

FOR LEASE



2,615 to 78,811 SF AVAILABLE

Flex Office, Warehouse

WAUCOMA CENTER | 902 WASCO STREET, HOOD RIVER | OR 97031

**COPPER
WEST**
REAL ESTATE

COMMERCIAL



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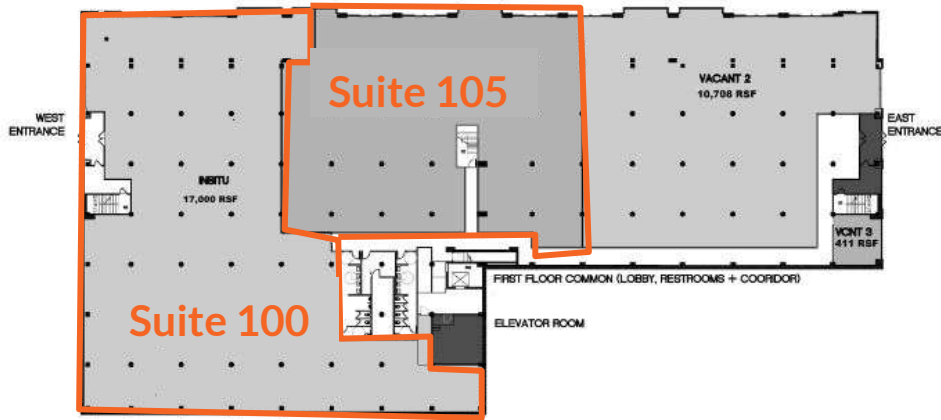
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**Waucoma Center
902 Wasco Street**

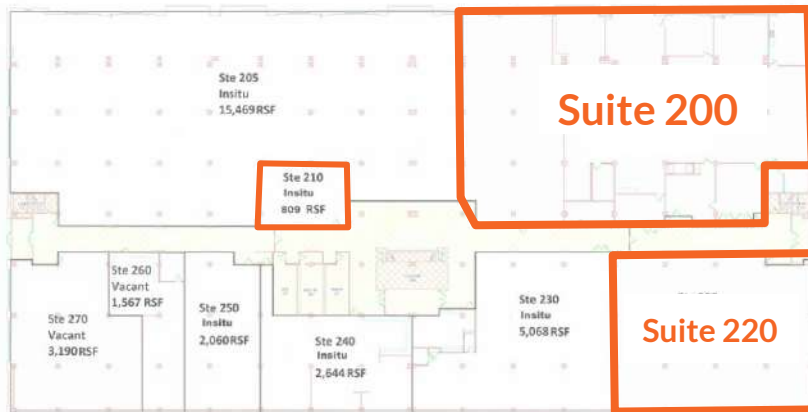
Wasco Street

Floor Plans



1st Floor Space- 27,794sf available
Rate \$15/sf

SUITE	SPACE
100	17,000 RSF
105	10,794 RSF



2nd Floor Space- 18,774 sf available
\$18/sf

SUITE	SPACE
200	12,736 RSF
210	609 RSF
220	5,429 RSF



3rd Floor Space- 32,043sf available
\$22/sf

SUITE	SPACE
301	3,140 RSF
305	2,615 RSF
330	15,208 RSF
380	8,685 RSF



Flex Office

- Flex/industrial office space in Downtown Hood River
- Space available now on the 2nd and 3rd floors
- Natural light, 10 foot ceilings, ample on-site parking (2.5/1000)
- Easy access to I-84 and downtown
- **Rates: \$22.00 psf NNN** (Call brokers for specific suite quotes)



Flex Warehouse

- Flex Warehouse space in Downtown Hood River
- Perfect for your small business storage needs.
- Low ceiling heights (9.8') are offset by the lowest rate in Hood River
- Ample on-site parking, easy access
- **Rates: \$15.00 psf NNN** (Call brokers for specific suite quotes)





Offer Terms

- 200,000 sqft building, four stories
- 78,811 SF available, many shapes and sizes
- Class A amenities, views of Columbia River
- Free on-site parking 2.3/1000
- Within walking distance to downtown Hood River
- Long term lease

Inquiries & Tour Requests

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Newly updated lobby invites your clients into a high tech and large employer hub. Join the existing tenant mix and elevate your business location in the Columbia River Gorge.



Forest Service
U.S. DEPARTMENT OF AGRICULTURE

Hood River County Demographics

HOOD RIVER, OR - OUTDOOR MECCA

Located in the Columbia River Gorge National Scenic Area, at the base of Mount Hood and the confluence of the Columbia, White Salmon and Hood Rivers, Hood River is known worldwide! The city is about 30 miles north of Mount Hood and 60 miles east of Portland, Oregon. Although Hood River is considered a small city, more than two million visitors come annually. The area offers world-class windsports, white water sports, skiing, mountain biking and many other tantalizing adventure options. It is the number four small city for Art Vibrancy by the New York Times and National Center for Arts.

Originally based in natural resources, Hood River has added value to those industries with award winning food, craft-beer, cider, wine and high tech aviation. Major employers include Insitu Aerospace, Hood Technologies, The Fruit Company, Pfriem, Double Mountain, Full Sail, Encore Consumer Capital, Tofurky/Turtle Island Foods, Hood River Distillers, and Providence Healthcare System in addition to dozens of wineries, breweries, and government agencies.

Hood River has a population of 7.75k people with a median age of 36.6 and a median household income of \$65,567. Between 2019 and 2020 the population of Hood River, OR grew from 7,715 to 7,745, a 0.389% increase and its median household income grew from \$60,542 to \$65,567, a 8.3% increase.



HOUSEHOLD INCOME

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

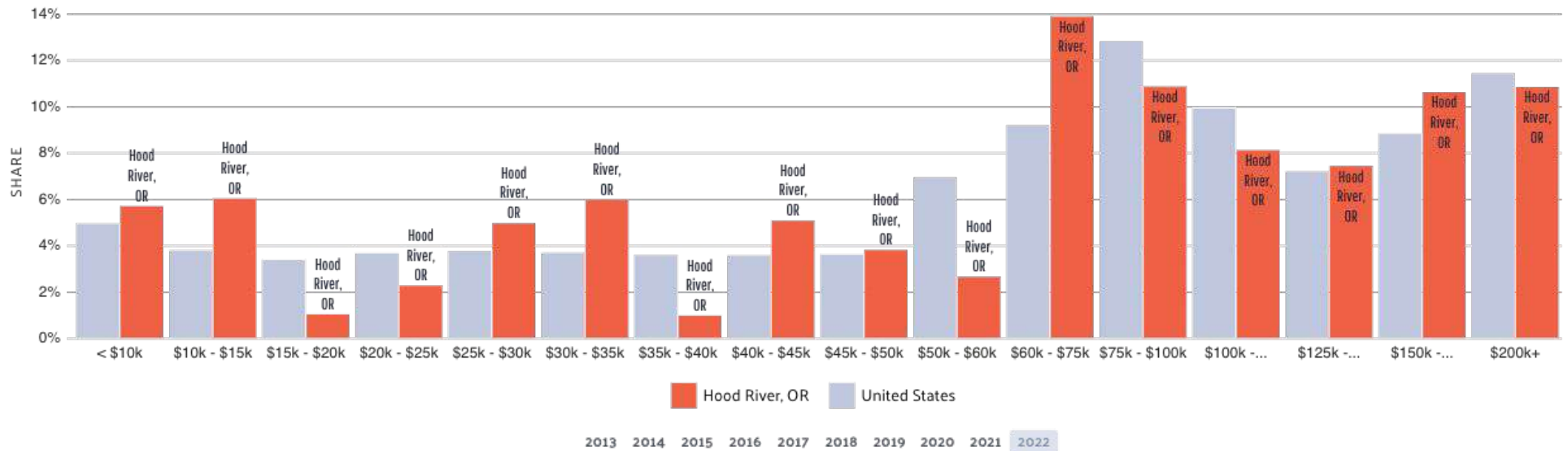
\$70,791
 MEDIAN HOUSEHOLD INCOME
 ± \$12,299

3.64k
 NUMBER OF HOUSEHOLDS
 ± 478

In 2022, the median household income of the 3.64k households in Hood River, OR grew to \$70,791 from the previous year's value of \$69,429.

The following chart displays the households in Hood River, OR distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$60k - \$75k range.

Data from the Census Bureau ACS 5-year Estimate.



PROPERTY VALUE

\$492,500

MEDIAN PROPERTY VALUE 2022
±\$53,691

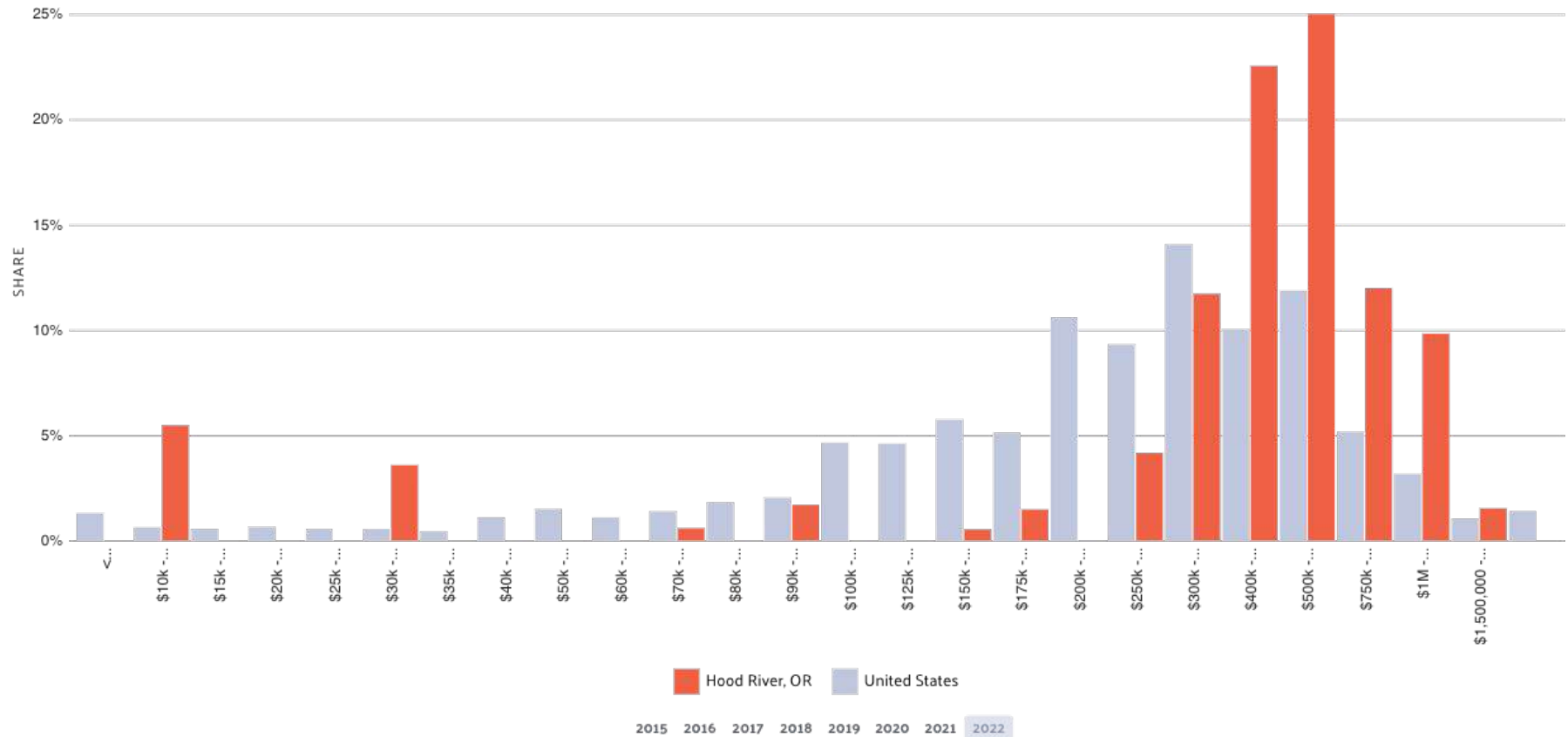
\$1,904

MEDIAN PROPERTY TAXES
±\$303

The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Hood River, OR the largest share of households have a property value in the \$500k - \$750k range.

The chart underneath the paragraph shows the property value in Hood River, OR compared to it's parent and neighbor geographies.

Data from the Census Bureau ACS 5-year Estimate.





Your Commercial Broker in The Gorge.



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