

FOR LEASE

LONGVIEW OFFICE SPACE

1655 Hudson St | Longview, WA 98632

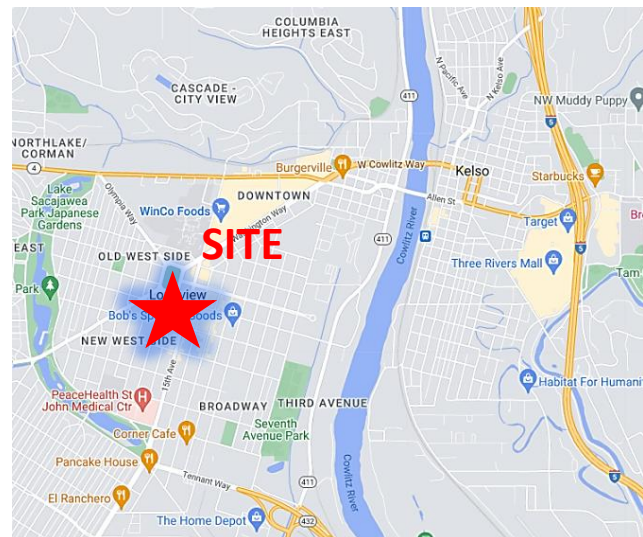


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Centrally located in Longview with easy access to anywhere in the Longview-Kelso area
- Building features a private parking lot adjacent the building
- Ample additional street parking
- Approximately 574 SF ground floor office space
- \$725/SF month (plus electric)



FOR MORE INFORMATION:

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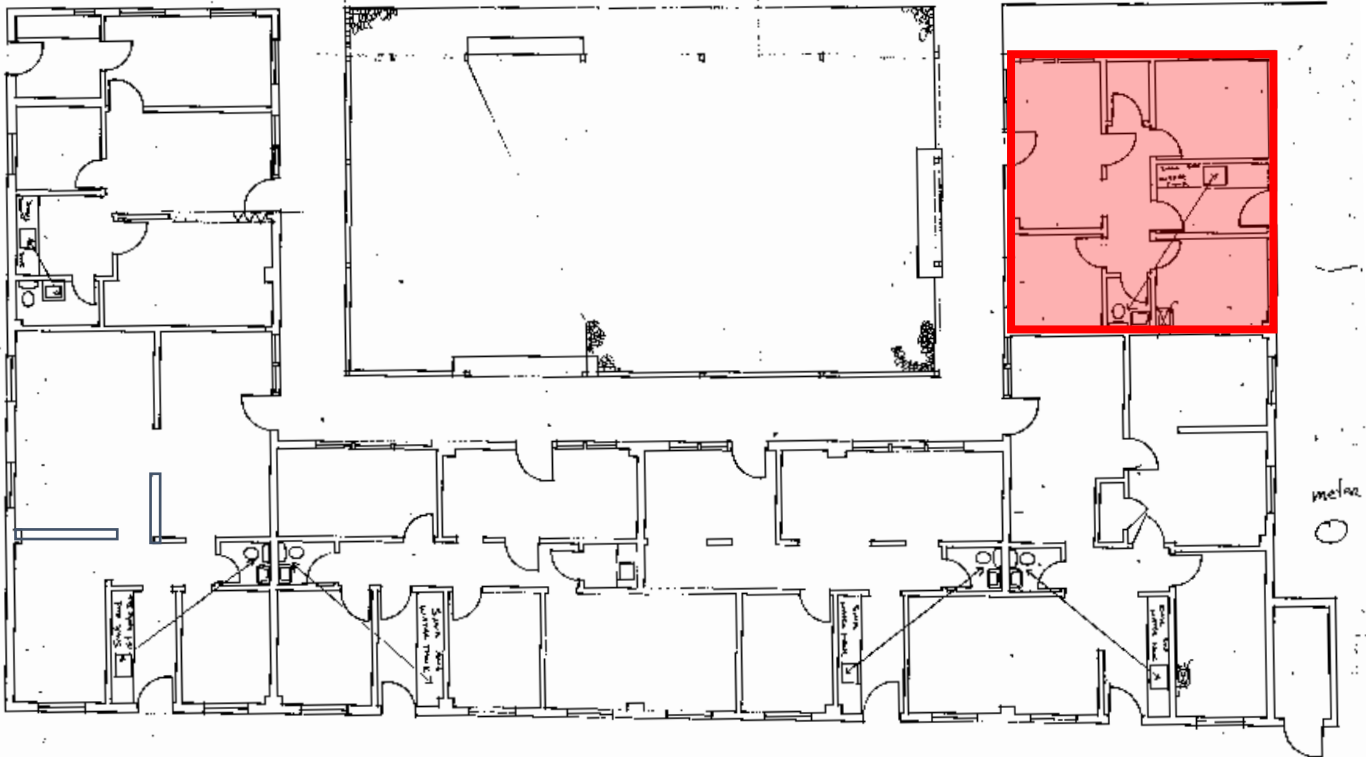
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Unit 1: 574 SF



Unit #1:

- Approximately 574 SF ground floor office space
- Space features three private offices, reception area, kitchenette and private restroom
- Unit comes with one dedicated parking space in the building's parking lot
- Tenant improvements are negotiable
- Asking price of \$725 per month (plus electricity)



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2023 DEMOGRAPHICS\$

	1 Mile	3 Mile	5 Mile
Est. Population	12,075	52,612	70,997
2028 Projected Population	12,192	53,495	72,176
Est. Average Household Income	\$55,762	\$62,746	\$67,710
Est. Total Employees	16,366	33,361	35,554

Average Daily Traffic

3rd Ave @ Hudson St N – 10,047

3rd Ave @! Hudson St S – 15,154

Ocean Beach Hwy @ 8th Ave W – 19,287

W Cowlitz Way @ 7th Ave SW NE – 30,232

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.