



FOR LEASE

Emerson Courtyard

4040 Orchard Street W. Fircrest, WA 98466

Available Suites:

Suite 204	1,300 SF	\$10.00/SF, NNN
Suite 210-212	2,400 SF	\$10.00/SF, NNN
Suite 220	1,200 SF	\$10.00/SF, NNN

- Prime Retail/Office space located in the charming City of Fircrest, WA
- Current Tenants: MVP Physical Therapy, Miho Salon, Edward Jones & Co., Sarah's Nails, Orchard Cleaners, Happy at the Bay, Papa John's Pizza, Scrap That, Emerson Dental, Curb, Symbols Spa'lon and The Image Studio

- Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 mile	12,190	\$84,006
3 mile	118,927	\$76,567
5 mile	282,201	\$76,554

- Traffic Counts: 45,000 VPD

Broker:

Syd Severe

Cell 425.495.1353 | Office 425.888.2993

Email: syd@mkps.net

Low Lease Rates and \$4.97 psf NNN



Tenant Improvement Allowances for creditworthy 5+ year leases

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