

FOR LEASE

MILLENNIUM PLAZA

1516 HUDSON STREET
LONGVIEW, WASHINGTON 98632



All SVN® Offices Independently Owned and Operated

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LONGVIEW, WASHINGTON 98632



OFFER SUMMARY

LEASER RATE:	\$2,855 PER MONTH (FULL SERVICE)
BUILDING SIZE:	15,971 SF
AVAILABLE SF:	1,667 SF - 2,515 SF
LOT SIZE:	0.21 AC
RENOVATED:	2001
ZONING:	CCO

PROPERTY DESCRIPTION

Suite 204 [205] is a 1,807 RSF [1,667 USF] office suite with 5 private offices, a waiting room, and an in-suite restroom and kitchenette, available for lease as of January 2023.

The Millennium Plaza Office Building is located in a high-traffic area of Longview Washington.

PROPERTY HIGHLIGHTS

- Exceptional Second Level Suite with Natural Light
- Three Large Private Offices
- Three Additional Rooms (Two small offices one file storage room)
- In-Suite Kitchenette
- In-Suite Restroom





LOCATION DESCRIPTION

This iconic building is located in Longview, Washington. Backing up to the beautiful RA Long Park with its unique Paris-style road layout. This is a nicely updated professional building with high visibility. The building has large windows for lots of natural light and is elevator served. Rent includes utilities.

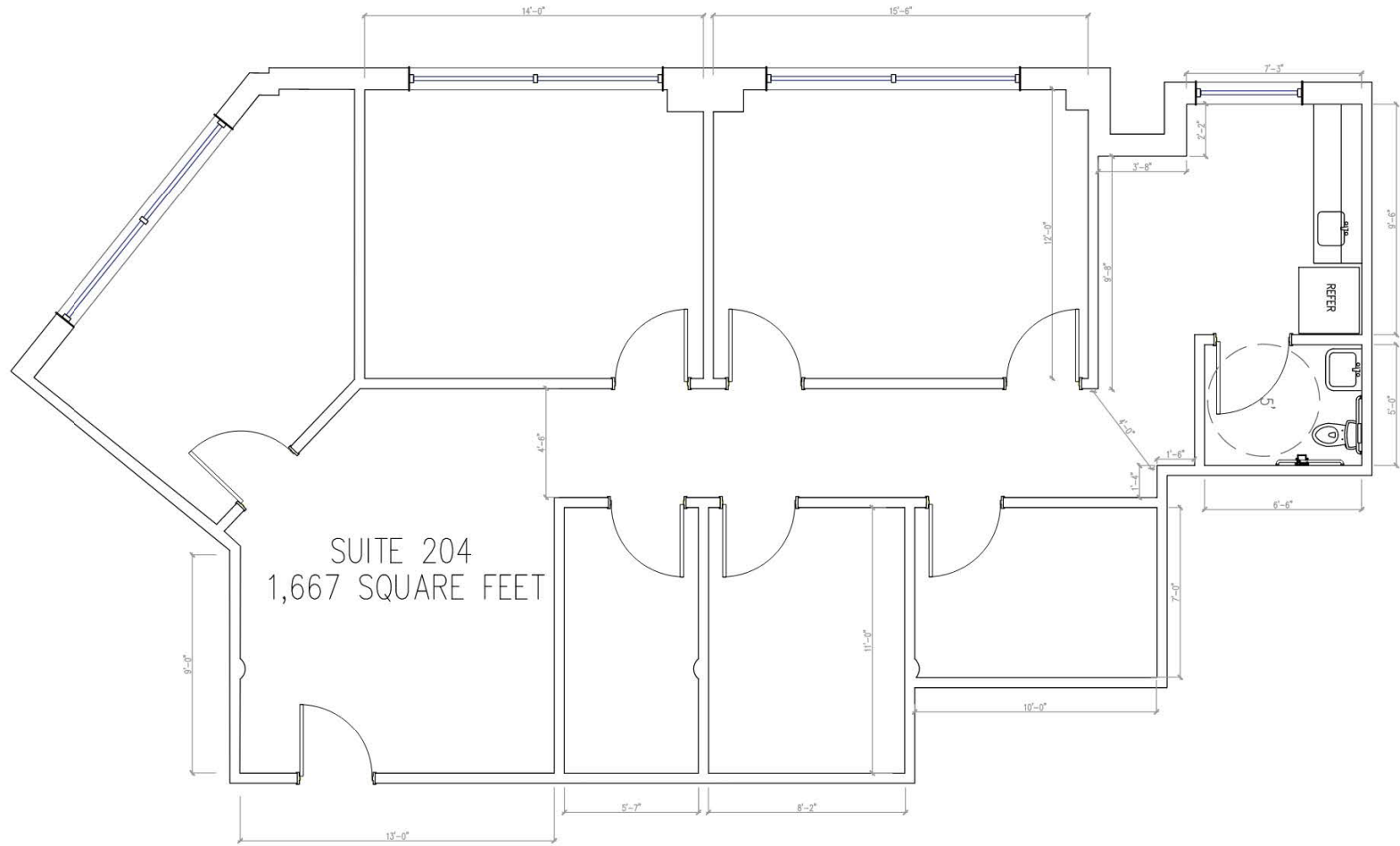
LOCATION DETAILS

MARKET:	PORTLAND - VANCOUVER
SUBMARKET:	LONGVIEW KELSO
COUNTY:	COWLITZ
CROSS STREET:	16 TH AVENUE
STREET PARKING:	YES WEST SIDE OF STREET
SIGNAL INTERSECTION:	YES
ROAD TYPE:	PAVED
MARKET TYPE:	LARGE
NEAREST HIGHWAY:	I-5
NEAREST AIRPORT:	PDX

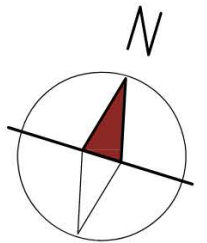




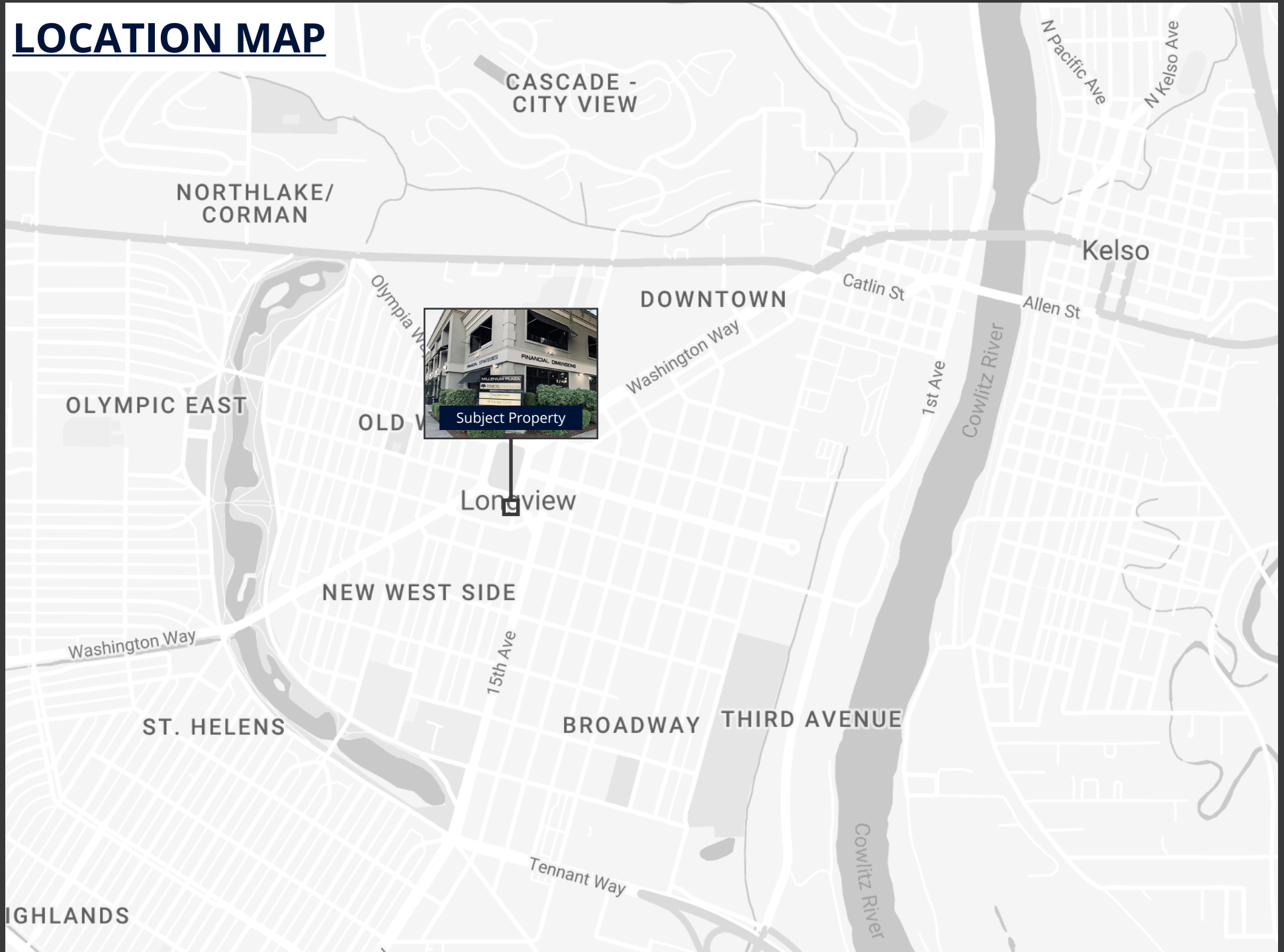
FLOOR PLAN



1 ASBUILT
SCALE



LOCATION MAP



AERIAL MAP

Lower Columbia
COLLEGE



T-Mobile

WASHINGTON WAY

CASCADE TITLE CO.

RA LONG
SQUARE

Grant's



BROADWAY STREET

CITY OF
LONGVIEW

15TH AVENUE

Willamette
Dental Group

us bank



HUDSON STREET

KeyBank

Hudson Manor Inn

Astro
EXPRESS MART

ATHLETES CORNER

HUDSON STREET

WASHINGTON WAY

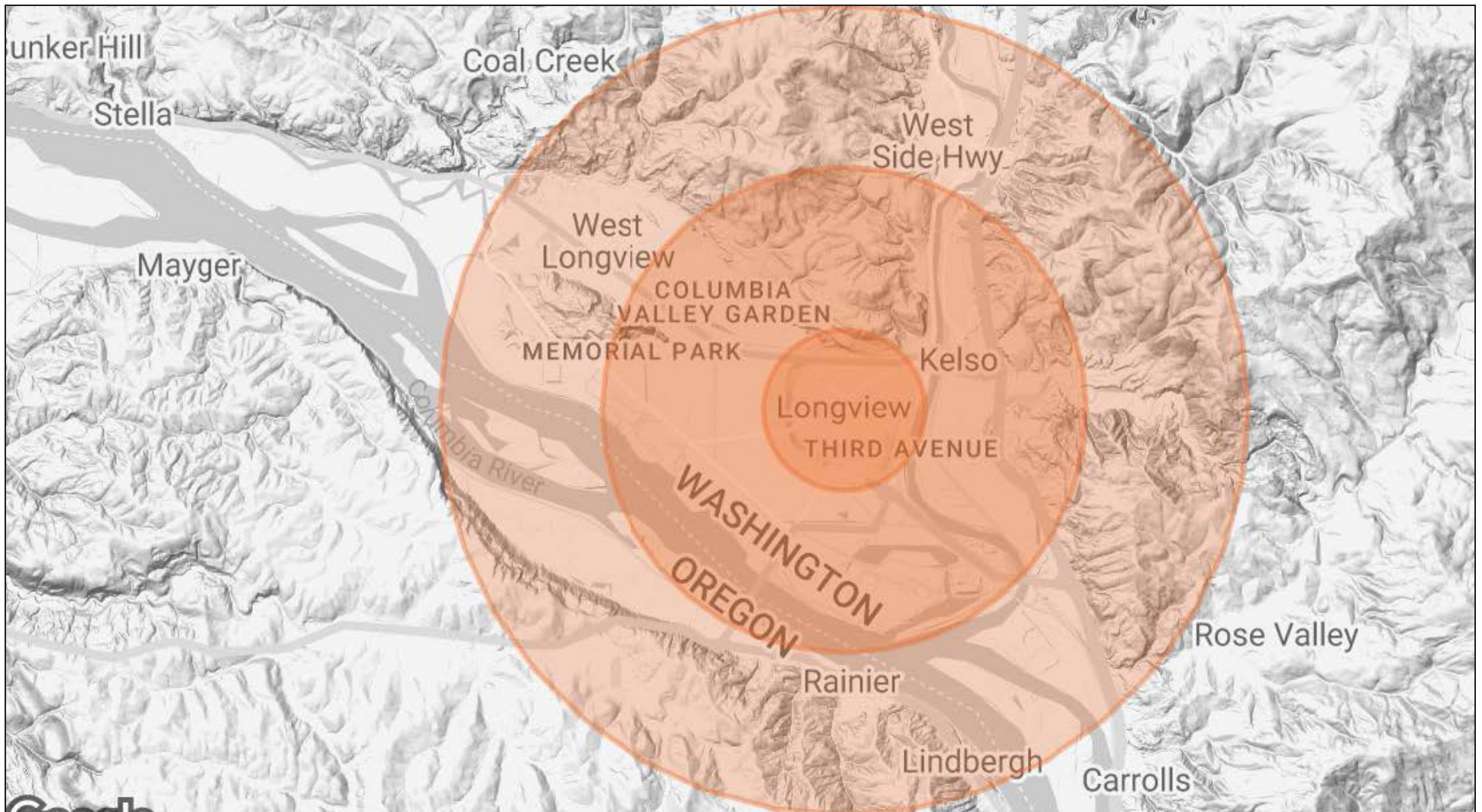


SAFeway



Minami Teriyaki





	POPULATION			HOUSEHOLD & INCOME			
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	
TOTAL POPULATION	9,866	51,805	84,103	TOTAL HOUSEHOLDS	4,864	21,897	34,317
AVERAGE AGE	46.9	38.4	38.1	# OF PERSONS PER HH	2.0	2.4	2.5
AVERAGE (MALE)	45.0	38.2	37.8	AVERAGE HH INCOME	\$50,795	\$48,447	\$53,267
AVERAGE (FEMALE)	49.9	39.4	38.8	AVERAGE HOUSE VALUE	\$158,594	\$149,931	\$153,626

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