



312 E 3rd St

312 E 3rd St, The Dalles, OR 97058

RE/MAX



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312 E 3rd St

\$13.50 /SF/YR

- Located in the central business district, near to many restaurants and other services



Rental Rate:	\$13.50 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	1,976 SF
Year Built:	1950
Walk Score ®:	78 (Very Walkable)
Rental Rate Mo:	\$1.13 /SF/MO

1st Floor

Space Available	1,976 SF
Rental Rate	\$13.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Single or multi-tenant opportunity. Call agent for more information.



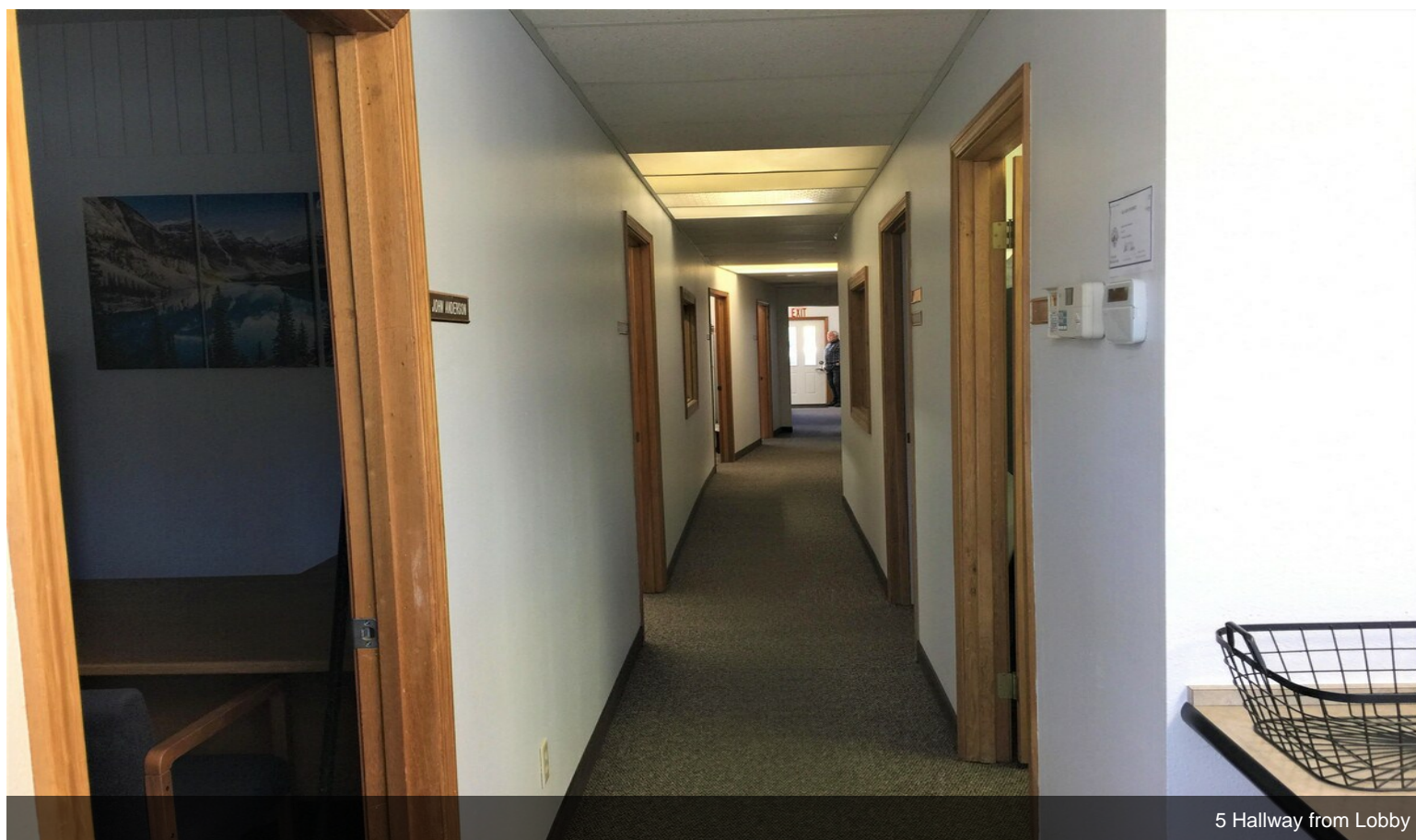
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Discover a pragmatic and accessible leasing opportunity in Old Town The Dalles. This building, located on the South side of East 3rd Street, caters to a range of business. With 2 on-site parking spaces, ample on-street parking, and a host of amenities, the space is poised to accommodate your business requirements. Inside the building, you'll find practicality combined with essential features. Comprising 1976 square feet on one level, the thoughtful design includes a near ADA-compliant setup, ensuring accessibility for everyone. Private offices create a quieter and less distracting environment, allowing individuals to concentrate without the noise and interruptions often present in open work spaces. A kitchenette adds convenience for your team and a meeting room provides a private space for discussions and presentations, fostering collaboration. Inside storage areas help keep your workspace organized and clutter-free. The lobby/reception area welcomes visitors and sets a professional tone. The interior provides some room for customization, ensuring you can optimize the layout to meet your specific needs. Furthermore, the location benefits from a vibrant neighborhood, offering a variety of local amenities and businesses to complement your operations. This space is more than just its unassuming exterior. Essential amenities and practicality are the cornerstones of this leasing opportunity with enough versatility to adapt to your unique business needs. Whether you're seeking to establish a startup, expand your operations, or exhibit a highly visible outpost, this building offers the functional space you need. Should the space exceed your immediate needs, consider a sublease with a compatible business. Secure your lease today and transform it into a hub of productivity that aligns with your business objectives! Listing/Leasing Broker is the building owner and a Real Estate Broker licensed in the State of Oregon.

Property Photos



4 Reception, Reception



5 Hallway from Lobby

Property Photos



10 Meeting Room 3



10 Meeting Room 2

Property Photos

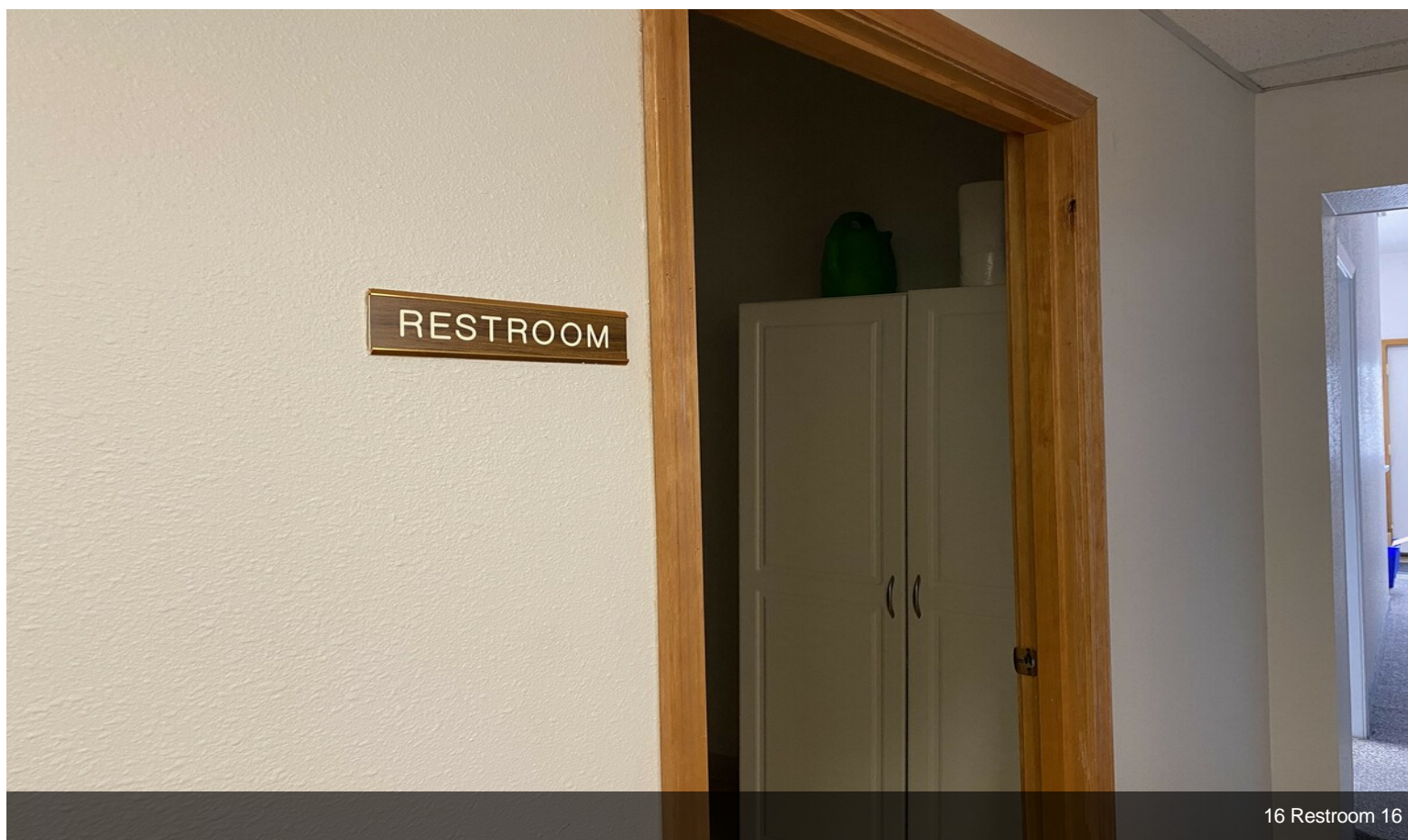


11 Kitchente b



12 Kitchente b

Property Photos



16 Restroom 16

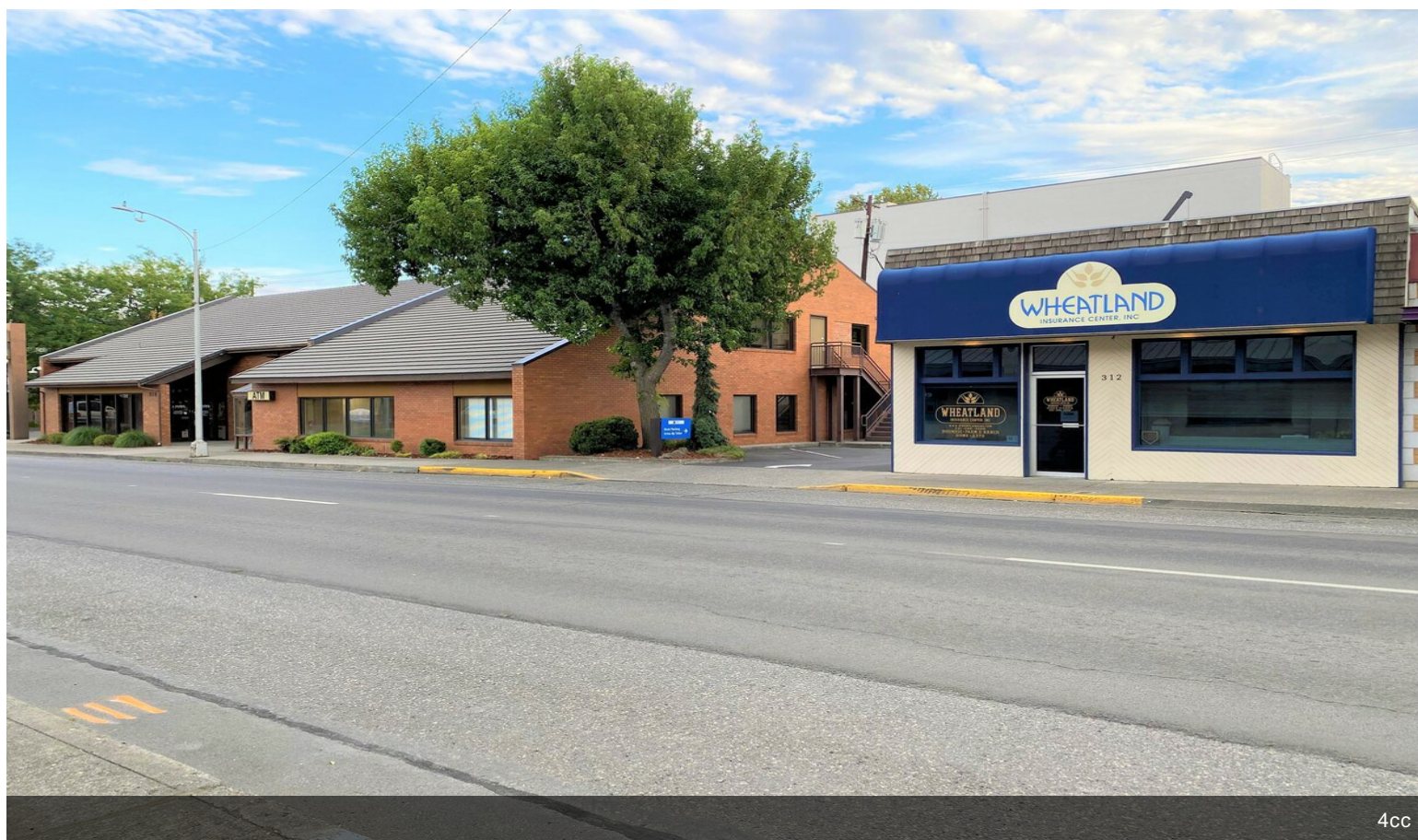


17 Restroom b

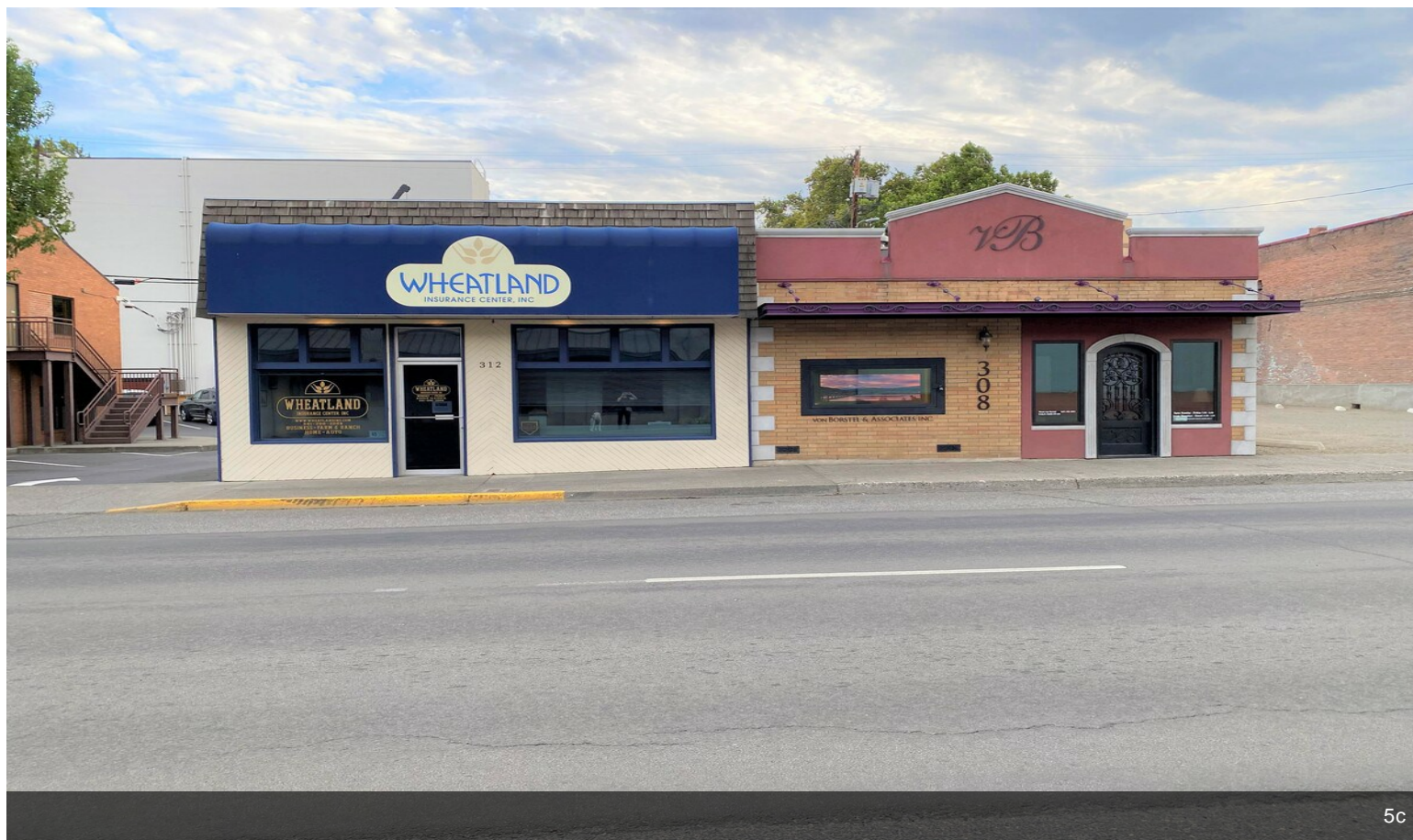
Property Photos



b Back of Building



Property Photos



5c



3c

Property Photos

