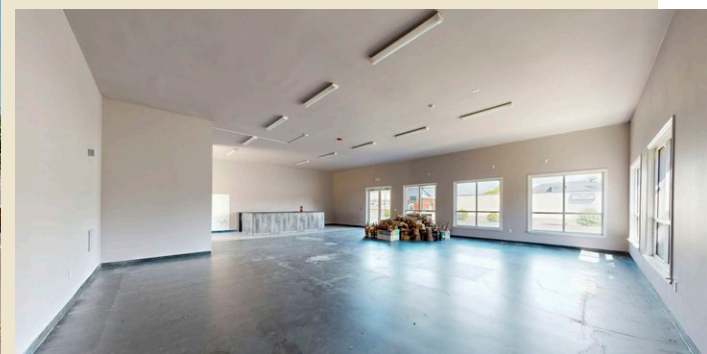


FOR LEASE | 1,600 SF OPEN-CONCEPT SUITE IN ABERDEEN



301 N PARK ST, ABERDEEN, WA 98520

PROPERTY OVERVIEW

Located within a $\pm 7,325$ SF building, this $\pm 1,600$ SF suite is ideal for retail or service-oriented businesses seeking growth.

- **MOVE-IN SPECIAL:** 1st month rent free!
- **HIGH VISIBILITY:** Direct highway exposure captures significant daily traffic.
- **SPACE FEATURES:** Open floor plan with large storefront windows for natural light and product visibility.
- **TURN-KEY POTENTIAL:** Existing service counter and front sink plumbing make it ideal for a hair salon, barbershop, or cafe.
- **LEASE DETAILS:** \$2,000 base rent plus a \$500 utility impound charge (water, sewer, trash, and NNN).

SUITE 1: \$2,000.00/MONTH, MODIFIED GROSS

AVAILABLE: $\pm 1,600$ SF

CBA # 42012112



Spencer Ingram
GREENE COMMERCIAL
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spenceri@greenecommercial.com



Steve Wold
NORTHWEST PROPERTY MANAGERS
360.748.4683

Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.

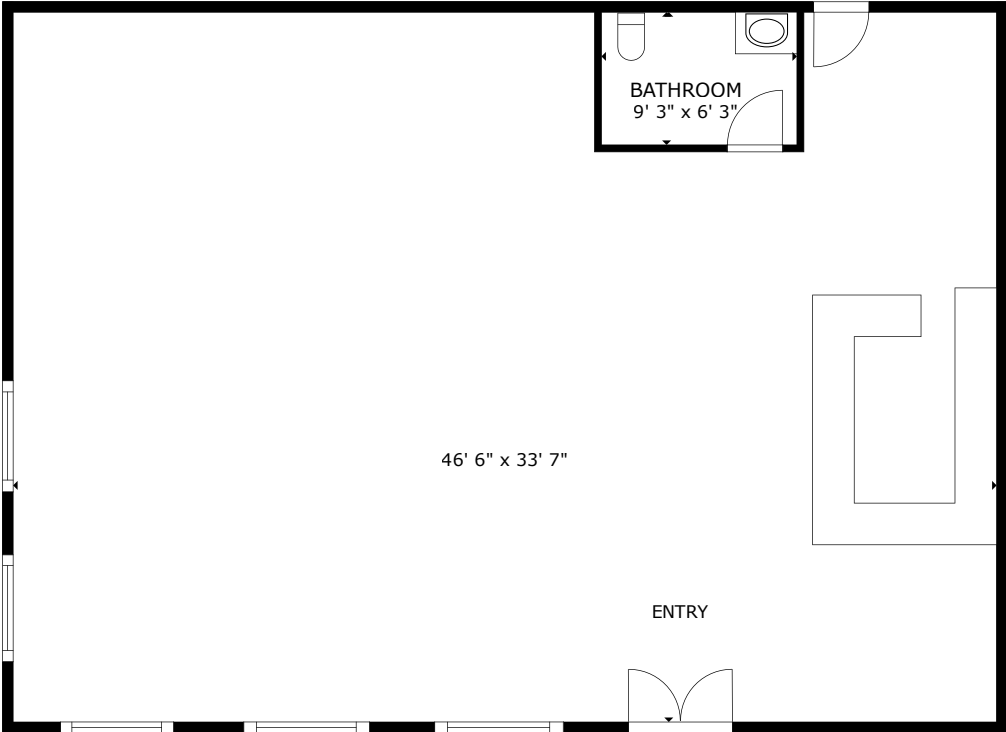


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SUITE 1: ±1,600 SF



THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

\$2,000.00 PER MONTH

CBA # 42012112

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