

# FOR LEASE



1338 Commerce Ave | Longview, WA 98632



**Paul Young**

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**PROMINENT DOWNTOWN LOCATION WITH  
EXCELLENT VISIBILITY AND EASY I-5 ACCESS.**

# FOR LEASE



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## PROPERTY FEATURES

- 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
- The building features a good mix of national, regional and local tenants

## AVAILABLE OFFICE SPACE

- Suite E, plaza level, +/- 1,125 RSF
- Suite G, plaza level, +/- 2,877 RSF
- Suites 202, 203, 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
- Suite 311, 3rd floor, +/- 751 RSF
- Suite 301, 3rd floor, +/- 1,089 RSF



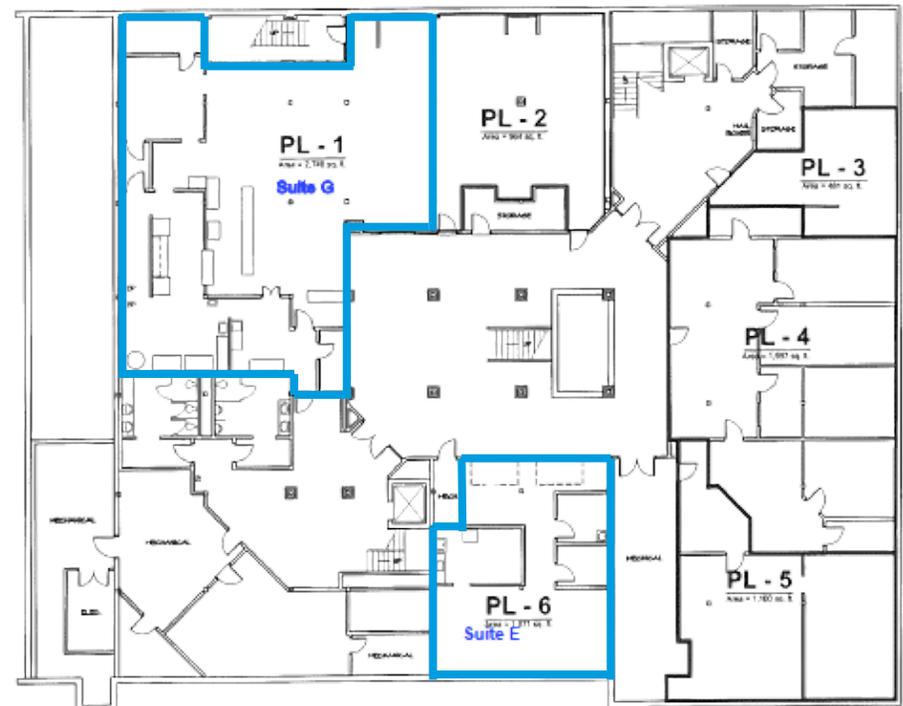
## SUITE E

- 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



## SUITE G

- Approximately 2,877 RSF of hard-to-find downtown restaurant space.
- Space features a full kitchen with commercial hood as well as entrances from both the interior of the building and from Commerce Ave.
- Space can also include an atrium seating area on the interior of the building, which can provide the feeling of an outdoor seating in all types of weather.
- \$9/SF/Year NNN



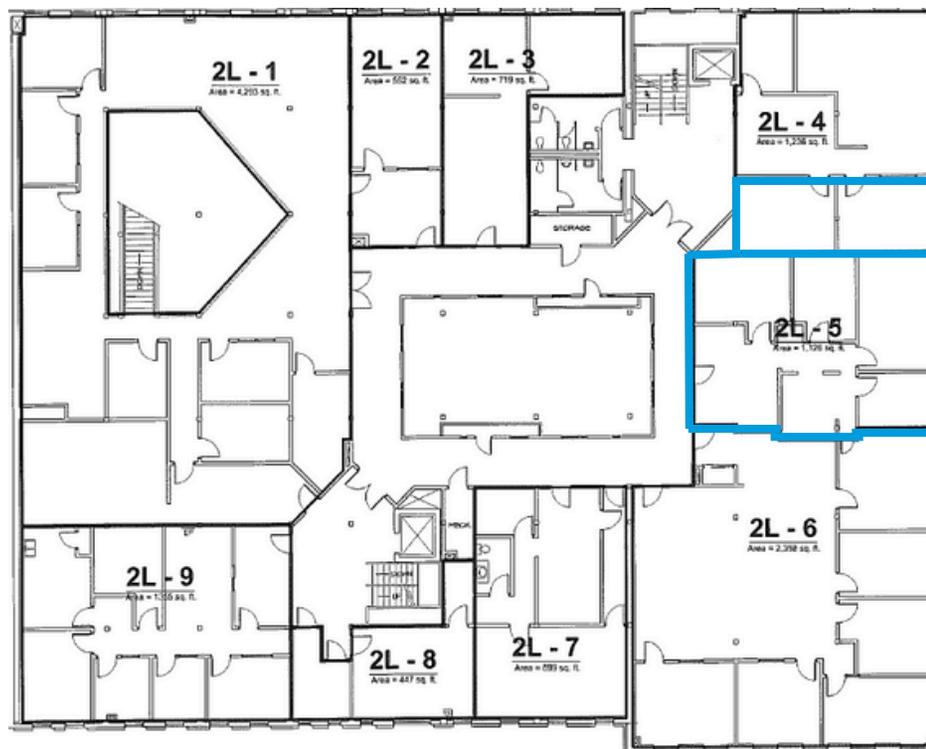
# SUITE 202-203



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## SUITE 202/203

- Approximately 1,565 RSF office space, subdividable to as small as 454 RSF
- Space features multiple private offices, kitchenette area, and a large front reception area
- Multiple windows
- \$10.00/SF/year NNN for full space, \$12.00/SF/Year for subdivided space



UNIT NUMBER	AREA
2L - 1	4,293 sq. ft.
2L - 2	552 sq. ft.
2L - 3	719 sq. ft.
2L - 4	1,236 sq. ft.
2L - 5	1,126 sq. ft.
2L - 6	2,398 sq. ft.
2L - 7	899 sq. ft.
2L - 8	447 sq. ft.
2L - 9	1,355 sq. ft.
TOTAL	13,025 sq. ft.
2L LEVEL	
GROSS AREA = 17,600 sq.	

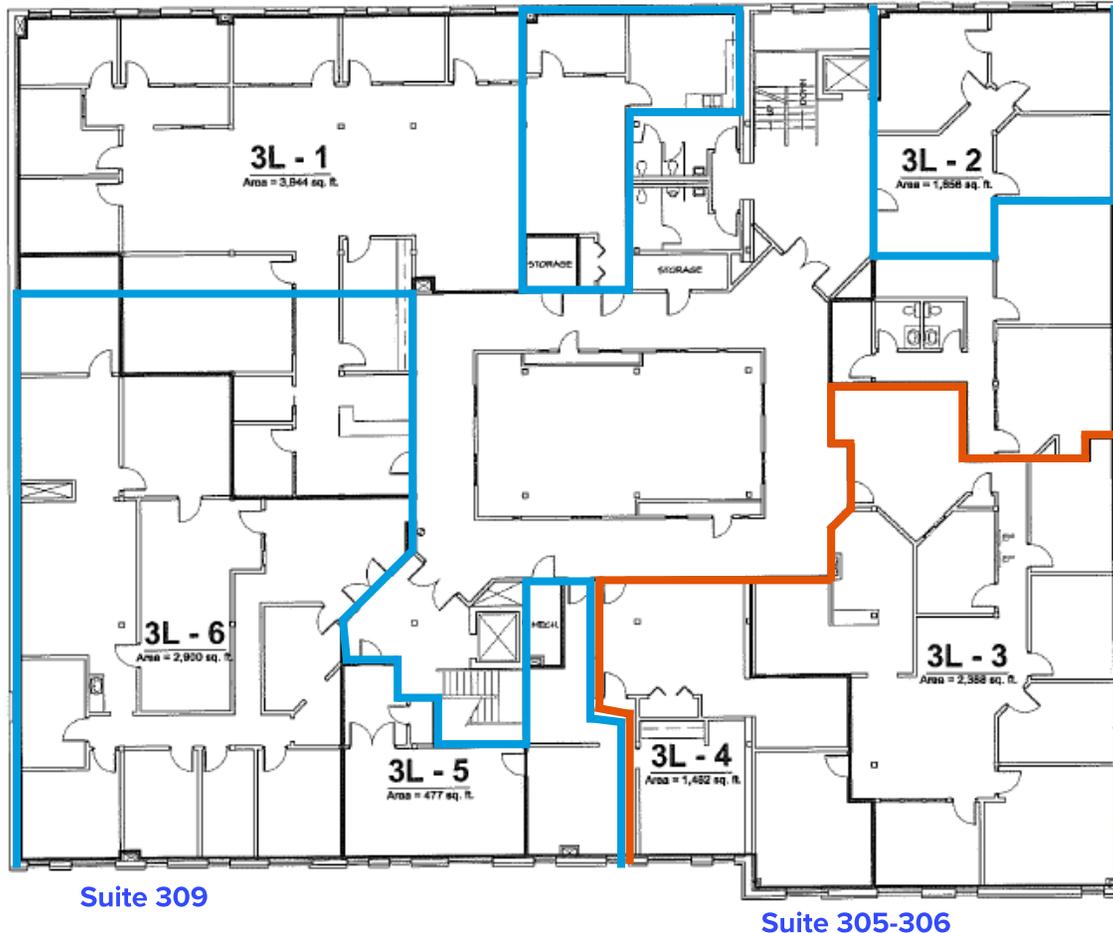
Suite 202 - 454 SF

Suite 203 - 1,182 SF



Suite 311

Suite 301



## SUITE 301

- Suite 301
- Approximately 1,089 SF office suite in corner location on Commerce and Broadway.
- Space features several private offices with abundant natural light.
- \$10.00/SF/year NNN

## SUITE 311

- Suite 311
- Approximately 751 SF office suite overlooking Commerce Ave.
- The space features generous natural light with a mix of private offices, a kitchenette and in-suite restroom.
- \$12.00/SF/year NNN

Suite 309

Suite 305-306

## SUITE 305-306

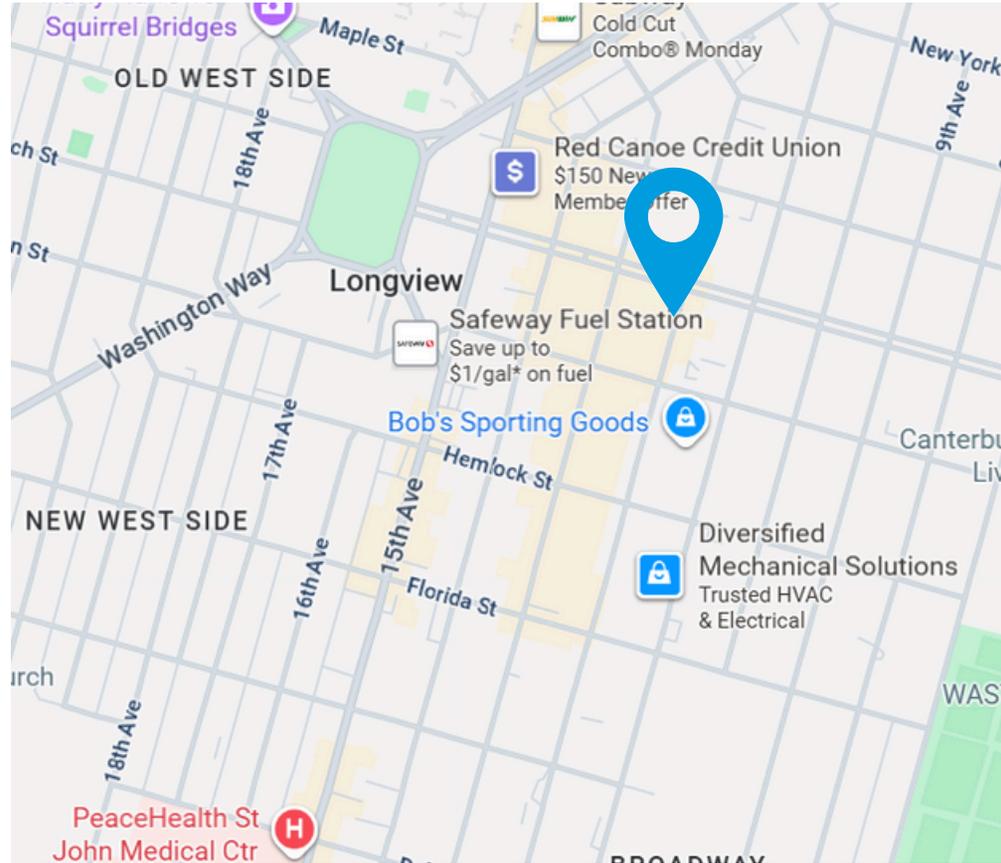
- Approximately 3,627 RSF space, subdividable to +/-1,119 RSF
- Space features a large open reception area, several private offices, a large open central work area and kitchenette
- The corner location offers abundant natural light
- \$10.00/SF/year full space; \$12.00/SF/year for subdivided space

## SUITE 309

- Suite 309
- Approximately 6,000 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



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Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	11,191	73,524	95,472
2024 Estimate	10,782	71,016	92,067
2020 Census	10,529	70,555	90,921
Growth 2024 - 2029	3.79%	3.53%	3.70%
Growth 2020 - 2024	2.40%	0.65%	1.26%

<b>Households</b>			
2029 Projection	5,209	29,192	37,473
2024 Estimate	5,008	28,174	36,118
2020 Census	4,853	27,968	35,682
Growth 2024 - 2029	4.01%	3.61%	3.75%
Growth 2020 - 2024	3.19%	0.74%	1.22%

Radius	1 Mile	5 Mile	10 Mile
<b>2024 Households by HH Income</b>			
<\$25,000	1,452 28.99%	5,712 20.27%	6,793 18.81%
\$25,000 - \$50,000	1,224 24.44%	5,910 20.98%	7,169 19.85%
\$50,000 - \$75,000	692 13.82%	4,813 17.08%	5,969 16.53%
\$75,000 - \$100,000	766 15.30%	4,863 17.26%	5,939 16.44%
\$100,000 - \$125,000	230 4.59%	2,336 8.29%	3,406 9.43%
\$125,000 - \$150,000	363 7.25%	1,854 6.58%	2,521 6.98%
\$150,000 - \$200,000	71 1.42%	1,162 4.12%	1,944 5.38%
\$200,000+	210 4.19%	1,525 5.41%	2,377 6.58%

## CENTRALLY LOCATED IN LONGVIEW

Located in the heart of downtown Longview, this property offers excellent visibility on a high-traffic corner with easy access to shops, restaurants, and services. Conveniently close to Tennant Way and I-5, the site combines walkability with strong regional connectivity.