



# FOR LEASE

## RETAIL SPACE AVAILABLE

2211 WAVERLY DR. SE  
ALBANY, OR 97322



**LEASE RATE:**  
**\$1.00/SF/Mo. NNN**

### SUMMARY:

- Retail spaces for lease in Neighborhood Commercial (NC) zone
- Located at the corner of SE 21 PL SE and Waverly Dr.
- Currently 3 - separate spaces available ranging from +/-1,240 - 4,524 SF
- Heavy auto and foot traffic at signalized intersection
- Located in newer retail strip center with other successful businesses
- Great on-site parking and signage
- The available spaces are not yet built-out
- Tenant responsible for completion and cost of build-out of spaces
- Landlord will consider different space size configurations and TI's
- Easy access to downtown Albany, Santiam Hwy and I - 5
- Tenant solely responsible to independently verify all information
- Tenant to perform and rely on its own due diligence investigation



### FOR MORE INFORMATION CONTACT:

**Jim O'Bryant | Principal Broker**  
**NW | Commercial Services, LLC.**

4985 Battle Creek Rd SE. Ste. 101  
Salem, OR 97302

503-586-2000 Office | 503-991-2271 Cell

[Jim@nwcommercialservices.com](mailto:Jim@nwcommercialservices.com)

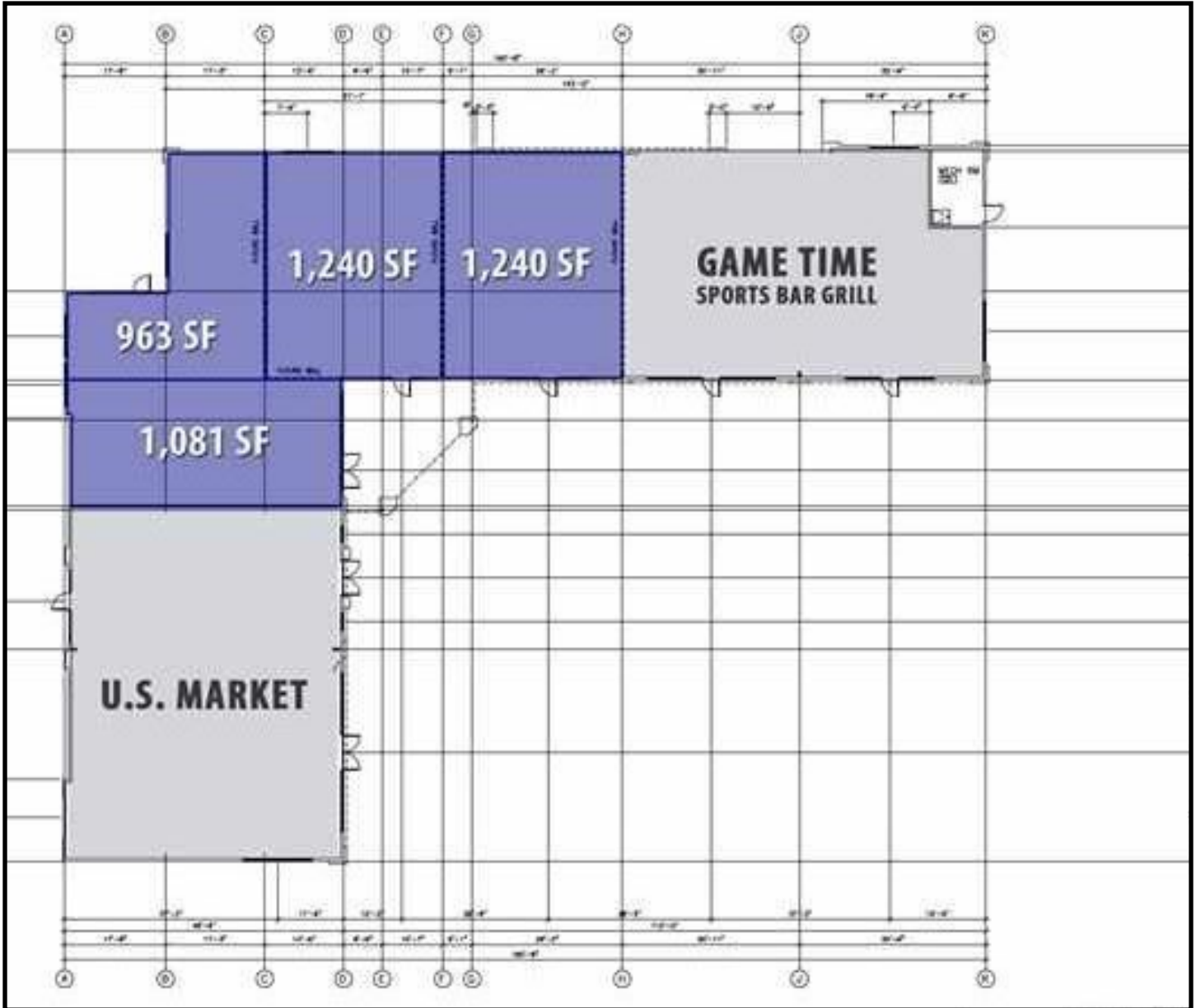
[WWW.nwcommercialservices.com](http://WWW.nwcommercialservices.com)



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### Floor Plan



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- City: Albany
- County: Linn, OR
- Tax Account: 113098
- Tax Lot: 100
- Map: 11S.03W.17.NE



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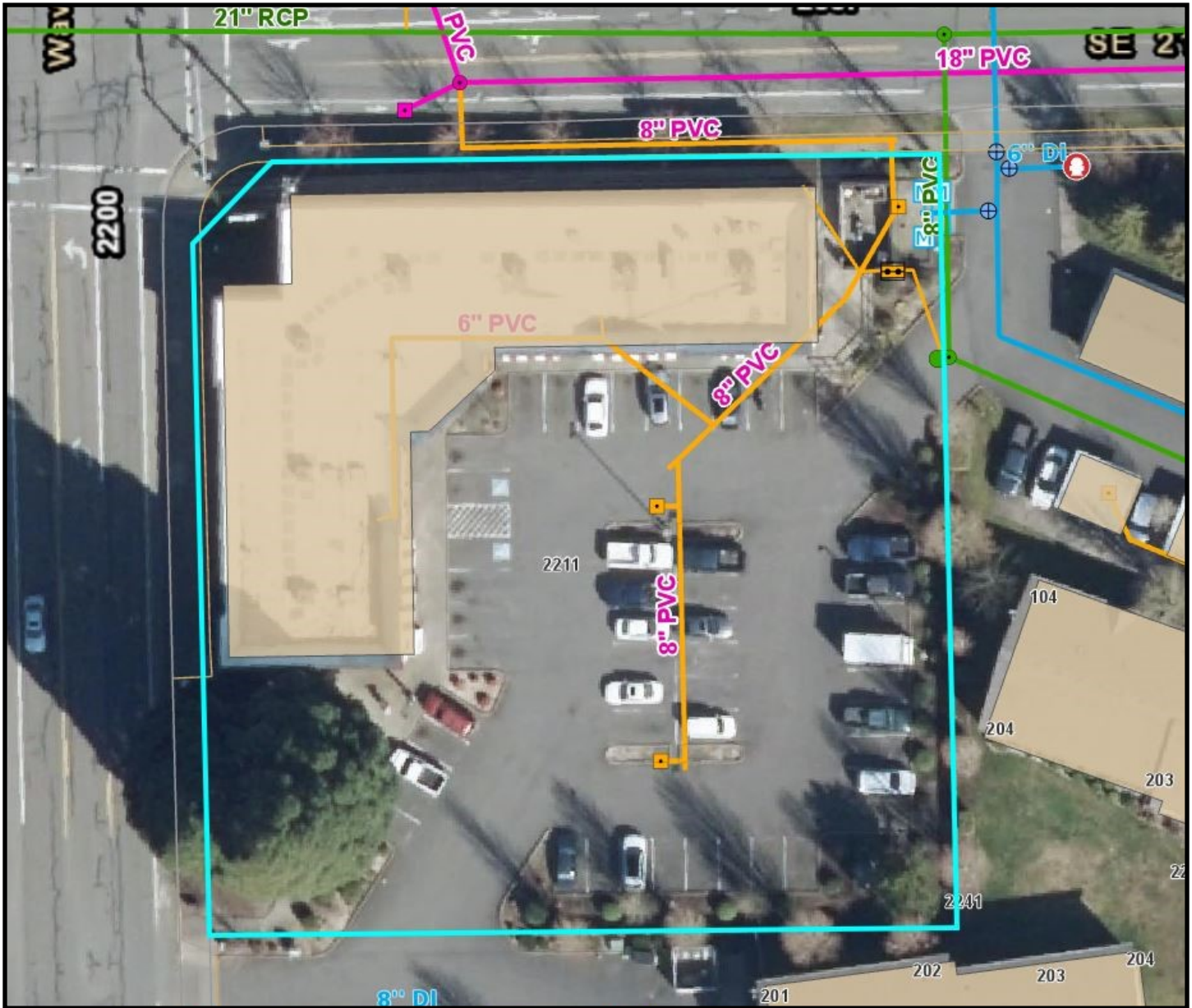




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### Aerial Plat Map



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