



Washougal Town Square

1700 Main Street, Washougal, Washington

RETAIL FOR LEASE



Features

Washougal Town Square is a dynamic mixed-use development in the heart of downtown Washougal, Washington. Built to LEED Silver standards in the walkable, liveable, and re-emerging core, Washougal Town Square is a unique and lively place to do business. Come grow with us!



Contact Lone Wolf Development
Office 360.335.1945

leasing@washougaltownsquare.com | www.washougaltownsquare.com



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Office Tenants (2nd Floor)

- American Family Insurance
- American Freight, Inc.
- Auto Shipping Group, Inc.
- CWEDA
- Columbia River Realty
- Competitive Engineering
- Core Commissions
- Exit Studios
- Freiwald Financial Planning
- Grant & Elcock PLLC
- Immersive Media
- Locals For Life
- Lone Wolf Investments

Retail Space Now Available

- 11,070 SF available
- Spaces from 835 SF to 6,275 SF contiguous
- Join an eclectic mix of new and existing tenants
- Landmark building in the downtown core
- Close to the Post Office and Washougal Hardware
- Ample, secure underground parking
- Turn-key build-out packages available

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Trade Area Demographics*

2010 Population 63,349

2010 Avg. Household Income \$ 82,712

2010 Employees 20,748

*5 Mile Radius



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A Great Place For Business!



Sustainable Features

Designed and built to LEED Silver standards in 2008, green building features include:

- Distinctive Northwest architecture with wood, stone, and glass
- Public plaza with artistic rainwater fountain
- Underground parking with space for bicycles
- Natural finishes and improved indoor air quality
- High efficiency windows for improved day lighting and visibility

Be A Part Of This Exciting Downtown Environment!

Washougal has unique, small town character that makes it a destination for locals and travelers alike.

- Tourism in the Gorge draws 2 million visitors annually
- 2 blocks off SR 14 with 24,000 cars daily
- Nearby pedestrian access to the Columbia River trail
- Adjacent to the amenities of downtown, the Pendleton Woolen Mill, and the Port of Camas - Washougal



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