

FOR LEASE OFFERING MEMORANDUM

Office Space For Lease: Historic Post Office Building, The Dalles, OR

100 W 2nd St, The Dalles, OR 97058

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective Lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, or any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAH021042

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // marcusmillichap.com

100 W 2ND STREET, THE DALLES 97058

EXCLUSIVELY
LISTED BY

BRIAN YANK

Director Investments

Portland

Direct: 503.708.2147

Brian.Yank@marcusmillichap.com

OR #201205718



Marcus & Millichap



OFFERING SUMMARY

100 W 2ND ST



Lease Rates
\$1.50 to \$3.50



Lease Structure
Full Service



Available Space
96 to 1,135 SF

LEASE SUMMARY

Historic Building:	Built 1916, Renovated 2026
Available Space:	Flexible, 96 to 1,135 SF
Term:	1 to 5-Year
Rates:	\$1.50 to \$3.50
Type:	Full-Service, Including Janitorial
Escalations:	3.00%
Available Contiguous Space:	1,135 SF

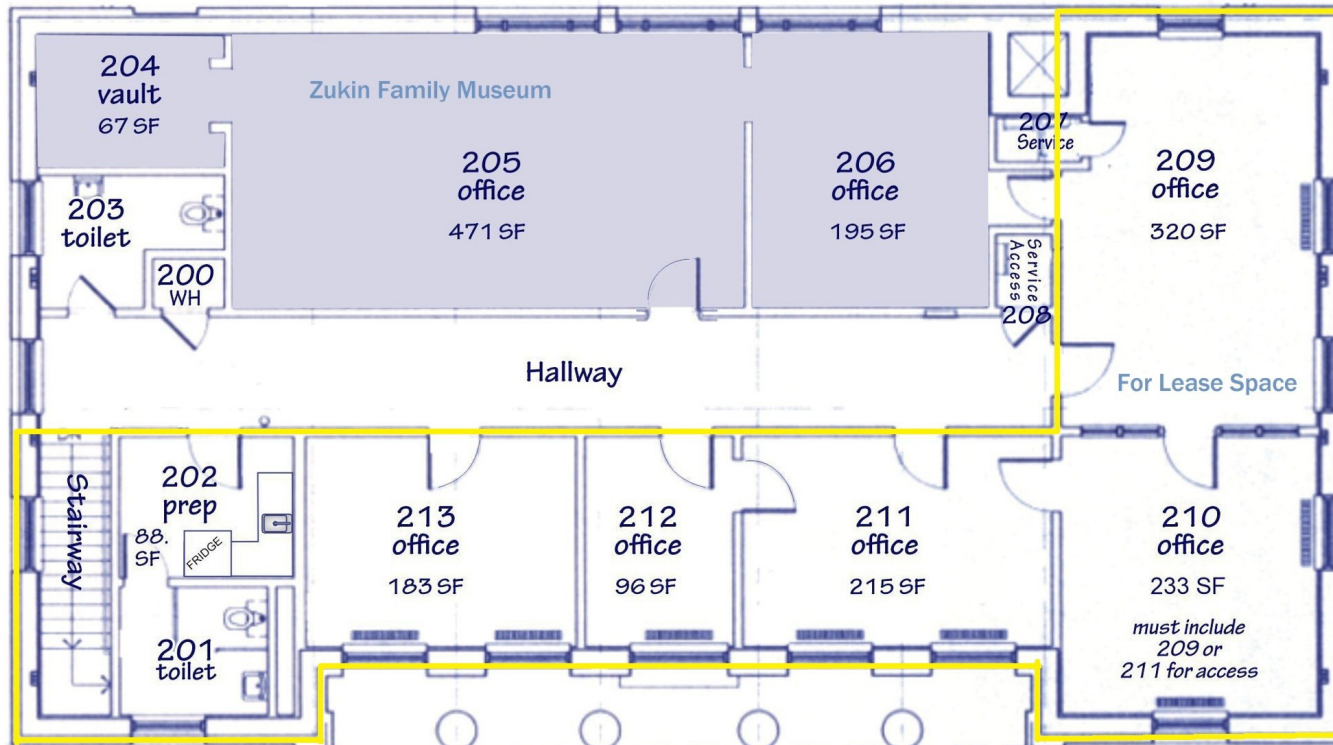
LEASE AMENITIES

Central Business District Location:	Walk to Local Businesses, Retail Shops, Restaurants
Shared Space:	Break Room/ Kitchenette
Conference Room:	Shared Conference Room Options
Parking:	Free Street Parking, With Off-Street Parking Options
Storage:	Storage Options Available



HISTORIC POST OFFICE BUILDING, THE DALLES

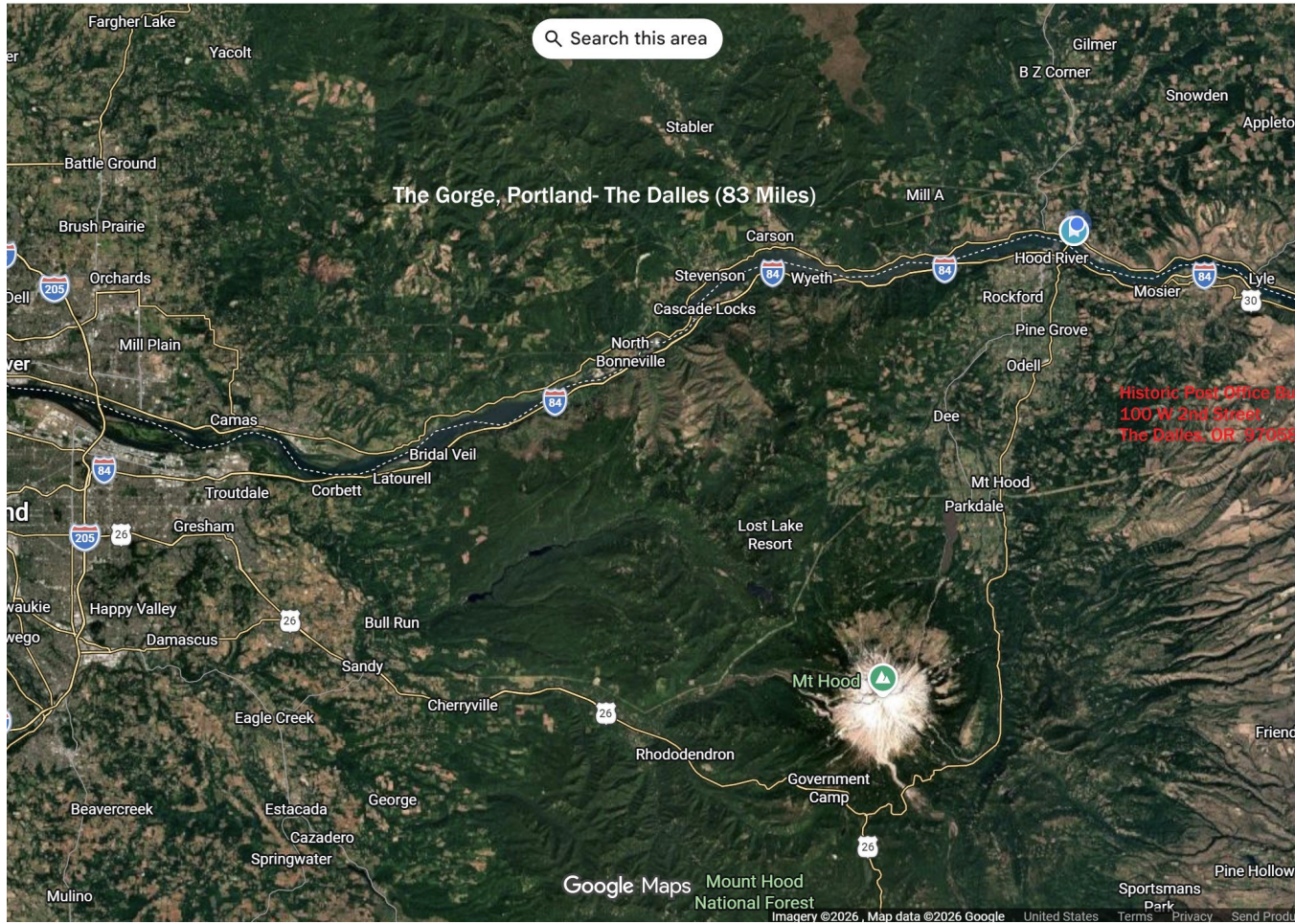
FLOOR PLANS, 2ND LEVEL



UPPER LEVEL FLOOR PLAN
100 W 2ND - THE DALLES, OR

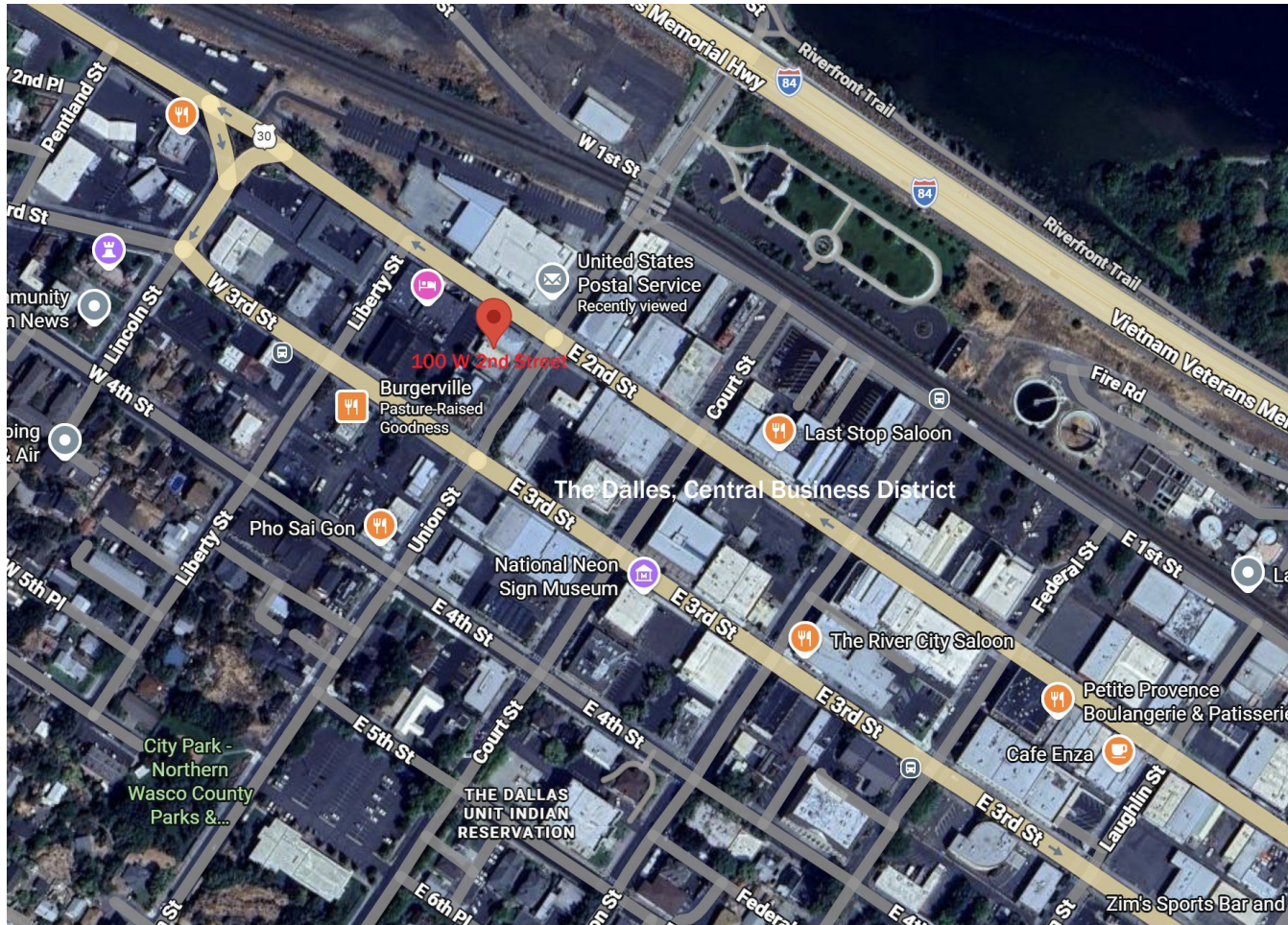
HISTORIC POST OFFICE BUILDING, THE DALLES

REGIONAL, THE GORGE



HISTORIC POST OFFICE BUILDING, THE DALLES

LOCAL, THE DALLES CENTRAL BUSINESS DISTRICT



THE DALLES

MARKET OVERVIEW

The Dalles is a historically rich city with a stable population of approximately 15,800 to 16,100 residents. Serving as the county seat of Wasco County, it functions as a primary economic and institutional hub for the Mid-Columbia River Gorge region. It's situated along the Interstate-84 corridor, offering direct highway access to major metropolitan areas including Portland, OR (84 miles west), Hood River, OR (22 miles west), Seattle, WA (263 miles northwest), Tri-Cities, WA (Kennewick/Pasco/Richland, 128 miles northeast), and Bend, OR (130 miles south)

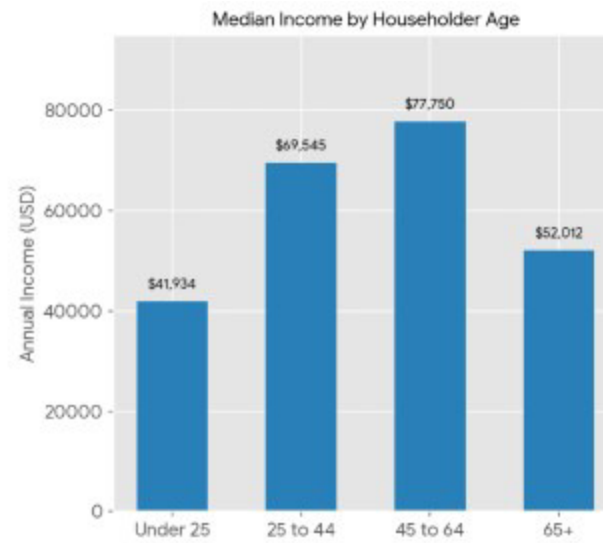
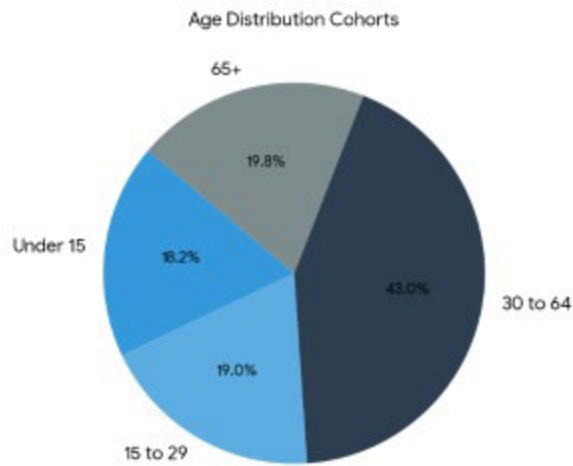
Population: Estimates for 2026 place the city's population between 15,835 and 16,110 residents. The long-term historical growth rate averages roughly 0.80% to 1.16% annually. Local planners project a slow but steady upward trend, anticipating the city will add approximately 2,800 new jobs over the next two decades. This has triggered a regional push for expanded residential housing and industrial service capacity. Economic growth drivers include:

- **Technology** anchored by digital infrastructure clusters, including Google's data center network, driven by area's affordable and renewable hydroelectric resources;
- **Healthcare & Education:** Institutions like Adventist Health Columbia Gorge and Columbia Gorge Community College act as premier employers and regional service providers.
- **Agriculture & Processing:** The surrounding landscape is a global capital for sweet cherry orchards, alongside dryland wheat production and value-added food processing facilities like Pacific Coast Producers.
- **Logistics & Trade:** Managed under the Port of The Dalles, the city leverages its extensive barge, rail (Union Pacific), and highway access to move agricultural and manufactured goods throughout the Pacific Northwest.

Income: Household earnings vary based on the age of the primary income earner, with peak earnings correlating with mid-to-late-career professions. Median Household Income is \$62,614, and Average Household Income is \$95,168 per year.

HISTORIC POST OFFICE BUILDING, THE DALLES

DEMOGRAPHICS



100 W 2ND STREET, THE DALLES, OR 97058

EXCLUSIVELY
LISTED BY

BRIAN YANK

Director Investments

Portland

Direct: 503.708.2147

Brian.Yank@marcusmillichap.com

OR #201205718



Marcus & Millichap