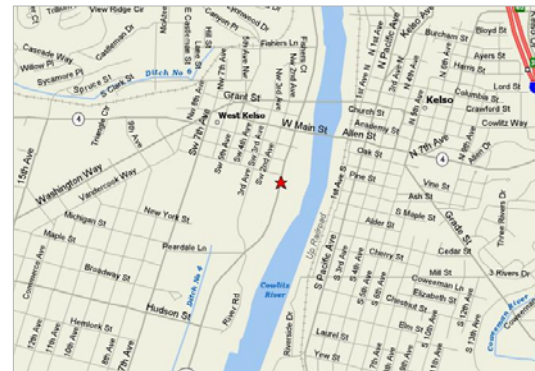


SUB-LEASE

1826 1st Avenue
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

PRICE:	\$12.00 / SF / Annum
TAX ID:	0810502
LAND SIZE:	1.33 Acres 58,000 Square Feet
SPACE AVAILABLE:	Approx. 2,030 SF
TOTAL BUILDING SIZE:	8,652 Square Feet
ZONED:	RF1 - City of Longview
TERMS:	NNN Sub-Lease, all other terms based on lease documentation
POPULATION:	50,156- 3 Mile 66,646 - 5 Mile
HOUSEHOLD:	19,999 - 3 Mile 26,298 - 5 Mile
AVE. INCOME:	\$54,589 - 3 Mile \$66,646 - 5 Mile



PROPERTY FEATURES

- Well positioned 8,652 square foot building, with approximately 2,030 square feet of space available.
- Property has been recently remodeled & has professional presentation
- As this is a sub-lease, offers are contingent on Landlord approval
- Stunning riverfront property, ample parking to support the clientele of any business

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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For Further Information

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