

FOR LEASE OFFERING MEMORANDUM

# Office Space For Lease: Historic Post Office Building, The Dalles, OR

100 W 2nd St, The Dalles, OR 97058

Marcus & Millichap



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100 W 2ND STREET, THE DALLES 97058

EXCLUSIVELY  
LISTED BY

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# OFFERING SUMMARY

100 W 2ND ST



Lease Rates  
**\$1.50 to \$3.50**



Lease Structure  
**Full Service**



Available Space  
**96 to 1,242 SF**

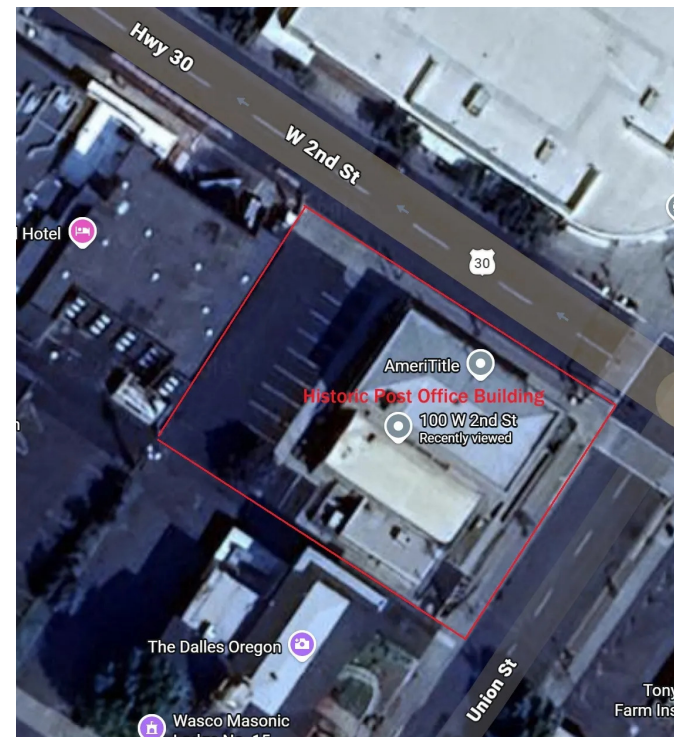
## LEASE SUMMARY

|                             |  |
|-----------------------------|--|
| Historic Building:          | Built 1916, Renovated 2026                     |
| Available Space:            | Flexible, 96 to 1,242 SF                       |
| Term:                       | 1 to 5-Year                                    |
| Rates:                      | \$1.50 to \$3.50                               |
| Type:                       | Full-Service, Including Janitorial             |
| Escalations:                | 3.00%  |
| Suites                      | Six Office Suites, Leased Combined or Separate |
| Available Contiguous Space: | 1,242 SF                                       |

## LEASE AMENITIES

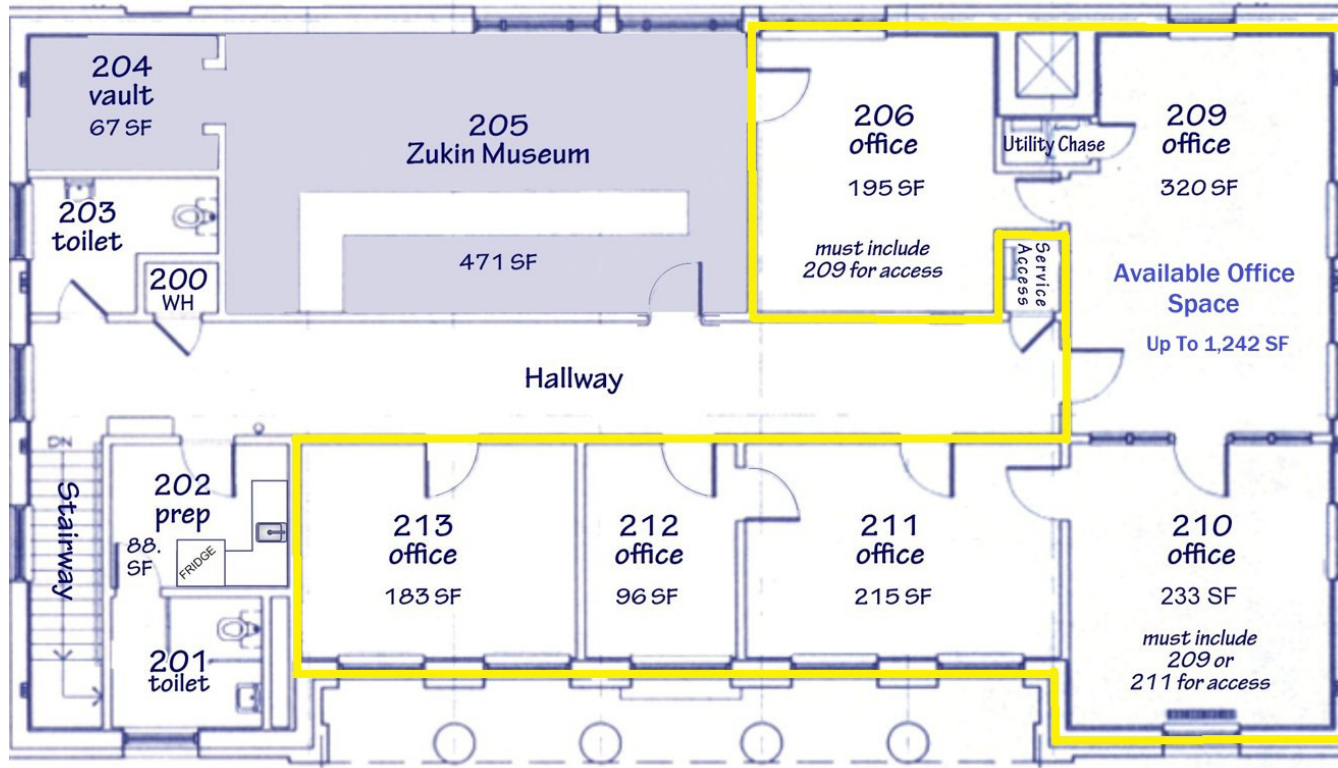
|                                     |  |
|-------------------------------------|--|
| Central Business District Location: | Walk to Local Businesses, Retail Shops, Restaurants  |
| Shared Space:                       | Break Room/ Kitchenette                              |
| Conference Room:                    | Shared Conference Room Options                       |
| Parking:                            | Free Street Parking, With Off-Street Parking Options |
| Storage:                            | Storage Options Available                            |





# HISTORIC POST OFFICE BUILDING, THE DALLES

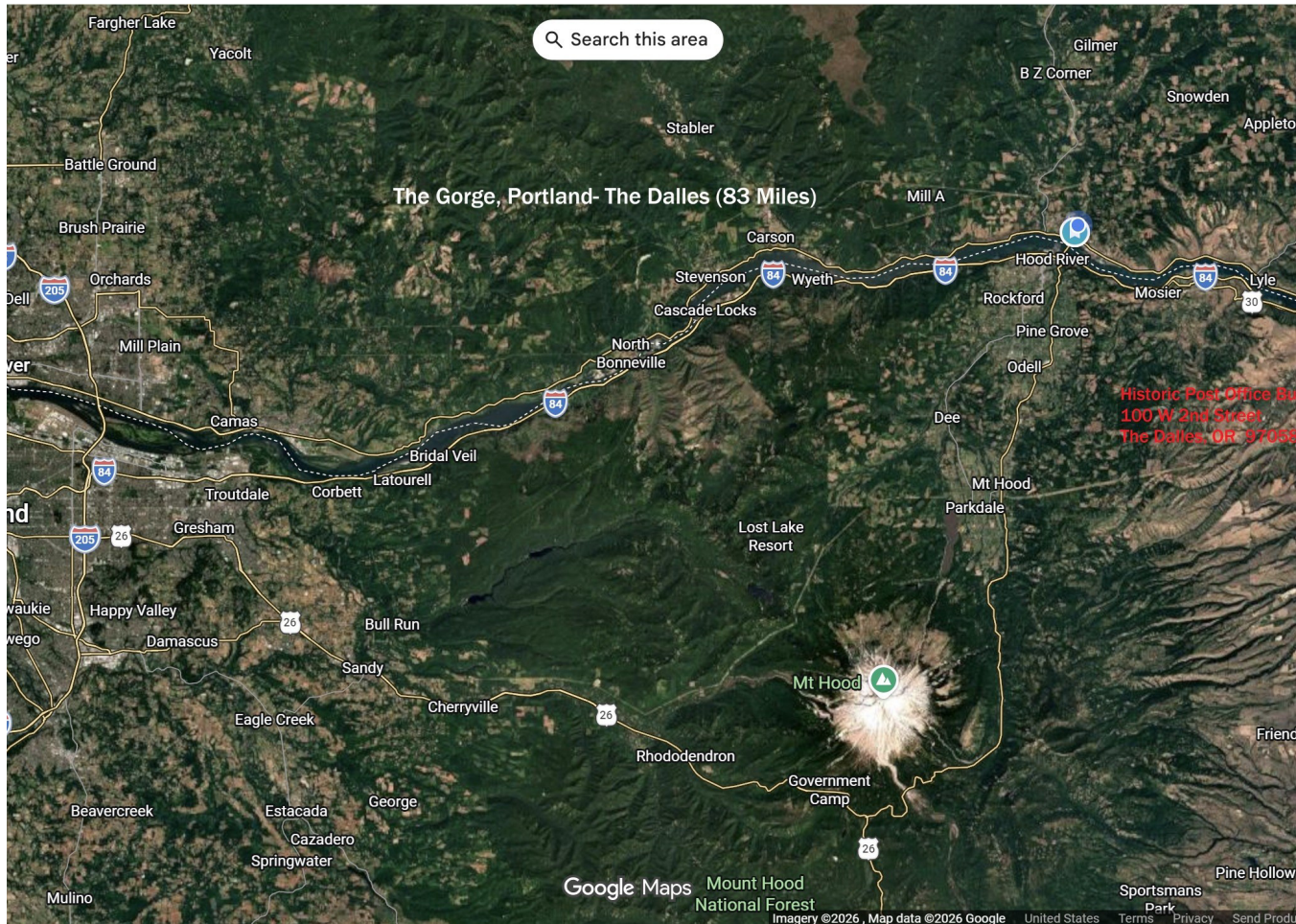
FLOOR PLANS, 2ND LEVEL



UPPER LEVEL FLOOR PLAN  
100 W 2ND - THE DALLES, OR

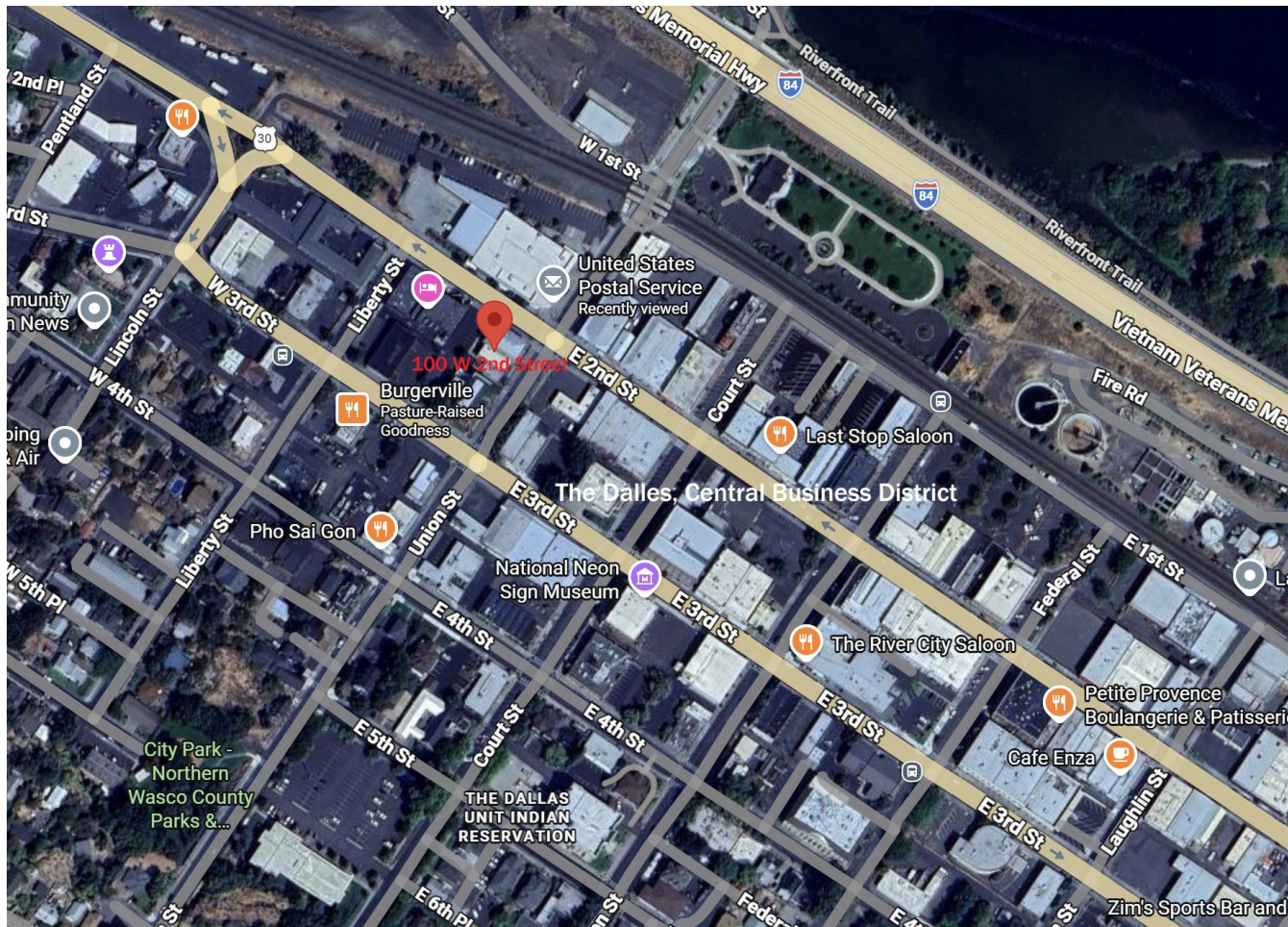
# HISTORIC POST OFFICE BUILDING, THE DALLES

REGIONAL, THE GORGE



# HISTORIC POST OFFICE BUILDING, THE DALLES

LOCAL, THE DALLES CENTRAL BUSINESS DISTRICT



# THE DALLES

## MARKET OVERVIEW

**The Dalles** is a historically rich city with a stable population of approximately 15,800 to 16,100 residents. Serving as the county seat of Wasco County, it functions as a primary economic and institutional hub for the Mid-Columbia River Gorge region. It's situated along the Interstate-84 corridor, offering direct highway access to major metropolitan areas including Portland, OR (84 miles west), Hood River, OR (22 miles west), Seattle, WA (263 miles northwest), Tri-Cities, WA (Kennewick/Pasco/Richland, 128 miles northeast), and Bend, OR (130 miles south)

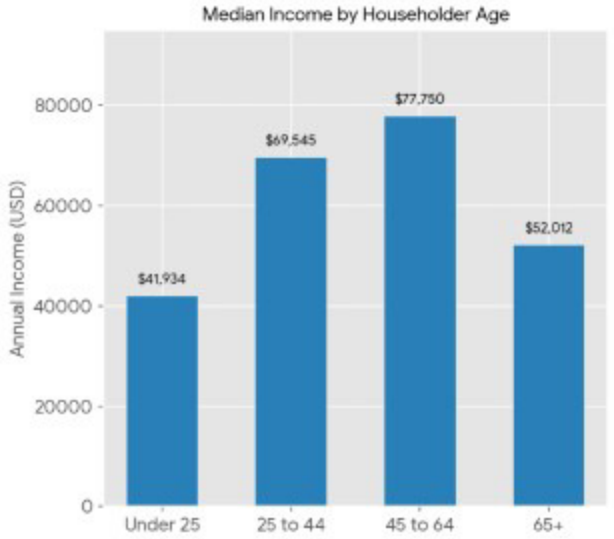
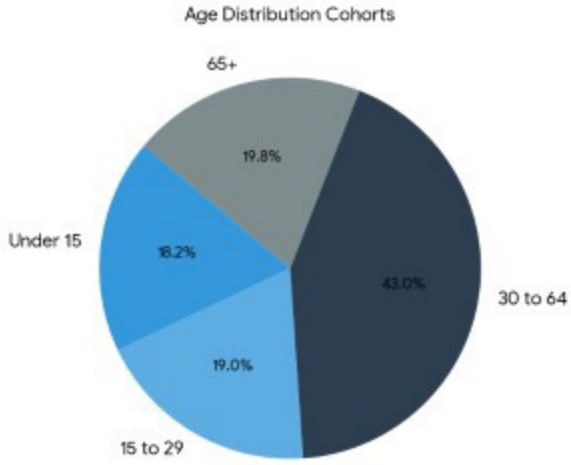
**Population:** Estimates for 2026 place the city's population between 15,835 and 16,110 residents. The long-term historical growth rate averages roughly 0.80% to 1.16% annually. Local planners project a slow but steady upward trend, anticipating the city will add approximately 2,800 new jobs over the next two decades. This has triggered a regional push for expanded residential housing and industrial service capacity. Economic growth drivers include:

- **Technology** anchored by digital infrastructure clusters, including Google's data center network, driven by area's affordable and renewable hydroelectric resources;
- **Healthcare & Education:** Institutions like Adventist Health Columbia Gorge and Columbia Gorge Community College act as premier employers and regional service providers.
- **Agriculture & Processing:** The surrounding landscape is a global capital for sweet cherry orchards, alongside dryland wheat production and value-added food processing facilities like Pacific Coast Producers.
- **Logistics & Trade:** Managed under the Port of The Dalles, the city leverages its extensive barge, rail (Union Pacific), and highway access to move agricultural and manufactured goods throughout the Pacific Northwest.

**Income:** Household earnings vary based on the age of the primary income earner, with peak earnings correlating with mid-to-late-career professions. Median Household Income is \$62,614, and Average Household Income is \$95,168 per year.

# HISTORIC POST OFFICE BUILDING, THE DALLES

DEMOGRAPHICS



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