

FOR SALE

KENDALL LAKE B U I L D I N G

35030 SE Douglas Street
Snoqualmie, Washington 98065



THE OFFERING

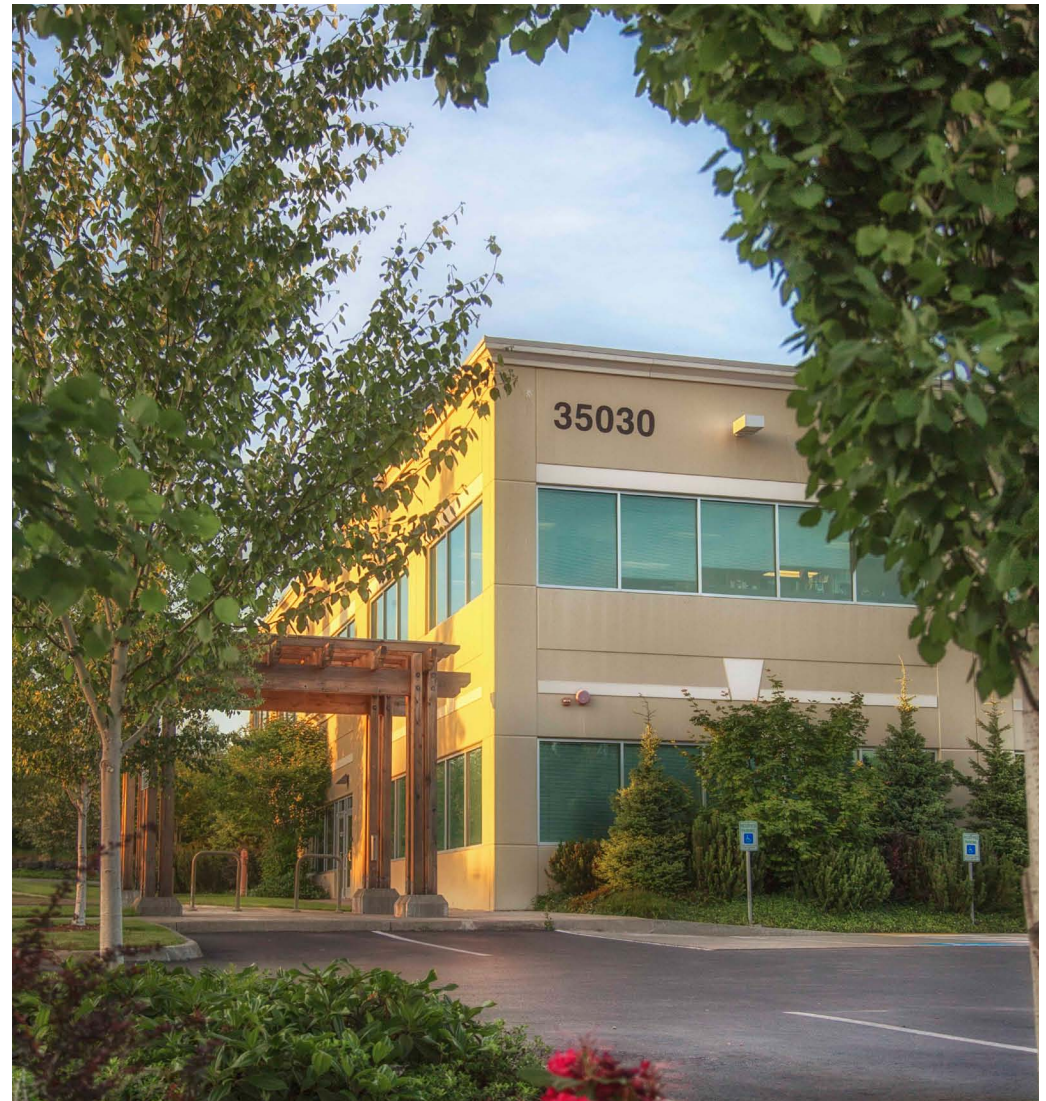
The Kendall Lake Building, well located in the desirable I-90 submarket at 35030 SE Douglas Street, is an attractive, highly functional and well-conceived Class "A" suburban office property. Located within the Snoqualmie Ridge Business Park, the Kendall Lake Building was developed in 2008 and contains approximately 56,008 rentable square feet. As of July 1, 2015, the building is approximately 89.3% leased by four tenants. With major tenancies including King County (21,430 sf) and Rudolph Technologies (NYSE: RTEC) (20,271 sf) and limited lease rollover until 2020, the Property's tenant roster reflects the appeal and functionality of the building's design and location. The strongly positive area demographic trends coupled with anticipated pricing well-below replacement cost underscores the investment's appeal over both the short and long term.

BUILDING SUMMARY

<i>Lot Size</i>	137,650 / 3.16 Acres
<i>Building Area</i>	56,008 NRA
<i>Year of Construction</i>	2008
<i>Occupancy</i>	89.3%
<i>Number of Floors</i>	2
<i>Parking Ratio</i>	4.0 / 1,000 RSF
<i>In place NOI</i>	\$854,019
<i>Stabilized (Year 2) NOI</i>	\$973,055
<i>Asking Price</i>	\$12,250,000

PROPERTY PROFILE

KENDALL LAKE BUILDING	
Address	35030 SE Douglas Street Snoqualmie, Washington 98065
County	King
Parcel Number	785 180 0100
Lot Size	137,650 SF / 3.16 Acres
Zoning	Mixed Use
Building Area	56,008 RSF
Year Built	2008
Floors	2
Typical Floor Plate	28,000 RSF
Occupancy	89.3%
Elevator(s)	Single hydraulic elevator
Parking	4.0 per 1,000 sf; 224 surface parking stalls
Estimated Operating Exp.	\$7.15/RSF/Yr
Construction Type	Concrete tilt with steel frame and second floor slab metal deck
HVAC	100 ton rooftop mounted HVAC. Approximately one VAV Box per 1,000 SF
Electrical	1,200 AMP building service
Ceiling Height	Floor to Floor - 13' 6" Finished Ceiling - 9' first floor; 9'6" second floor



Market Contact:
BRIAN TOY
 (425) 201 1224
 brian.toy@comre.com

Investment Contact:
STEVE BRUNETTE
 (206) 292 6007
 steve.brunette@cbre.com



CUSHMAN & WAKEFIELD

COMMERCE
 REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

CBRE

©2015, Commerce Real Estate Solutions. Disclaimer: The enclosed information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.