

OFFICE/RETAIL LEASE LOCATION

1322 VANDERCOOK
WAY
LONGVIEW, WA 98632

RATES
START AT

\$ 1,500

PLUS NNN

SIZES
START
AT

**SF
+/- 1,200**



ABOUT THE PROPERTY

Lease a prime, move-in-ready office or retail space in Downtown Longview with excellent visibility, signage, and private rear parking for customers and employees. Available as individual suites or a full-building lease, making it ideal for professional offices, medical or treatment users, salons, or boutique retail. **Suite A** offers 1,800 SF with a large reception/waiting area, 7 rooms (10'x11), an ADA restroom, handwash sink, and storage, priced at \$2,200/month plus triple nets (NNN). **Suite B** features 1,200 SF at \$1,500/month plus NNN and includes a reception area, two private offices, a large open room, kitchenette, ADA restroom, and storage with washer/dryer hookups. The full 3,000 SF building is available for \$3,500/month plus NNN. Both suites are in excellent condition and ready for immediate occupancy.

PROPERTY DETAIL

Whole Building

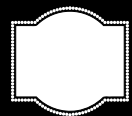
3,000 SF | \$3,500 P/M + NNN

Suite A | 1,800 SF | \$2,200 P/M + NNN

Suite B | 1,200 SF | \$1,500 P/M + NNN



PRIVATE
PARKING



HIGH
VISIBILITY



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

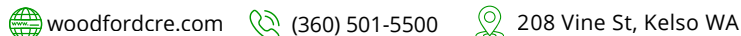
Lindsay Johnson
Licensed Assistant



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Woodford
Commercial Real Estate

OFFICE / RETAIL FOR LEASE

SUITE A



SUITE B

