

RETAIL SPACE FOR LEASE
THE CLARKSTON CENTER
CLARKSTON, WASHINGTON
511 3RD STREET, CLARKSTON, WA 99403



RETAIL SPACE FOR LEASE
THE CLARKSTON CENTER
CLARKSTON, WASHINGTON

ADDRESS: 511 3rd Street, Clarkston, Washington 99403 (The Clarkston Center)

DESCRIPTION: The Clarkston Center is a retail shopping center property containing approximately 75,000 square feet on approximately 4.5 acres. The available space formerly known as Bi-Mart space is in the middle of the center.

SIZE: Approximately 33,000 square feet. An adjacent space of 2,800 square feet is also available.

MONTHLY RENT: The monthly rent is \$15,000. Common area charges amount to be about \$2,100 per month.

UTILITIES: Avista, (electricity and gas), the dumpster, telephone, Internet and satellite shall be the Tenant's responsibility.

BEST USES: Retail

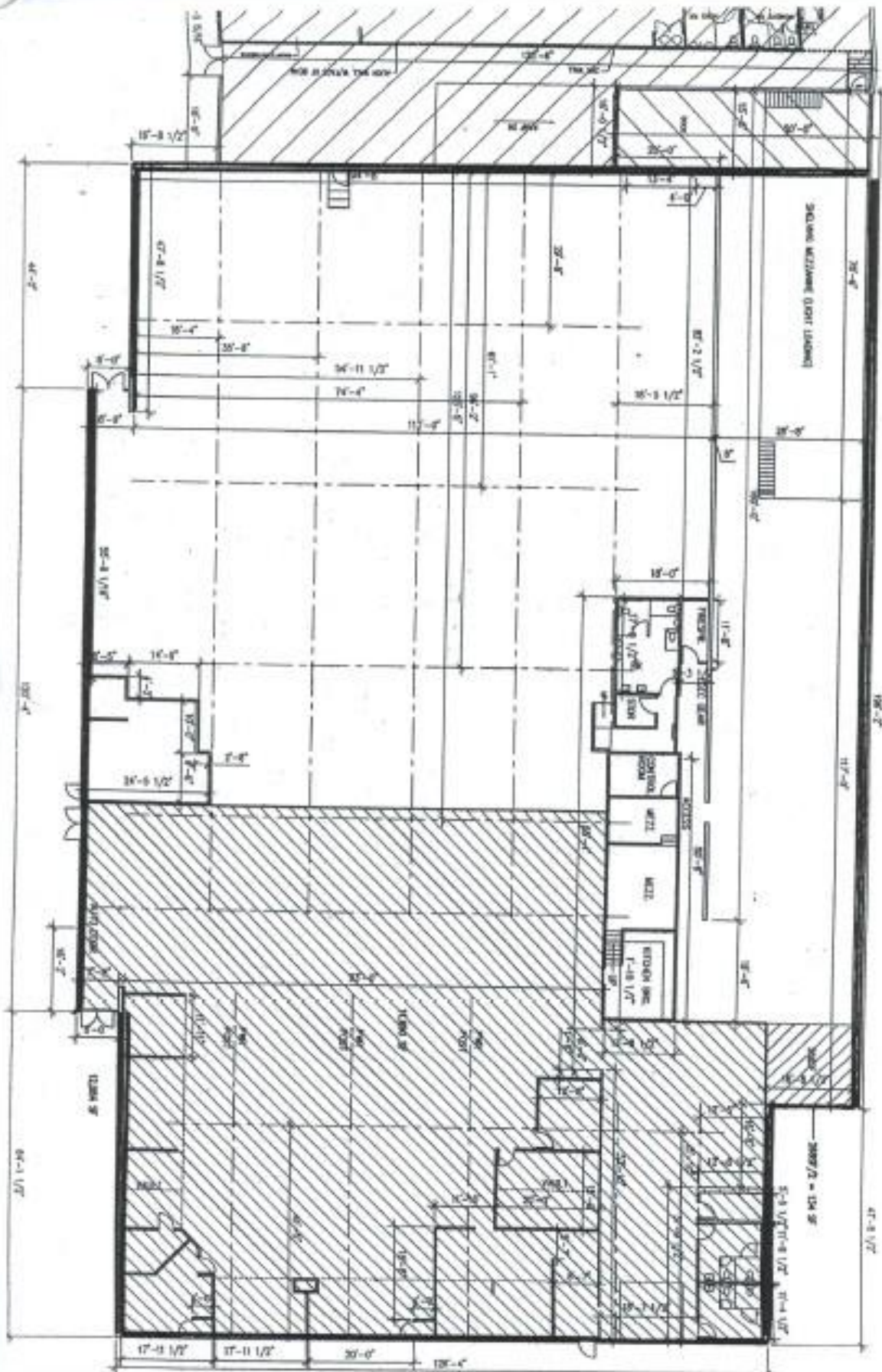
ZONING: SC Zone- Service Commercial

GENERAL DISCRIPTION: The space is part of the Clarkston Center shopping center of approximately 75,000 square feet located on Diagonal Street and Third Street in Clarkston, Washington. The center is just across the bridge and one minute from Lewiston, Idaho. The combined population of Lewiston and Clarkston is a little over 50,000 people. Other tenants in the center include a NAPA Auto Parts store, a Washington Driver's License office, St. Vincent De Paul, and Postal and Copy Plus. The 33,000 square feet has previously been an Alberston's, a building and materials supply store, boat sales and service, computer parts assembly, a Liquidation World and most recently for the last ten years a Bi-Mart store.

TENANT FINISH: The space is mainly wide open with a demising wall to separate inventory storage area from the retail area, some bathrooms, a break room and a storage closet. The space is sprinkled. The landlord would consider some tenant finish expenditures.

For additional information or questions please call Dick White at River Cities Real Estate 208-413-2230 or you may email him at dwhite@lewiston.com

EXHIBIT "A"



<p>FOR 12,000 SF HARDWARE JIM ALBRIGHT</p>	<p>CONTRACTOR STAIRS</p>	<p>DATE: 02/20/77</p>	<p>DATE: 02/20/77</p>	<p>DATE: 02/20/77</p>	<p>DATE: 02/20/77</p>
--	------------------------------	-----------------------	-----------------------	-----------------------	-----------------------

THE 1/2" = 1' SCALE ARCHITECTURAL DRAWING IS THE PROPERTY OF BENTON & BOWLES INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BENTON & BOWLES INC.

EXHIBIT A

Site Plan







