

OFFICE FOR LEASE

TOTEM BUILDING

2632 E Street, Washougal, WA 98671



OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| AVAILABLE SF: | 525 - 2,625 SF |
| LEASE RATE: | \$650.00 - 1,575.00 per month (NN) |
| BUILDING SIZE: | 8,000 SF |
| RENOVATED: | 2015 |
| ZONING: | Community Commercial |
| MARKET: | Camas/Washougal |

PROPERTY OVERVIEW

One 1,575 SF office and two 525 SF second level office spaces currently available. High traffic and visibility with direct frontage on E Street. Ideal location for construction group, insurance, counselor, etc. Other tenants include Craig's Plumbing Solutions, Innovative Leak Detection, pediatric clinic and contractor services.

PROPERTY HIGHLIGHTS

- Abundant Parking and Outside Storage Available
- Building Renovated in 2015
- Building Signage Available
- Diverse Tenant Mix

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

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Each Office Independently Owned and Operated kwcommercial.com

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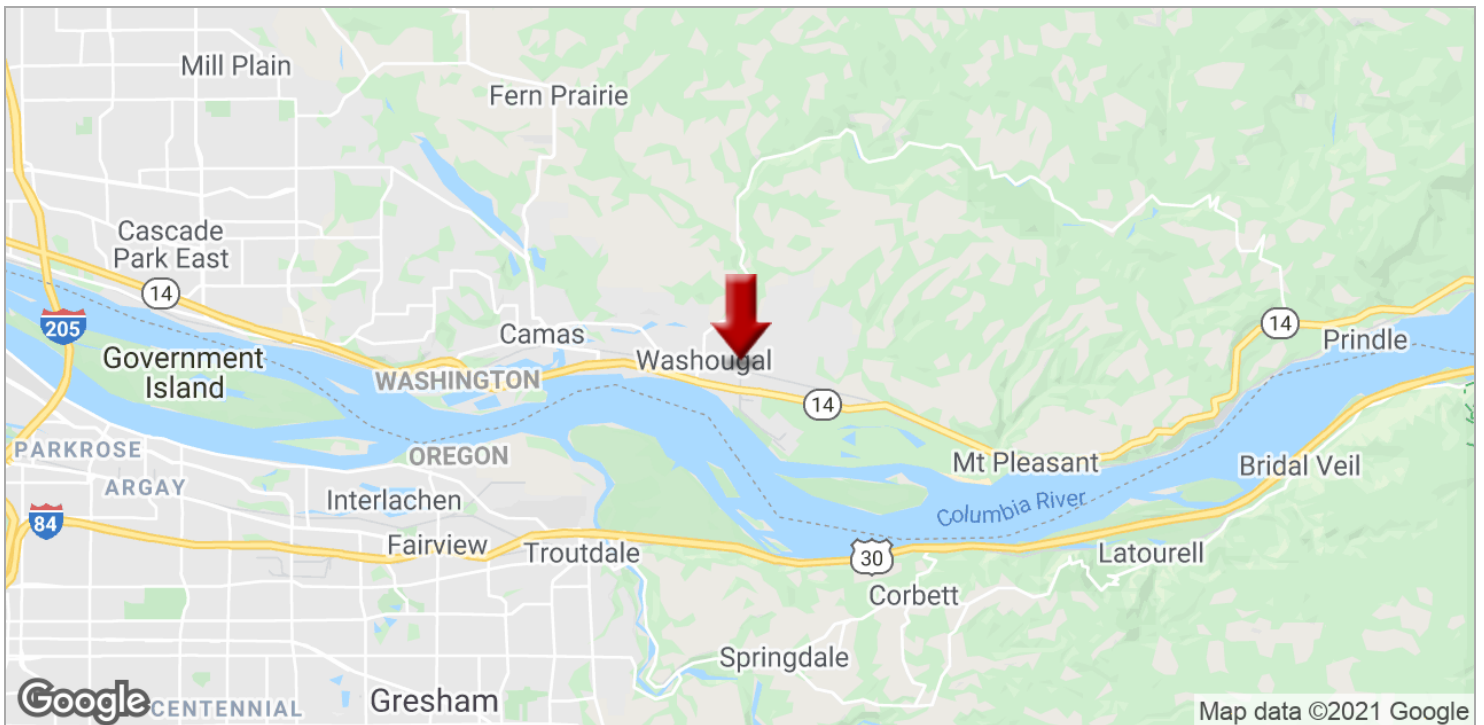
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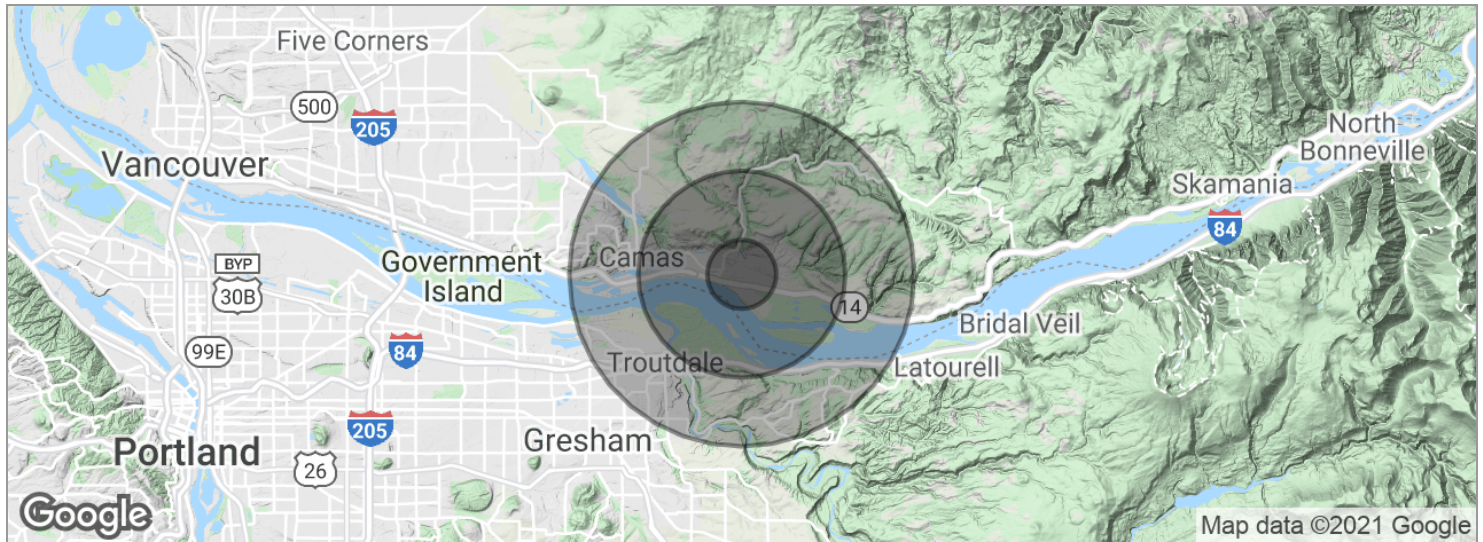
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 4,492 | 17,580 | 40,747 |
| Median age | 37.7 | 38.4 | 37.6 |
| Median age (male) | 38.2 | 38.4 | 37.1 |
| Median age (Female) | 36.7 | 38.0 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,757 | 6,805 | 15,236 |
| # of persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH income | \$71,051 | \$72,561 | \$74,970 |
| Average house value | \$215,979 | \$320,319 | \$358,774 |

* Demographic data derived from 2010 US Census

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