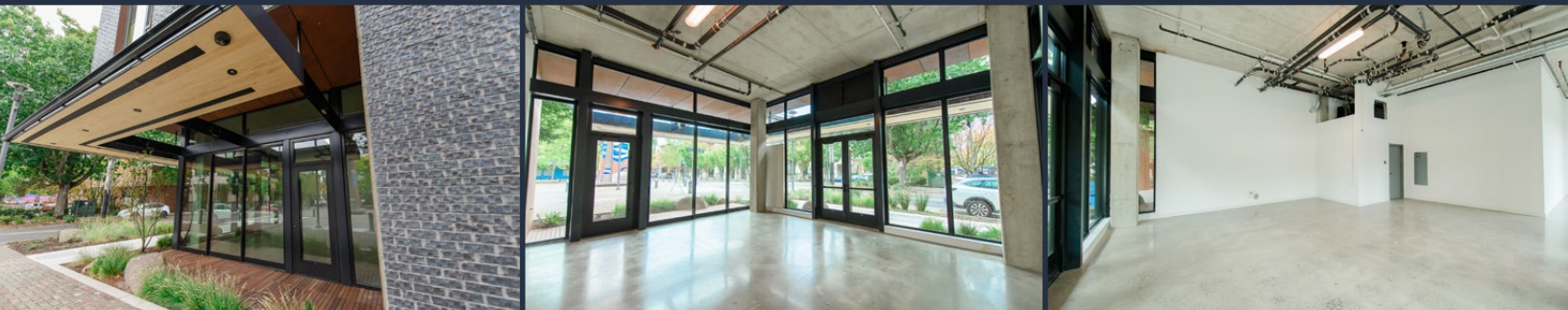
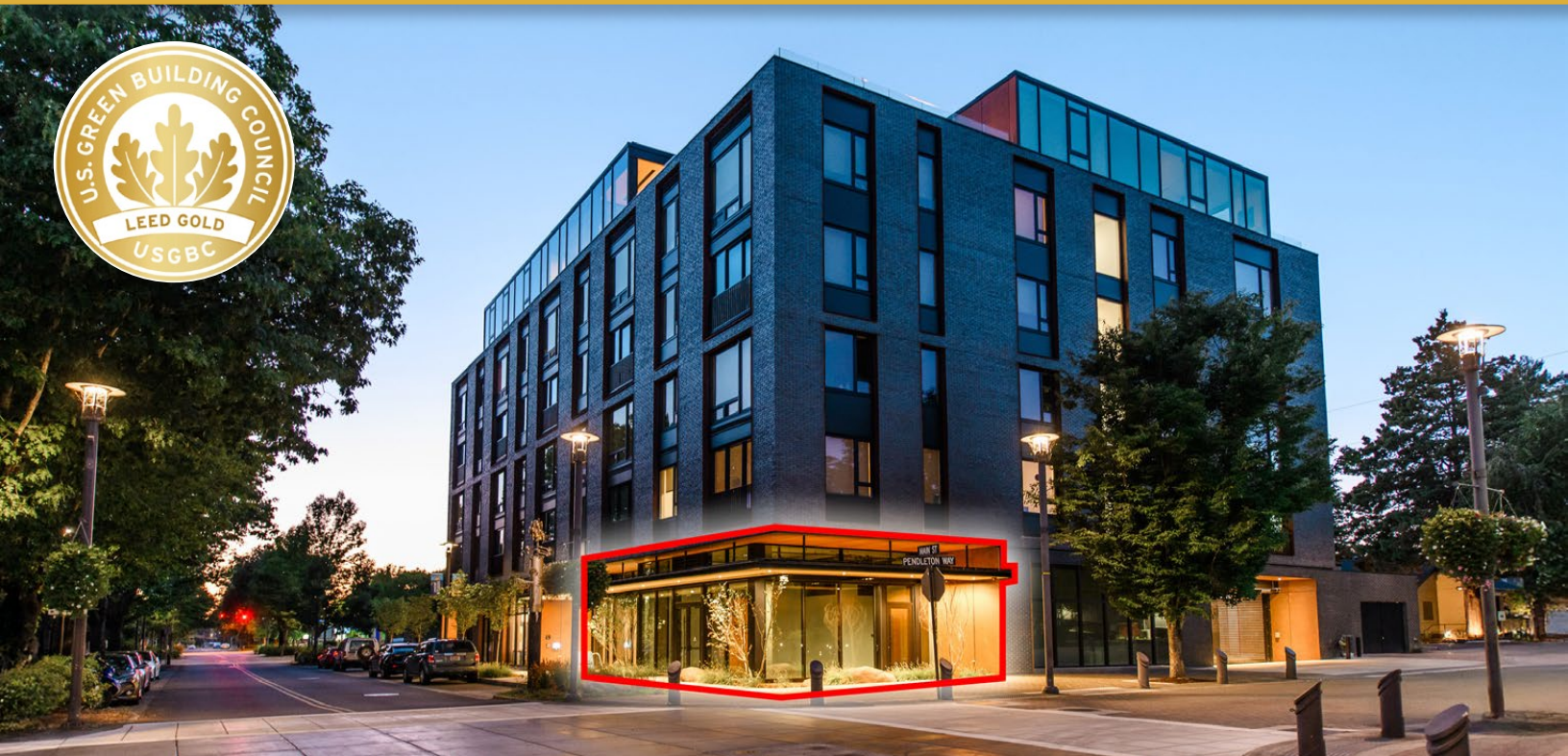


# FOR LEASE

1,285 SF | \$35/SF/YR. NNN

## Downtown Washougal Retail at The Walden LEED Gold Certified Mixed-Use Development

1625 Main Street, Washougal, WA 98671



### PROPERTY DETAILS

<b>Suite A:</b>	1,285 SF
<b>Lease Rate:</b>	\$35/SF/Yr. NNN
<b>Delivery:</b>	Vanilla Shell Condition
<b>Zoning:</b>	Town Center – Commercial (TC-C)
<b>Parking:</b>	Ample street parking

### HIGHLIGHTS

- Flexible 1st generation retail space for boutique, service, wellness, or café/restaurant users
- LEED® Gold certified mixed-use development
- Built-in clientele with 46 high-end apartments above
- High visibility corner location in Downtown along Main Street
- Near shops, restaurants, waterfront pathways, and river recreation

Joe Sandahl, CPM®, CCIM | Matt Sichel, Broker  
Dan Kemp, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
541.383.2444 | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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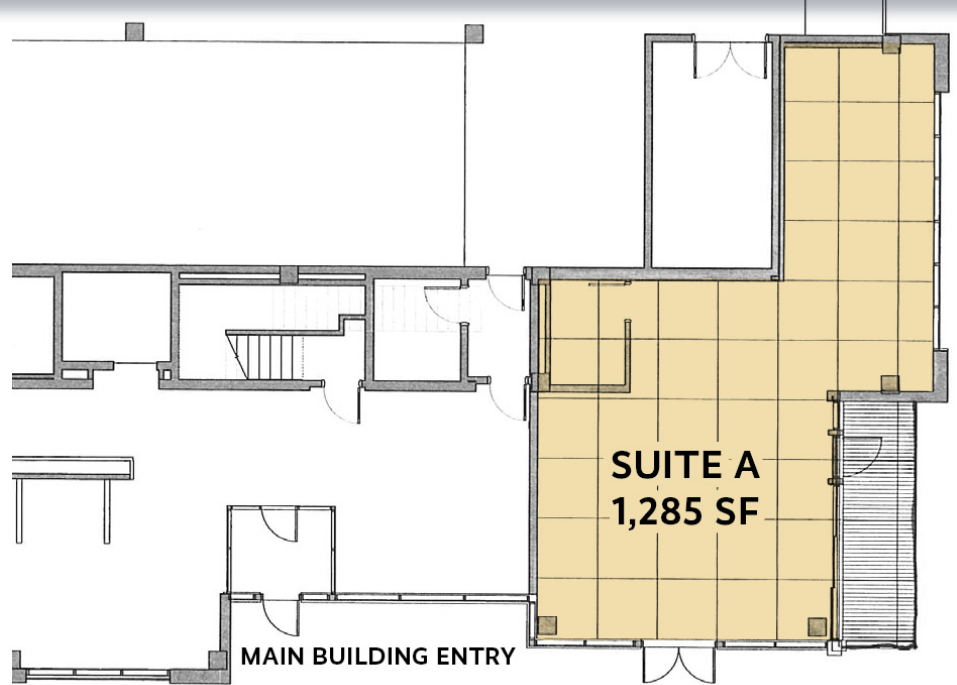
REAL  
ESTATE  
SERVICES

# FOR LEASE

## 1,285 SF | \$35/SF/YR. NNN

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