



NEXT DOOR
REAL ESTATE GROUP

Lease Space

1600 9th St SE, Albany OR



Position your business for success in this highly visible retail space located on one of the city's busiest streets, boasting an impressive daily traffic count of approximately 18,472 vehicles. The front of the space features a full wall of floor-to-ceiling windows, providing abundant natural light and excellent visibility from the adjacent parking lot ideal for showcasing your products or creating an inviting storefront. Signage opportunities include a prominent spot on the 9th Street Marquee sign as well as dedicated space above the suite's entrance, maximizing your brand exposure to passing traffic. The interior is a blank canvas with flexible layout potential. Landlord is open to negotiating improvements such as updated flooring, adjusted wall configurations, and fresh paint for tenants committing to a multi-year lease—allowing you to create a space that truly reflects your brand. Don't miss this rare opportunity to secure a well-located, highly adaptable commercial space with great visibility and landlord flexibility.

- 1 Story Property - 1920Square feet
- Updated LED Lighting Inside & Outside
- Lease includes: Water/Sewer, Garbage& taxes
- Tenant responsibility: Gas, Electric, Internet
- Outside Security Cameras
- Owner Open to Negotiating Improvements
- WVMLS # 832521

Angela Stuckart - Principal Broker



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Building Sketch (Page - 12)

Borrower				
Property Address Geary & Perivinkle Sketches				
City	Albany	County	State	OR Zip Code 97321
Lender/Cliet				

