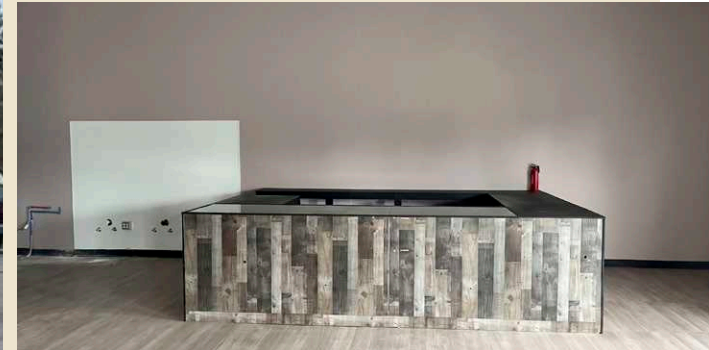
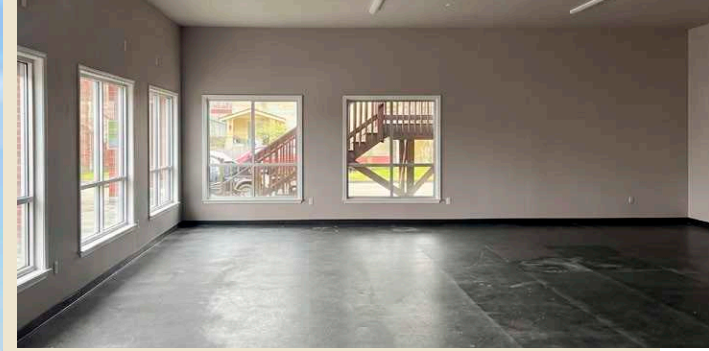


FOR LEASE | 1,600 SF OPEN-CONCEPT SUITE IN ABERDEEN



301 N PARK ST, ABERDEEN, WA 98520

### PROPERTY OVERVIEW

Located within a 7,325 SF building, this 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).

LEASE RATE: \$15.00/SF, +NNN (EST. \$3.75)

AVAILABLE: 1,600 SF

CBA # 42012112



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