



Class A Office Space

CLASS A OFFICE BUILDING

- Second Floor: 3,981 RSF
- Free Parking, 4:1,000 SF Ratio
- \$14.00/RSF, NNN
- Low Operating Expenses
- Tenant Improvements Available
- Available Immediately

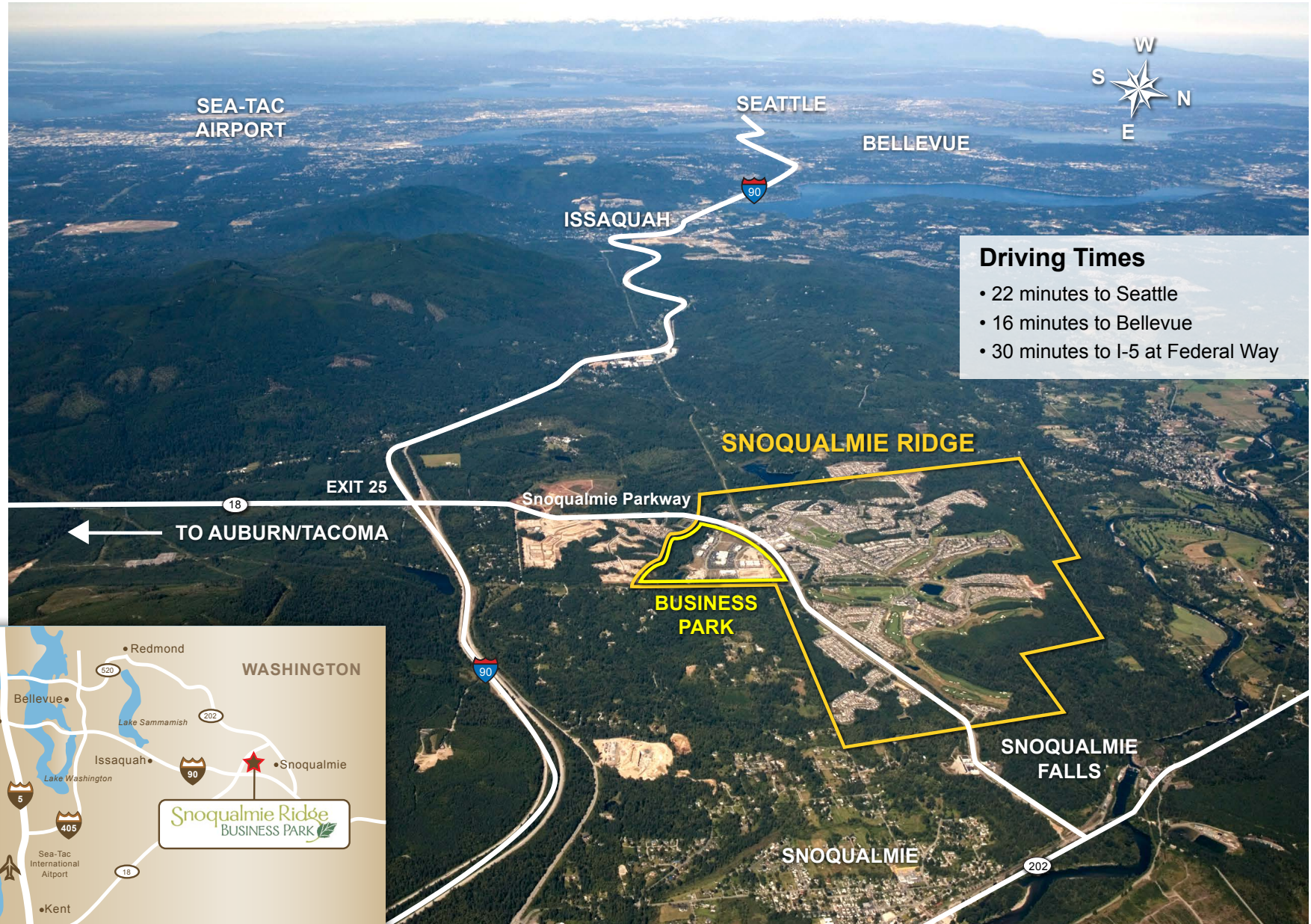
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Great Local Amenities

Lodging



Snoqualmie Falls and Salish Lodge are just minutes away.

Retail & Services



- Grocery Store
- UPS Store
- Beauty Salons
- Day Care
- Restaurants
- Major Bank
- Library
- Gas Station
- Coffee Shops
- Dry Cleaning

Housing



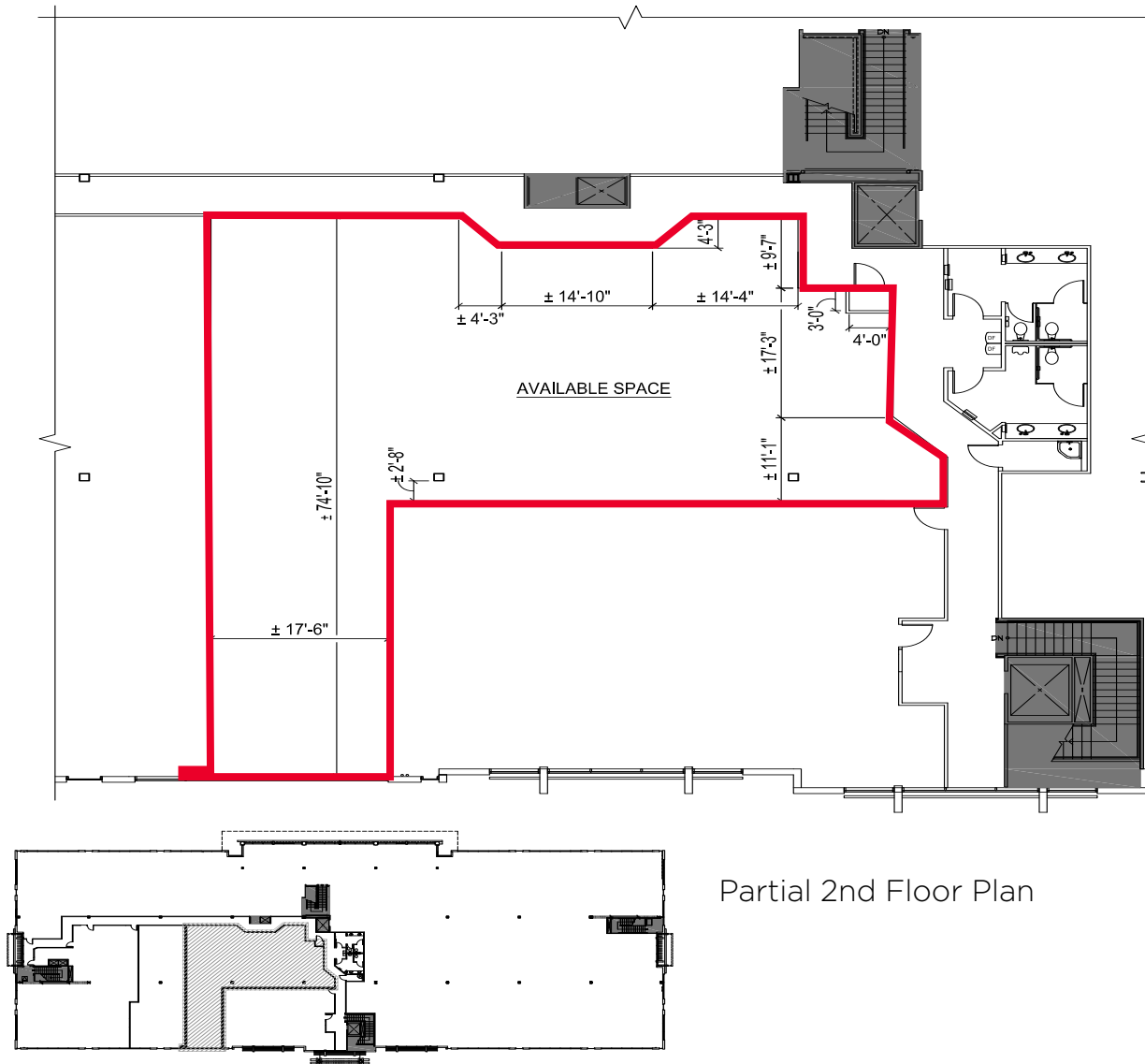
At full build-out, Snoqualmie Ridge will have over 4,000 housing units including executive housing, mid-level and affordable alternatives.



Recreation



- TPC Golf Course
- Tennis Courts
- Over 20 Miles of Trails
- Soccer/Baseball Fields.
- Parks



Partial 2nd Floor Plan





AVAILABILITY: SECOND FLOOR - 3,981 RSF

YEAR BUILT: 2001

DELIVERY: Immediate

CONSTRUCTION TYPE: Concrete tilt w/steel frame & 2nd floor slab metal deck

RENTAL RATE: \$14.00/RSF, NNN

2015 OPERATING EXPENSES: \$7.66/RSF

BUILDING SIZE: 76,000 RSF

LOT SIZE: 179,032 square feet

FLOORS: Two-story

LOAD FACTOR: 13% multi-tenant (approx)

CEILING HEIGHT: Floor to Floor - 13' 6"

Finished Ceiling 1st Floor - 9'

Finished Ceiling 2nd Floor - 9' 6"

PARKING: 4:1000 RSF | All surface | No charge

HVAC: 100 ton rooftop mounted HVAC, One VAV box per 1,100 SF

ELEVATORS: Single Hydraulic Elevator

ELECTRICAL: 1200 AMP building service

TELECOM: Comcast Broadband Service, Century Tel Fiber Optic

BACK-UP GENERATOR: Location for Tenant installed generator

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