

FOR
LEASE

202 E. Historic Columbia River Hwy. // Troutdale, OR 97060



Enter through rear
entrance via Dora Ave.

Commercial retail space available in the heart of Troutdale's revitalized downtown corridor.

Lease Rate: \$22.00/SF/year
Tenant Square Feet.: 1,212 SF
Building Square Feet: 7,737 SF
Percentage of Space to be Leased: 84.00%
Zoned: MU1 - Downtown Mixed Uses

Additional information upon request.

LOCATION OVERVIEW

Located in the Discovery Block Building, this office/medical space benefits from strong visibility and an efficient layout in a walkable, amenity-rich area. Tenants enjoy easy access to local shops, dining, the outlet mall, and major freeway routes, supporting consistent foot traffic and convenient access for both customers and employees.

PROPERTY HIGHLIGHTS

This first-generation space offers a flexible layout ready for customization, with a tenant improvement allowance available. The property features quality construction, shared restrooms, a prominent corner location, and convenient on-site, on-street, and nearby public parking. As a gateway to the Gorge, it provides strong regional access and immediate proximity to outdoor amenities, with Mayor Park directly across the street.



Steve Tekander
Associate Broker

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The Handris Realty Company

The information contained herein is deemed reliable but not guaranteed.

www.handrisrealty.com | 503.657.1094

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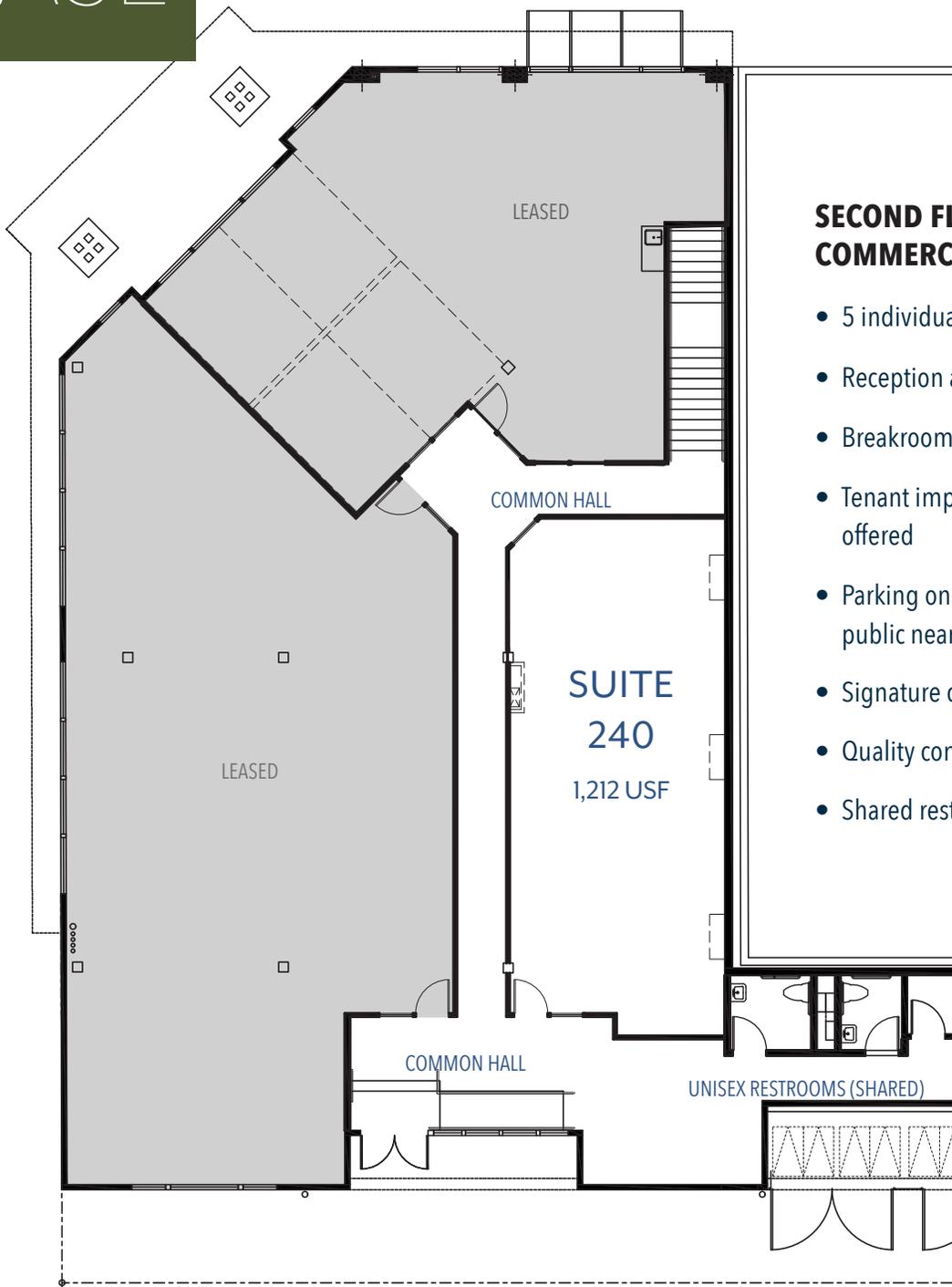
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**SECOND FLOOR – REAR
COMMERCIAL RETAIL SPACE**

- 5 individual offices
- Reception area
- Breakroom/copy machine area
- Tenant improvement allowance offered
- Parking on-site, on-street and public nearby
- Signature corner location
- Quality construction
- Shared restrooms

Sizes and dimensions are approximate; actual may vary.



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