

225 E Alder St

Listing #: 44271780 | Status: Available | Last Modified: 02/11/2026

For Lease - Direct | ListDate: 02/04/2026

225 E Alder St, Walla Walla, WA 99362



Property Information	
Location	
Mkt Area:	CBA Walla Walla County
Alt Address:	225 E Alder St
Zoning:	CC
Cross Street:	
County:	Walla Walla
Building Information	
Total Building SF:	6,255 SF
Net Rentable Area:	6,255 SF
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	360729870104
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	1
# of Units:	
Building Status:	Existing
Signage:	On Building
Building Class:	
Property Type	
Property Type:	Retail
Sub Use:	Mixed Use
Occupancy Type:	Single-Tenant
Acres:	0.15 Acres
Lot SF:	6,621 SF
Construction	
Construction Type:	
Year Built:	1920
Year Renovated:	
Commission	
Commission:	3% of the base rent for the
LOC Exclusions:	No

Listing Information	
Lease Information	
Min Total SF:	6,255 SF
Max Total SF:	6,255 SF
Lease Rate:	\$14.00 Annual/SF
Asset Class:	Retail
NNN Expenses:	\$4.00
Lease Type:	NNN
Sublease:	No
Lease Terms:	
Move In:	Now
Listing Information	
List Date:	02/04/2026
Days On Market:	7
Last Modified:	02/11/2026
Available Date:	Immediately
Entire Floor:	No
Condo:	No
A/C:	

Property Special Features	
Green Building	
LEED Certification:	No
LEED Level:	
Energy Star Certification:	No
Parking Information	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

Agent Information	
Showing Instructions:	Call broker

Owner Information	
Legal Owner:	LOOK LIK GIANTS LLC
True Owner:	

Public Comments: Highly Desirable Downtown Opportunity in Walla Walla, Washington - this Central Commercial space currently features retail in front and warehouse in back, along with a large kitchen breakroom area, mezzanine level office/conference room area, two ADA restrooms, and alley access with a roll-up door. This is a NNN lease and the Landlord is open to incorporating TI's to fit a variety of tenant uses.

Member Listing Comments:

Property Comments Public:



Todd Wright
toddwright@windermere.com
509-386-2471

