

404 Washington Street

PRIME DOWNTOWN RETAIL SPACE • THE DALLES, OR 97058

Property Overview

Position your business in the heart of downtown The Dalles! 404 Washington Street offers a highly visible, beautifully appointed 630 SF street-front retail or office space. Located directly near the high-traffic corner of E 3rd Street and Washington Street, this space features soaring ceilings, expansive display windows, and excellent foot traffic.

Key Highlights

- **High-Visibility Storefront:** Expansive floor-to-ceiling display windows flanking a recessed entryway, perfect for branding and merchandising.
- **Flexible Layout:** 21' x 21' (441 SF) open front retail area + 8' x 21' (168 SF) back room with built-in storage shelving and private restroom.
- **Charming Interior Details:** Soaring ceiling heights, elegant pendant chandelier lighting, and low-maintenance wood-style plank flooring.
- **Climate Controlled:** Outfitted with air conditioning and wall heating for year-round customer and staff comfort.
- **Prime Downtown Location:** Neighboring vibrant local shops, dining, and cultural landmarks like The Dalles Art Center.

Street Front Retail High Ceilings Display Windows Air Conditioned

\$1,000

PER MONTH • MODIFIED GROSS

PROPERTY DETAILS

Total Area:	630 SF
Main Retail:	441 SF (21'x21')
Back Storage:	168 SF (8'x21')
Restroom:	1 Private
Rate / SF:	\$19.05 / SF / Yr
Lease Type:	Modified Gross

UTILITIES & SERVICES

Water & Sewer:	Included
Garbage:	Included
Electricity:	Tenant
Telecom/Internet:	Tenant

Property Photos

Storefront View
High Ceilings & Lighting

Main Retail Floor
Exterior Street View

INTERESTED IN LEASING THIS SPACE?

Tom Mach • 206-679-6224 • thomasbmach@gmail.com
404 Washington Street • The Dalles, OR 97058