

# FOR LEASE

## LONGVIEW OFFICE SPACE

1655 Hudson St | Longview, WA 98632

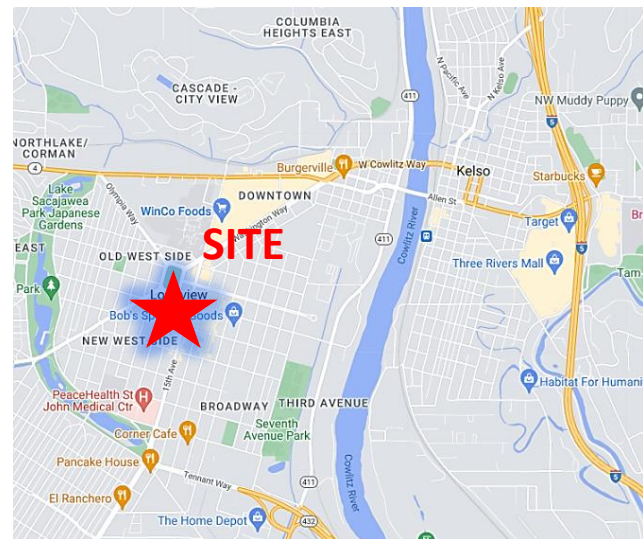


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Centrally located in Longview with easy access to anywhere in the Longview-Kelso area
- Building features a private parking lot adjacent the building
- Ample additional street parking
- Approximately 663 SF ground floor office space
- \$925/SF month (plus electric)



## FOR MORE INFORMATION:

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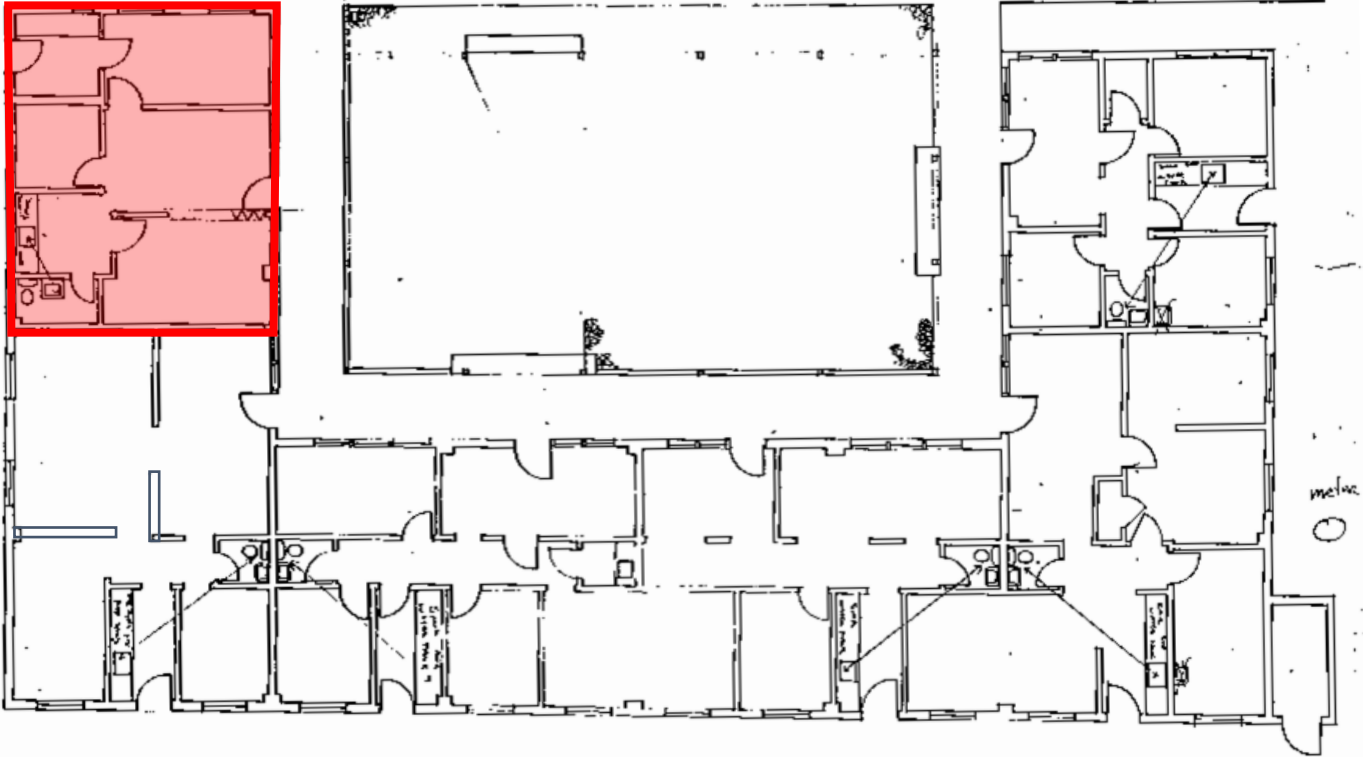
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### Unit 6: 663 SF



### Unit #6:

- Approximately 663 SF ground floor office space
- Space features three private offices, reception area, kitchenette and private restroom
- Unit comes with one dedicated parking space in the building's parking lot
- Tenant improvements are negotiable
- Asking price of \$925 per month (plus electricity)





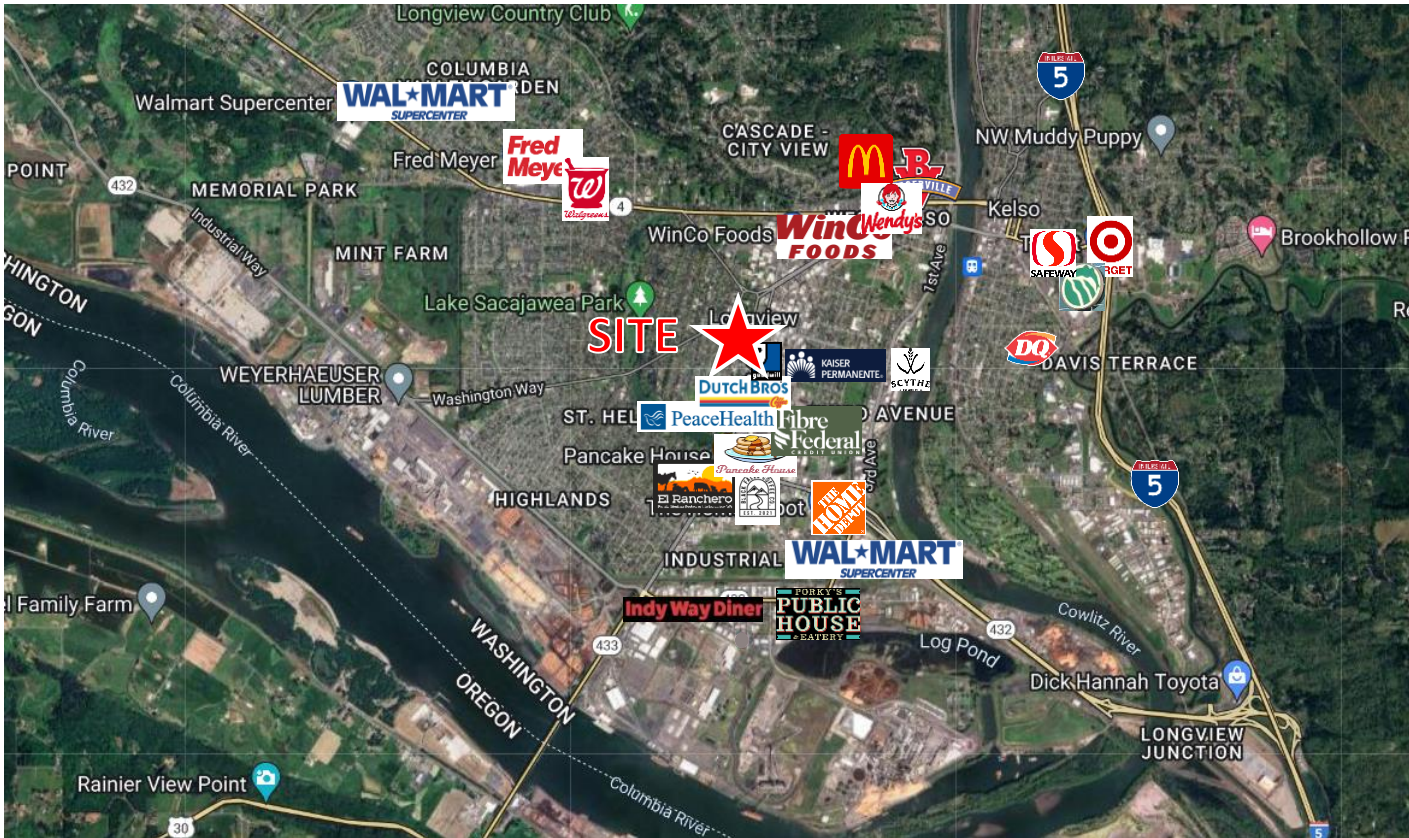
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### Average Daily Traffic

3<sup>rd</sup> Ave @ Hudson St N – 10,047

3<sup>rd</sup> Ave @! Hudson St S – 15,154

Ocean Beach Hwy @ 8<sup>th</sup> Ave W – 19,287

### 2024 DEMOGRAPHICS\$

	1 Mile	3 Mile	5 Mile
Est. Population	12,295	52,690	71,215
2029 Projected Population	12,758	54,527	73,733
Est. Average Household Income	\$68,962	\$74,294	\$78,765
Est. Total Businesses	2,307	3,634	3,962
Est. Total Employees	16,448	34,187	36,322



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.