



FOR LEASE
\$22/SF + NNN

**1.18 Acres C2
Project**
3239 Cascade Ave
Hood River, OR

Graphics are an approximate representation, and do not represent a survey. Locations

**COPPER
WEST**
REAL ESTATE



Anne Medenbach, CCIM, Commercial Broker OR/WA
Maui Meyer, Principal Broker OR, Managing Broker WA

COMMERCIAL



OVERVIEW

Zoning	C2
Building Size	1,400 SF
Yr Built	2014
Lease Price	\$22/SF + NNN
Term	3 years minimum
Easy access	Cascade Ave.

PRIME DEVELOPMENT PROJECT

- Turn key office
- 11 on site parking spaces and 1 ADA
- 3 offices, 1 conference room, large bull pen area.
- Existing building ready for tenants
- Gateway location
- Monument sign
- Beautiful landscaping





MLS #533960596

COMMERCIAL BUSINESSES NEARBY



ZONED C-2, the parcel is the most flexible zoning in the City

<https://hoodriver.municipal.codes/HRMC/17.03.050>

Outright Permitted uses include:

- Rooming and boarding houses
- Home occupations
- Bed and breakfast
- Family day care
- Residential care facility
- Group residential, if less than 15 persons
- Transportation facilities
- Accessory dwelling units
- Residential use of existing detached single-family dwellings, manufactured homes, duplexes, and triplexes.
- Hosted homeshares
- Vacation home rentals

Subject to Site Plan Review:

- Commercial uses
- Industrial uses incidental and essential to an on-site commercial use
- Change of use
- Parking lots of four (4) or more spaces, new or expanded, and/or the equivalent of paving equal to four (4) or more parking spaces
- Multi-family dwellings for residential use, with a minimum density of 11 units/net acre
- Group residential, if fifteen (15) or more persons
- Professional Office and Office uses





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Your Commercial Brokers in The Gorge.

Anne Medenbach

CCIM, Commercial Broker OR/WA

541-645-0646 annem@copperwest.com

Maui Meyer

Principal Broker OR, Managing Broker WA

541-490-3051 maui@copperwest.com

