

FOR LEASE

THE BOWERS BUILDING

1338 Commerce Ave | Longview, WA 98632



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



PROPERTY HIGHLIGHTS

- High profile mixed-use building centrally located in downtown Longview
- Close to Tennant Way, providing easy access to I-5 and the general Longview-Kelso area
- Excellent visibility with over 15,000 VPD from the corner of Commerce and Broadway
- Available office space:
 - Suite E, plaza level, +/- 1,125 RSF
 - Suite F, plaza level, +/- 1,109 RSF
 - Suites 201-202, 2nd floor, +/- 1,182 - 2,480 RSF
 - Suite 305-306, 3rd floor, +/- 1,119 - 3,627 RSF
 - Suite 309, 3rd floor, +/- 8,500 SF- Available 12/2025
- The building features a good mix of national, regional and local tenants



FOR MORE INFORMATION:

Paul Young
360.597.0565 | pyoung@fg-cre.com

FOR LEASE

THE BOWERS BUILDING

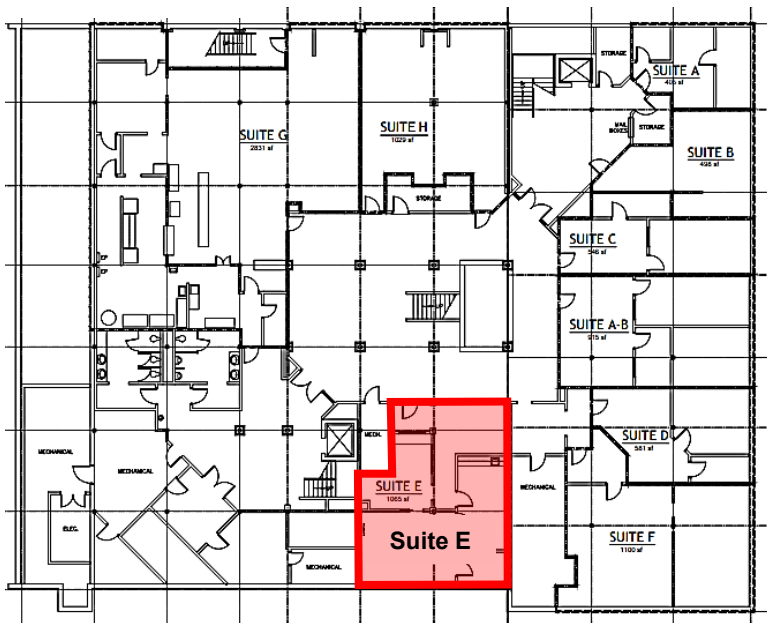
1338 Commerce Ave | Longview, WA 98632



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



Plaza level



Suite E

- Approximately 1,125 RSF featuring a reception area, several private offices, and two sinks
- Windows in the interior atrium and skylights to the exterior provide abundant natural light
- \$10.00/SF/year NNN



FOR LEASE

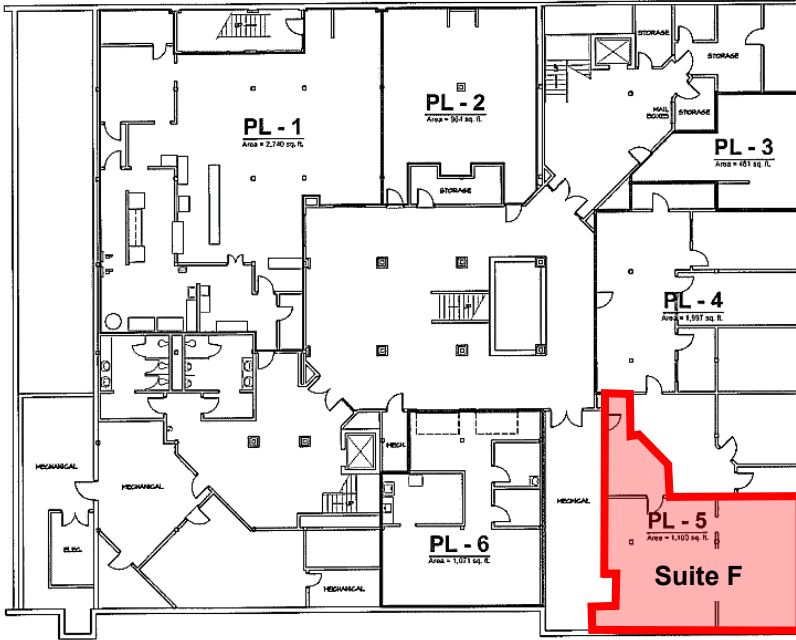
THE BOWERS BUILDING

1338 Commerce Ave | Longview, WA 98632



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

Plaza level



Suite F

- Approximately 1,109 RSF office space featuring three private offices and large open bullpen work area
- \$6.00/SF/year NNN



FOR LEASE

THE BOWERS BUILDING

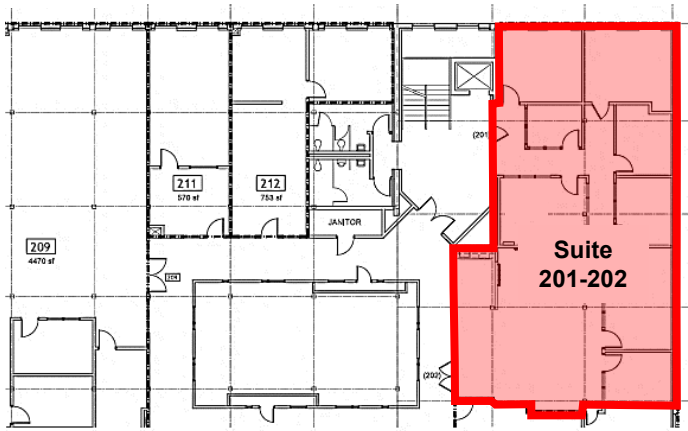
1338 Commerce Ave | Longview, WA 98632



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



2nd floor



Suite 201-202

- Approximately 2,480 RSF office space, subdividable to as small as 1,182 RSF
- Space features multiple private offices, kitchenette area, and a large front reception area
- Multiple windows and a corner location provide abundant natural light
- \$10.00/SF/year NNN for full space, \$12.00/SF/year NNN for subdivided space



FOR LEASE

THE BOWERS BUILDING

1338 Commerce Ave | Longview, WA 98632



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

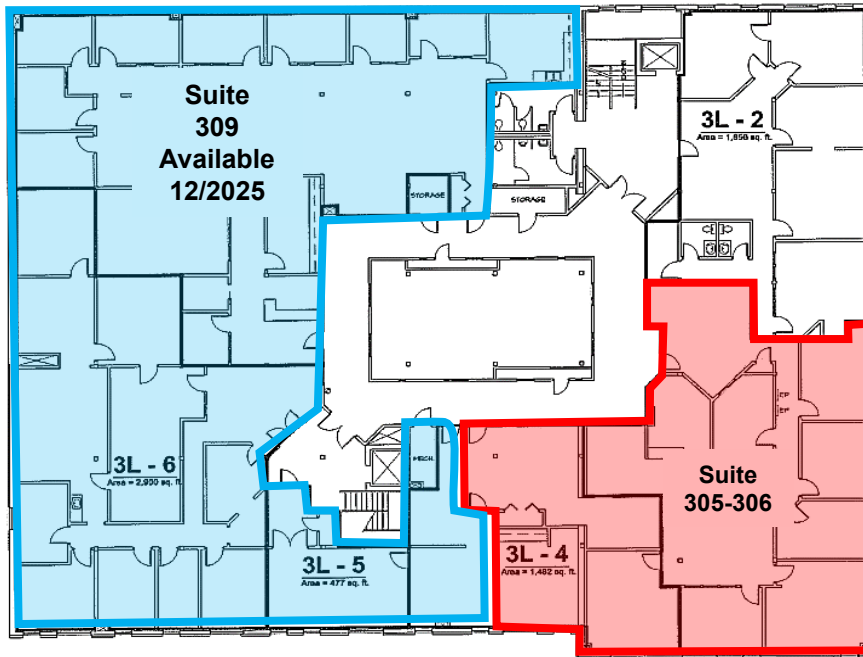
Suites 305-306

- Approximately 3,627 RSF space, subdividable to +/- 1,119 RSF
- Space features a large open reception area, several private offices, a large open central work area and kitchenette
- The corner location offers abundant natural light
- \$10.00/SF/year full space; \$12.00/SF/year for subdivided space

Suite 309

- Approximately 8,500 SF space can be subdivided
- Space features a mix of open workspace and private offices, a kitchenette, and in-suite restrooms.
- \$9.00/SF/year NNN – **Available December 2025**

3rd floor



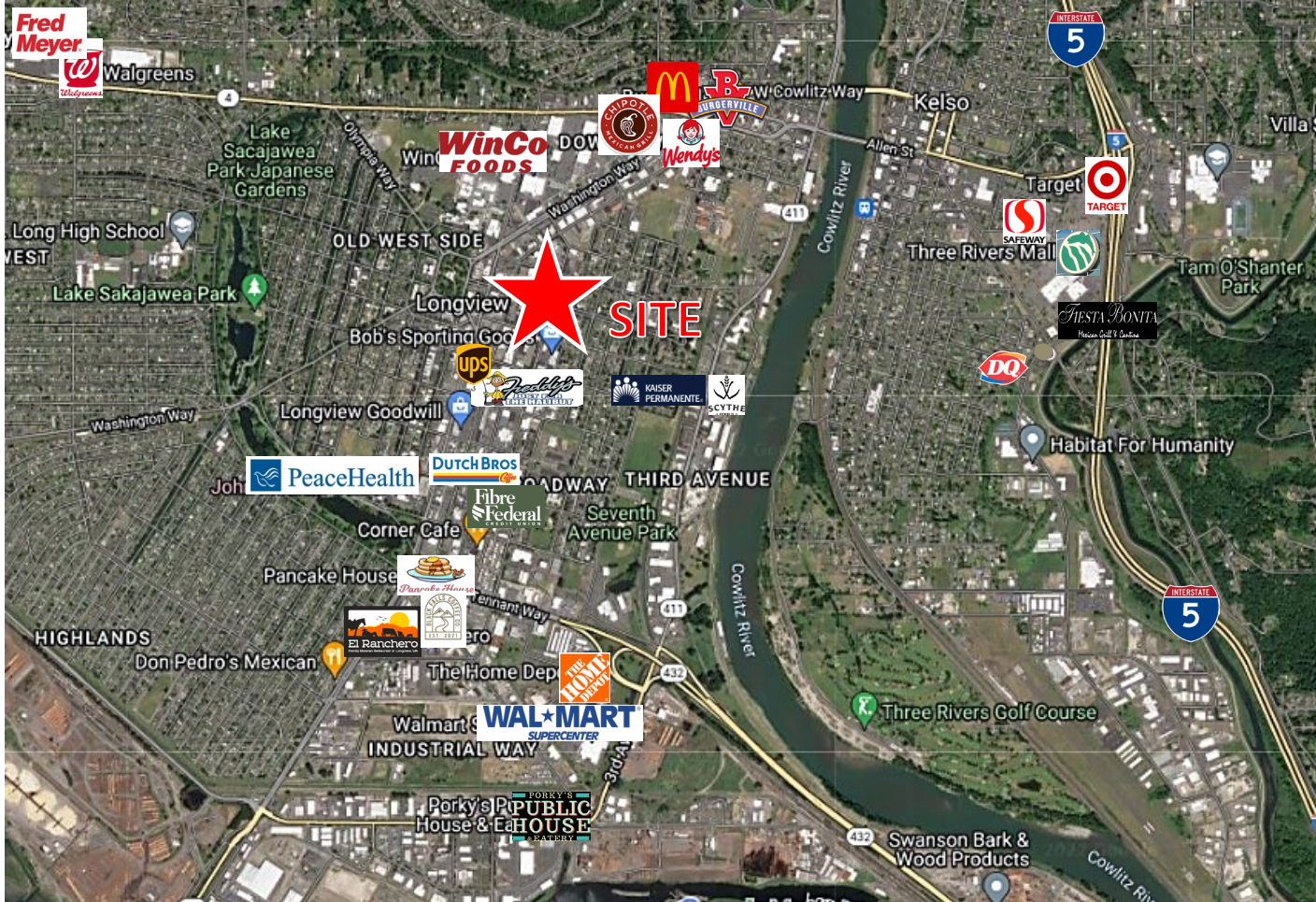
FOR LEASE

THE BOWERS BUILDING

1338 Commerce Ave | Longview, WA 98632



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



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	10,782	53,048	71,016
2029 Projected Population	11,191	54,892	73,524
Est. Average Household Income	\$65,829	\$74,815	\$78,952
Est. Total Employees	17,449	34,156	36,358



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.