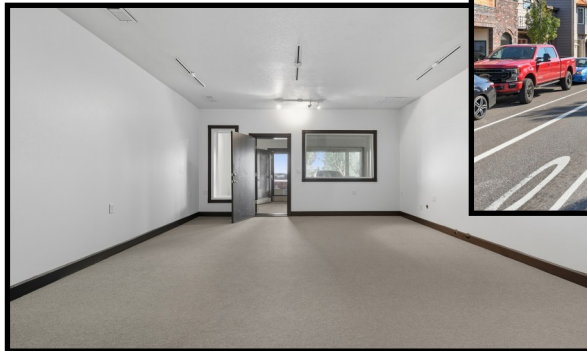


# For Lease

261 E. Historic Columbia River Hwy. Troutdale, OR 97060



Sound proof office suite featuring 3 rooms. Suite was previously used as a music recording studio but would work well as an office, counseling center, artist studio, photography studio or other! Prime location in charming Downtown Troutdale along the Columbia River Hwy, but located on the back side of the buildings/street, on the lower level. Stairway access from Columbia River Hwy. or park on lower level to access suite. A unique opportunity and space, fresh paint and carpet!

**Lease Rate: \$1650/Month**  
**Water/Garbage Included**  
**973 Total Square Feet**  
**3 Work Rooms**  
**1 Storage/Component Room**  
**1 Restroom**  
**1 Reserved Parking Space**  
**3 year Lease Term**

**Specialty Features Include:**  
**Double Wall Construction**  
**Control & Live Rooms for Sound Recording**  
**Double Doors Between Entry & Main Room**  
**Double Glass Between Rooms**  
**Double Sheetrock Walls**



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