

# The Tichenor Building

Stevenson, WA

## A Waterfront Commercial Property Offered by the Port of Skamania County



**Building:** Located on the spectacular Columbia River waterfront; insulated concrete block and steel construction; ample parking

**Suite 60:** 2,200 square feet of office space with views of the Columbia River; serviced by fiber optic cable connected to NOANET; access to two bathrooms

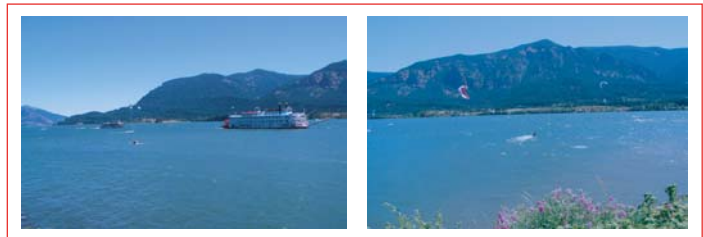
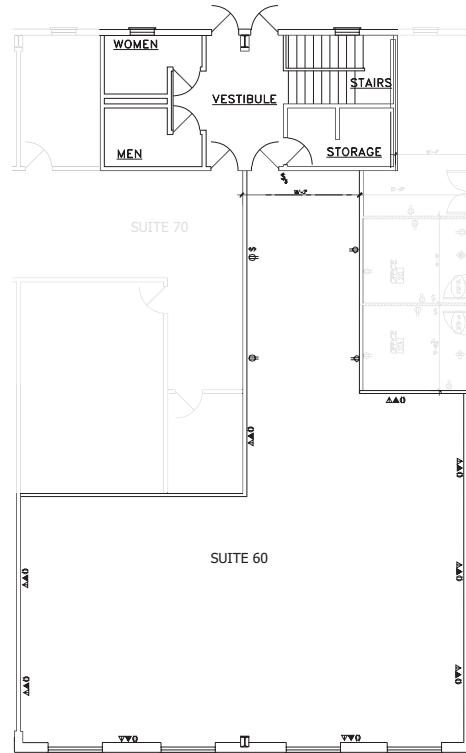
**Lease Rate:** Negotiable based on number of "family wage" jobs created and overall benefit to the economy

**Utilities:** City sewer and water; 3-phase power (PUD); gas; telephone; fiber optic; wireless; cable broadband; and DSL broadband

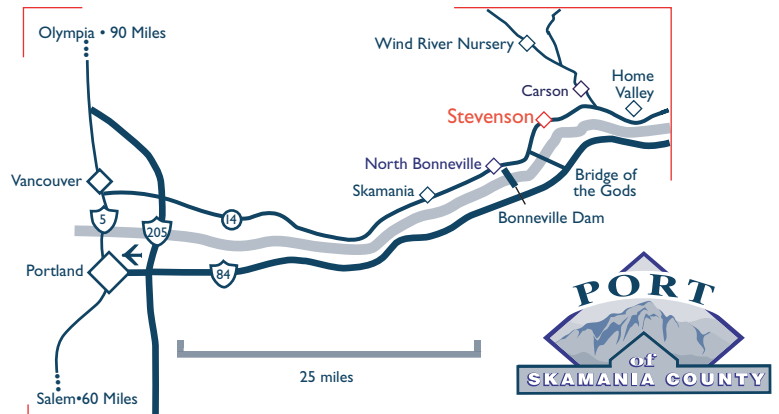
**Transportation:** 35 miles to Portland International Airport, 45 miles to Portland, 4 miles to I-84, 44 miles to Vancouver



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Views of the Columbia River from the office space



**Directions to Property:** From Portland take I-84 east to the Bridge of the Gods exit #44; cross bridge to Washington SR14, turn east, 3 miles to Stevenson; Turn right on Russel St., cross railroad tracks, & left on Cascade Ave. The Tichenor Building is one block on the right.