

FOR LEASE

MULTI-USE BUILDING

171 Hansen Lane | Woodland, WA 98674

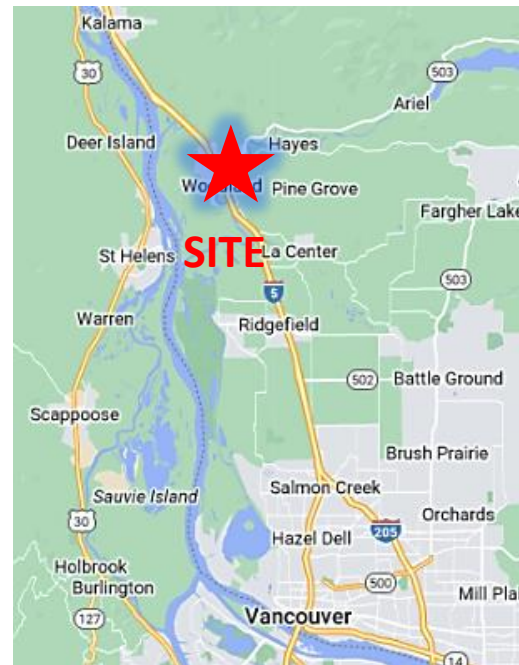


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Approximately 850 SF
- Space features two large offices, large open work area, kitchenette, restroom, and storage area
- Excellent access to I-5 with good visibility which could allow for high profile signage opportunities
- Flexible terms with lease lengths as short as one year
- Additional tenant improvements negotiable depending on overall lease terms
- Asking rate: \$1,750/month (plus utilities)



FOR MORE INFORMATION:

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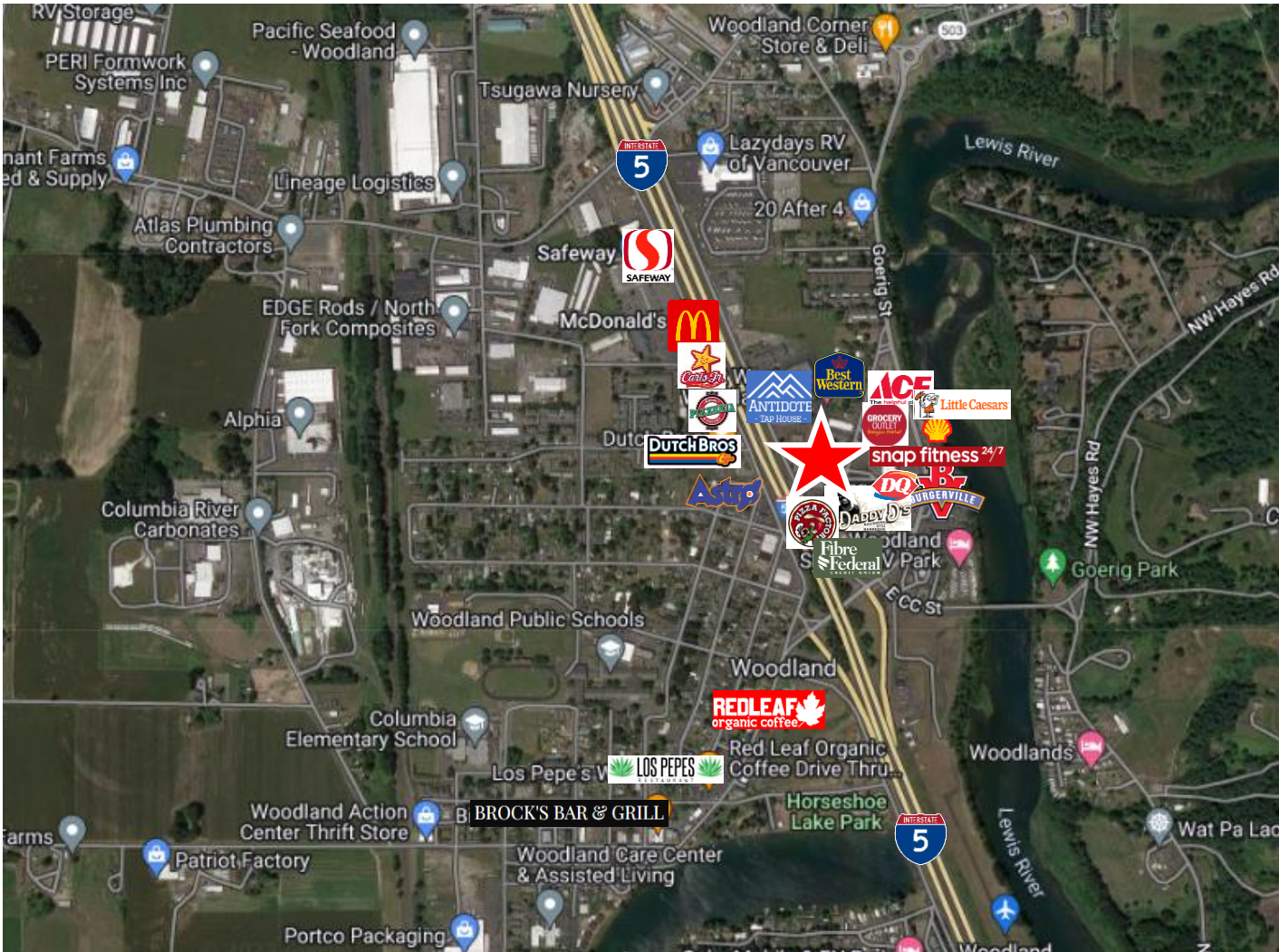
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2024 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|-----------|-----------|
| Est. Population | 4,294 | 10,195 | 25,922 |
| 2029 Projected Population | 4,450 | 10,581 | 27,281 |
| Est. Average Household Income | \$92,905 | \$114,567 | \$105,396 |
| Est. Total Businesses | 354 | 517 | 1,069 |
| Est. Total Employees | 3,784 | 5,821 | 9,611 |

Average Daily Traffic

Lewis River Rd @ Goerig St N – 13,985
Lewis River Rd @ Millard Ave NE – 14,535
I-5 @ Lewis River Rd NW – 59,387

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.