

FOR LEASE

Discover the perfect space for your next venture in the heart of charming downtown Troutdale. The lower level features a spacious open room with high ceilings, offering a bright and airy atmosphere ideal for a variety of business uses. Enjoy convenient access via a stairwell from the main street, along with a dedicated parking space. Ideal for boutique retail, studio, office or wellness uses.



PROPERTY OVERVIEW

Address	303 E. Columbia River Hwy. Troutdale, OR 97060
Lease Price	\$1,550 NNN
Zoning	CBD MU-1 Mixed Use
Building Size	±800 SF
Lease Term	Negotiable
Available	Immediately
Customer Parking	Public and Free

FEATURES

- Direct access via stairwell from main street
- High visibility downtown location
- Dedicated parking spot
- Private restroom
- Steps from local shops, restaurants and foot traffic along Columbia River Highway.



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