

FOR LEASE

OFFICE SPACE

ADDRESS: 1370 Bridge Street, Clarkston, Washington

DESCRIPTION: This is a multi-tenant single story office building located in Clarkston, Washington. Bridge Street is also known as Highway 12

SIZE: 4,454 square feet of contiguous vacant space remains in this building which contains approximately 12,000 square feet in total. The available space can be divided into spaces as small as 1,000 square feet with a shared entrance. The property has plenty of paved parking available.

LAND SIZE: The property contains approximately one acre and has plenty of paved parking. There is a perimeter fence around three sides of this property.

MONTHLY RENT: \$3,711.67 per month

UTILITIES: Paid by the tenant. Tenant will also be responsible for janitorial and garbage service.

BEST USES: The building is best suited for office space

ZONING: Service Commercial

GENERAL DESCRIPTION: This is a multi-tenant office building of approximately 12,000 square feet with three tenants, a physical therapy office, a stock broker and a national sales office for computer support of retail operations. This location has been the home to a cardiologist's office and would be suitable for a medical or general office use. Bridge Street is a major east-west highway also known as Highway 12 which extends through Idaho to Missoula Montana to the east and Walla Walla Washington to the west.

TENANT FINISH: The quoted lease price is "as is" with the tenant paying for the build out. The building owner would consider providing the build out for a qualified tenant. Space can be completed in 30-60 days after a building permit has been issued.

OTHER: This is a mixed use area with apartments, manufactured housing parks, boat manufacturing, a tire dealer, used car lot and RV dealer all within walking distance of this property.



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