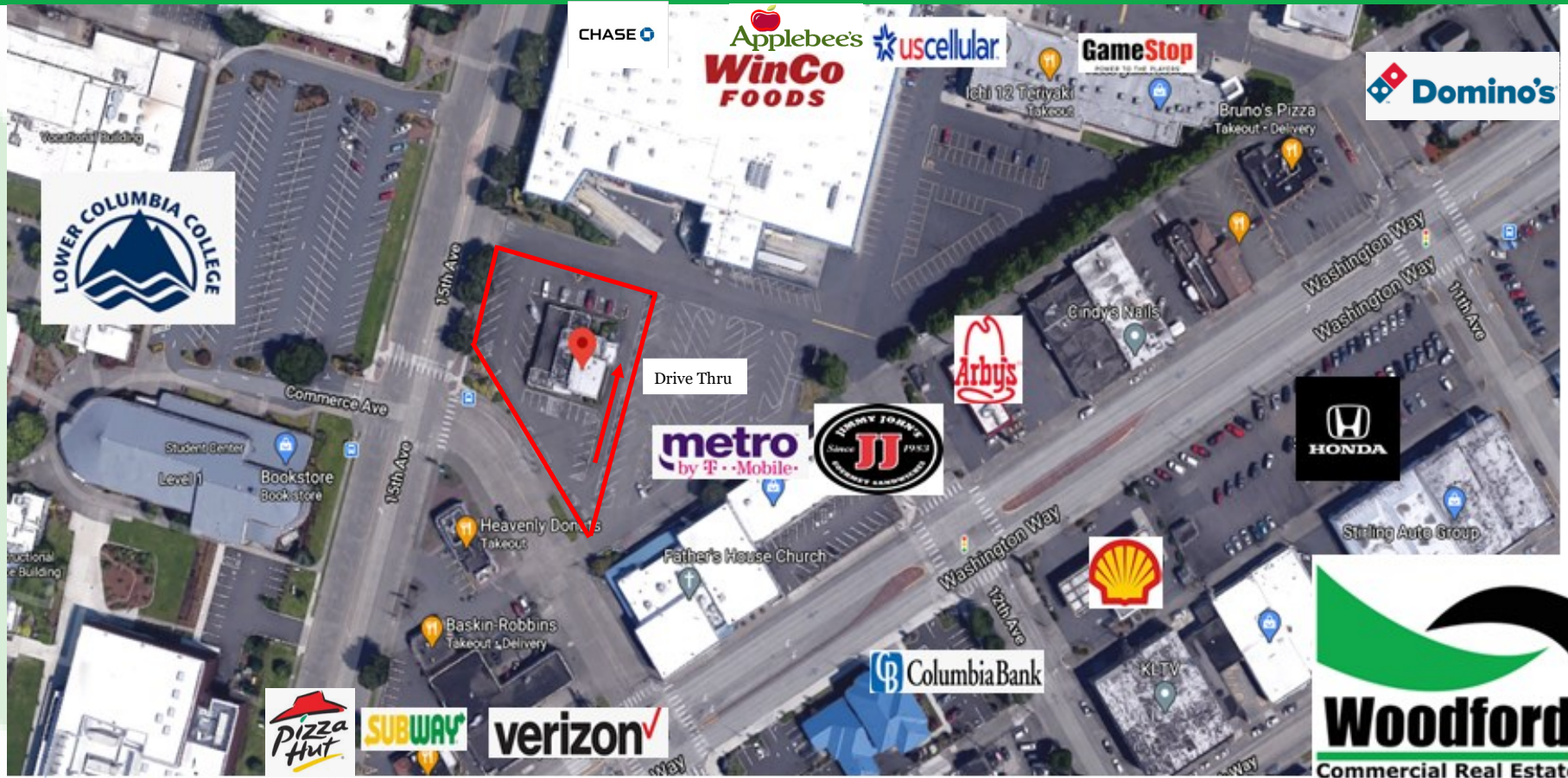
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AERIAL

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