

FOR LEASE

THE CRAIG BUILDING

323 E 2ND ST, THE DALLES, OR 97058

*12,800 SF Retail / Office Space
Available Now in The Dalles*



YOUR NAME HERE

EXCLUSIVELY LEASED BY


Windermere
REAL ESTATE

 **Kidder
Mathews**

KIDDER.COM

THE CRAIG BUILDING



PROPERTY HIGHLIGHTS

YEAR BUILT/RENOV.	1910/2021
TOTAL BUILDING SF	18,000 (2 stories)
AVAILABLE SF	12,800 on first and second floors
LOT SIZE	0.22 AC
LEASE RATE	\$11.00 PSF MG (Modified Gross)
BASEMENT	3,144 SF
MAIN FLOOR	5,000 SF - Open floor plan, new AC programmed, TI ready
SECOND FLOOR	7,800 SF - Open floor plan, natural light, kitchen area & access to outdoors
ZONING	CBC
OPPORTUNITY ZONE	Yes
RECENT UPGRADES	New LED lights, HVAC, sprinklers, hot water heater, hydraulic elevator, skylight
POWER	120/280 3-phase
SPACE DETAILS	Vanilla shell condition Open floor plan Premises is ready for TI's

12.8K
AVAILABLE SF

\$11 PSF
MODIFIED GROSS RATE

THE CRAIG BUILDING

The Craig Building offers up to 18,000 SF of commercial space across 2 floors. This historic building is situated in the vibrant central business district that blends historical charm with modern amenities.

2021 UPDATES INCLUDE:

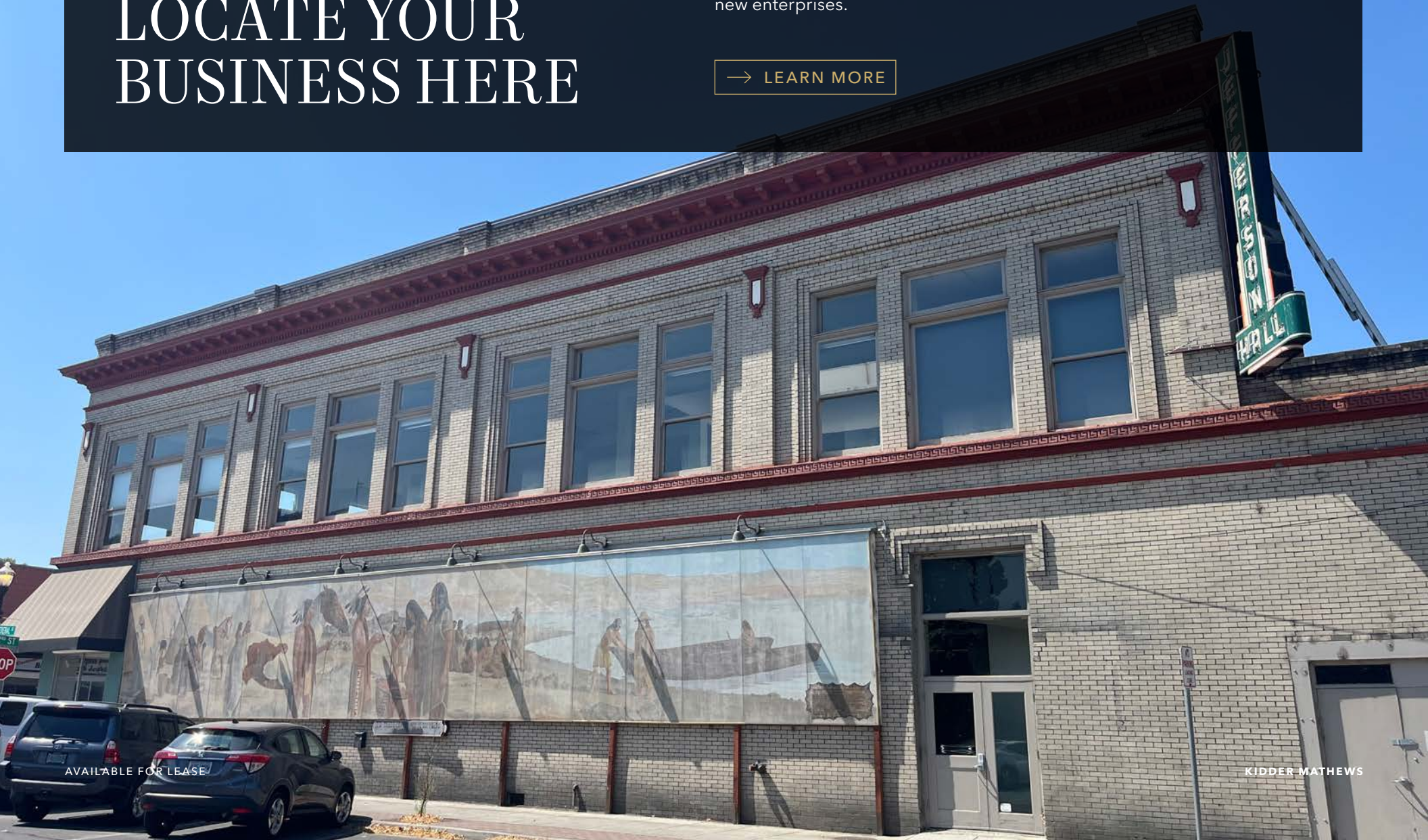
- New AC
- Hot water heater
- Replaced sprinklers
- LED lighting
- An architecturally-stunning skylight
- 120/280V 3-phase power
- A hydraulic passenger elevator



REASONS TO LOCATE YOUR BUSINESS HERE

The Dalles Economic Development Division offers programs to assist businesses and ongoing initiatives to revitalize downtown that aim to boost business and support workers, creating a thriving environment for new enterprises.

→ [LEARN MORE](#)



AVAILABLE FOR LEASE

KIDDER MATHEWS

FIRST FLOOR

Approximately 5,000 SF on first floor



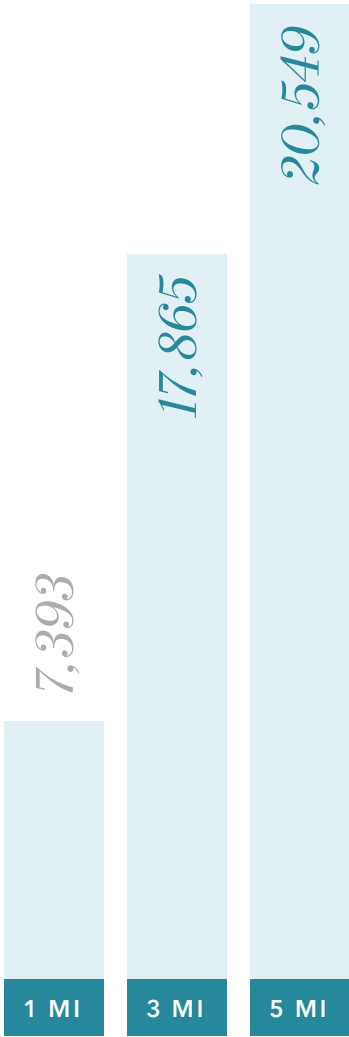
SECOND FLOOR

Approximately 7,800 SF on second floor

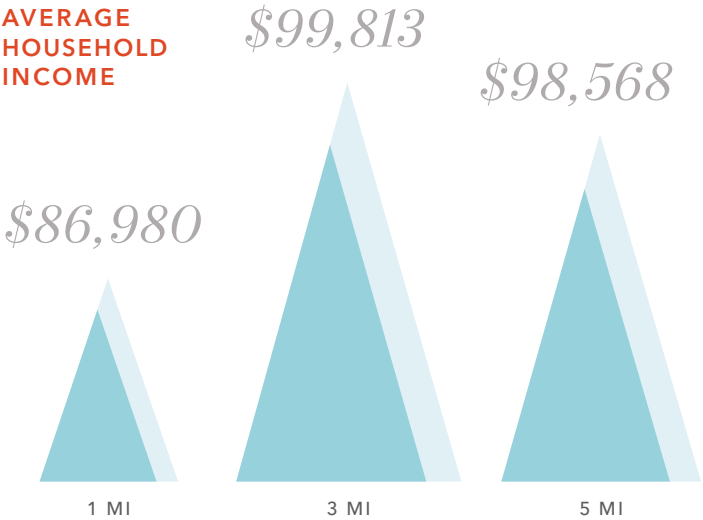


DEMOGRAPHICS

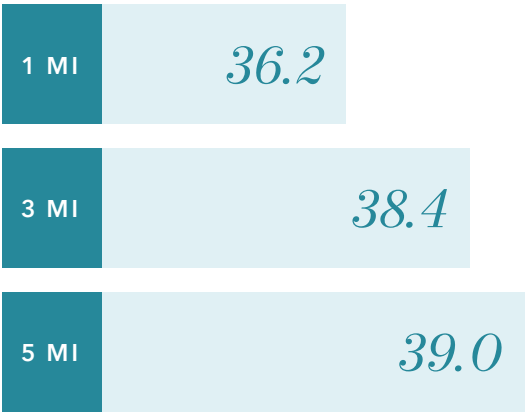
POPULATION
(EST. 2024)



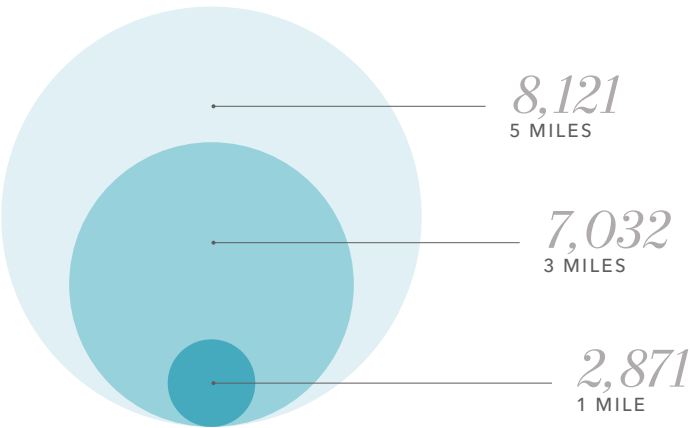
AVERAGE
HOUSEHOLD
INCOME



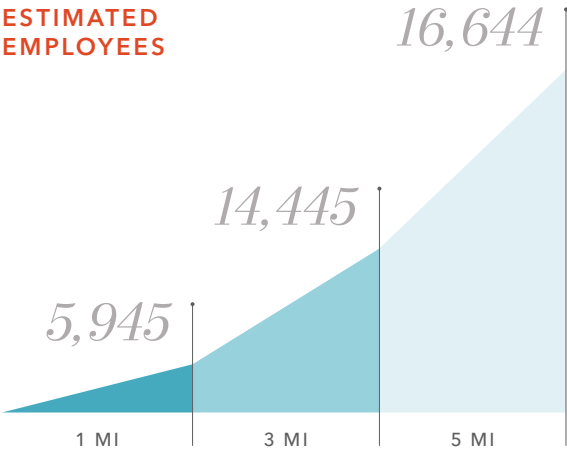
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED
EMPLOYEES



Data Source: ©2025, Sites USA

The central business district (CBD) of The Dalles, Oregon has experienced significant economic revitalization in recent years, driven by collaborative efforts among local government entities, economic development organizations & the business community.



Exclusively listed by

CARYL BROWN

Kidder Mathews

503.221.2268

caryl.brown@kidder.com

BRIAN LAUTERBACH

Windermere

503.858.5010

blauterbach@windermere.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.