

OFFICE FOR LEASE

TOTEM BUILDING

2632 E Street, Washougal, WA 98671



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
BUILDING SIZE:	8,000 SF
RENOVATED:	2015
ZONING:	Community Commercial
MARKET:	Camas/Washougal

PROPERTY OVERVIEW

One 1,575 SF office and two 525 SF second level office spaces currently available. High traffic and visibility with direct frontage on E Street. Ideal location for construction group, insurance, counselor, etc. Other tenants include Craig's Plumbing Solutions, Innovative Leak Detection, pediatric clinic and contractor services.

PROPERTY HIGHLIGHTS

- Abundant Parking and Outside Storage Available
- Building Renovated in 2015
- Building Signage Available
- Diverse Tenant Mix

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

TOTEM BUILDING

2632 E Street, Washougal, WA 98671



KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

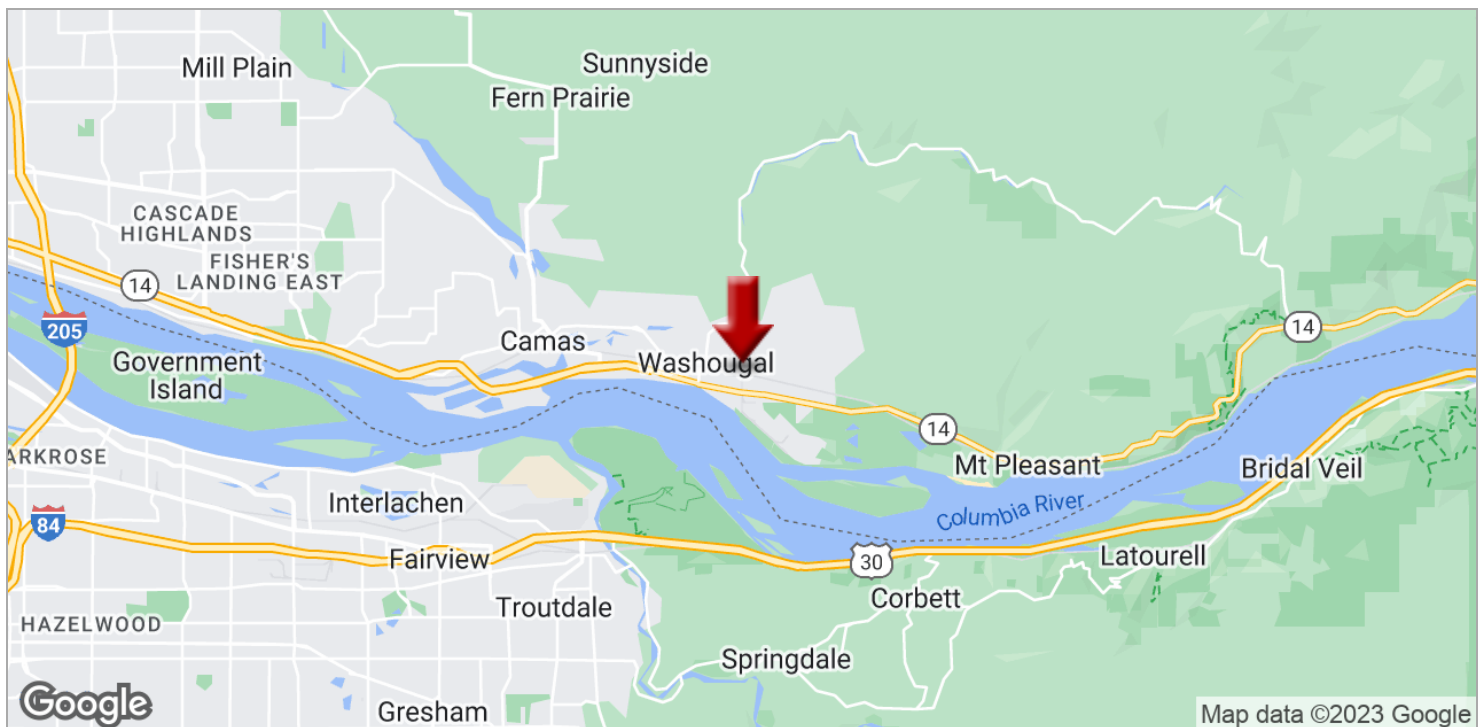
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

TOTEM BUILDING

2632 E Street, Washougal, WA 98671



KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

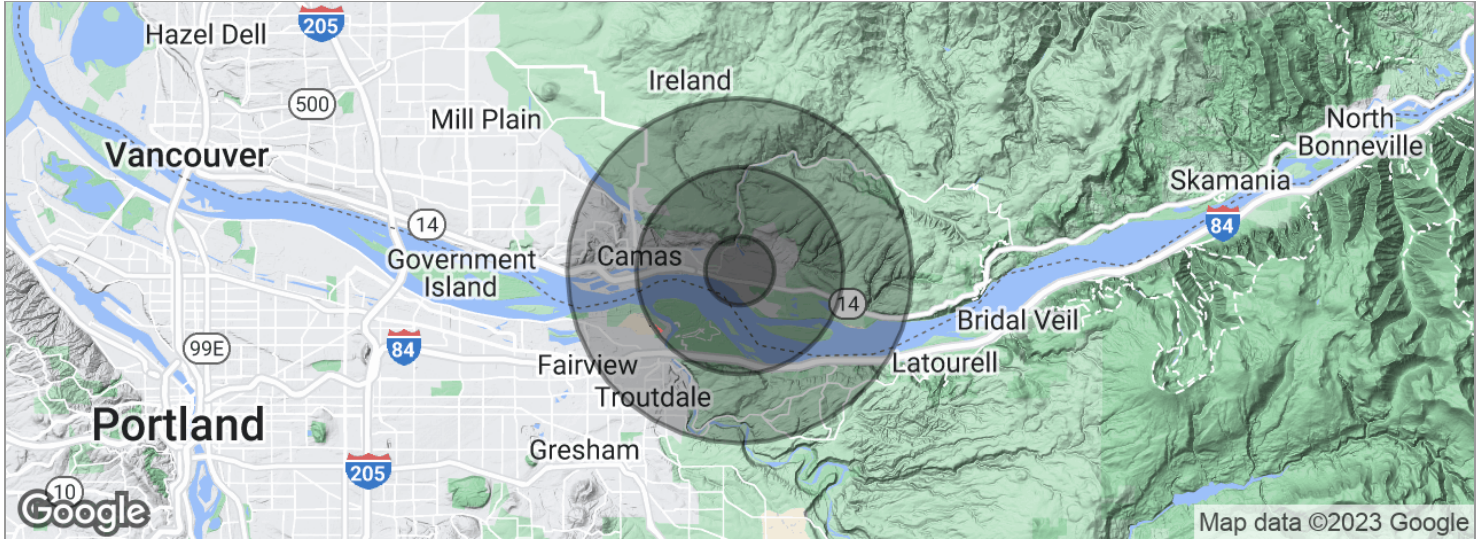
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

TOTEM BUILDING

2632 E Street, Washougal, WA 98671



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,492	17,580	40,747
Median age	37.7	38.4	37.6
Median age (male)	38.2	38.4	37.1
Median age (Female)	36.7	38.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,757	6,805	15,236
# of persons per HH	2.6	2.6	2.7
Average HH income	\$71,051	\$72,561	\$74,970
Average house value	\$215,979	\$320,319	\$358,774

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)