

THE VERGE - AUBURN

FOR LEASE: 472 SF & 1,554 SF

109 S DIVISION ST | AUBURN, WA

NEW CONSTRUCTION CORNER RETAIL @ AUBURN STATION

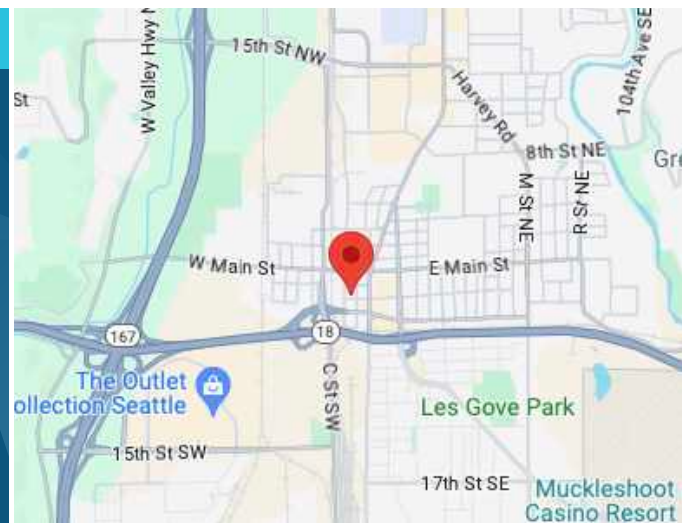


LEASE INFORMATION

Suite	Available Size	Lease Rate	Lease Type	Sprinklers	Clear Height
Retail B	1,554 SF	\$28/SF/Year	NNN	Yes	18'
Retail A	472 SF	\$28/SF/Year	NNN	-	-

PROPERTY HIGHLIGHTS

- Immediately adjacent to Auburn Station averaging almost 1K commuters/day
- Warm shell condition with generous TI packages available
- 18ft ceilings and abundant natural light
- Immediate access to Hwy 18 on/off ramps
- Ground Floor retail in a 226 unit apartment building
- Over 1,000 apartment units in immediate vicinity
- Walking radius population of 40,000+
- Hood shaft available in 1,554 SF unit



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

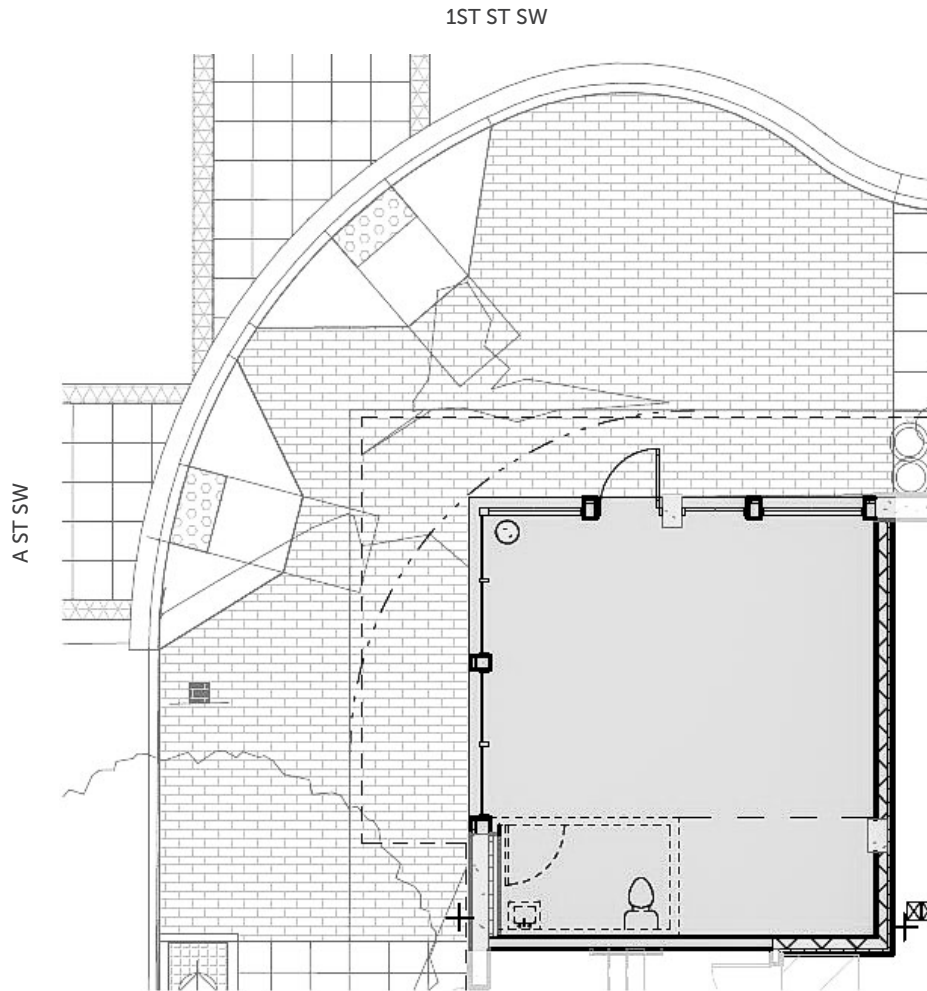
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

THE VERGE - AUBURN

109 S DIVISION ST | AUBURN, WA



SUITE A
472 SF



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com

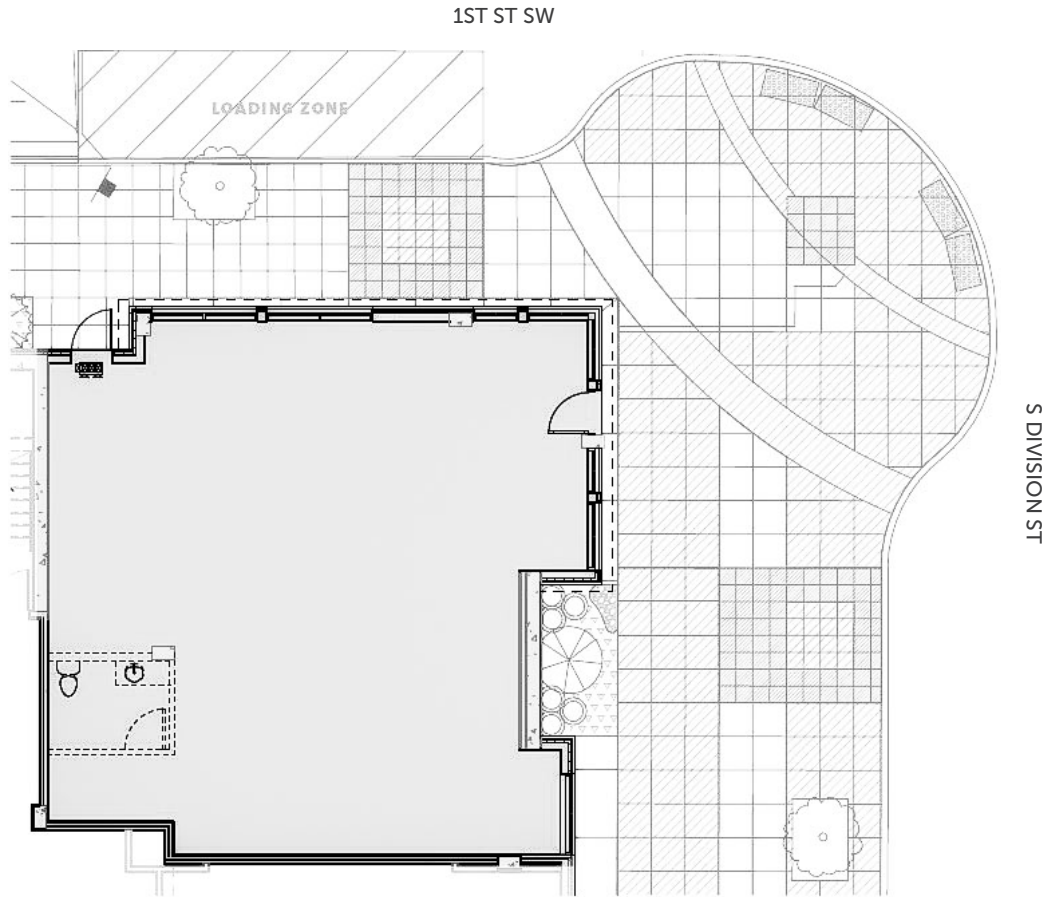
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

THE VERGE - AUBURN

109 S DIVISION ST | AUBURN, WA



SUITE B
1,554 SF



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

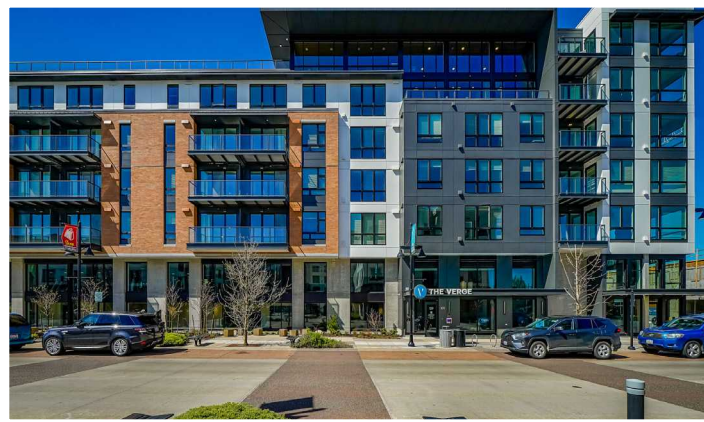
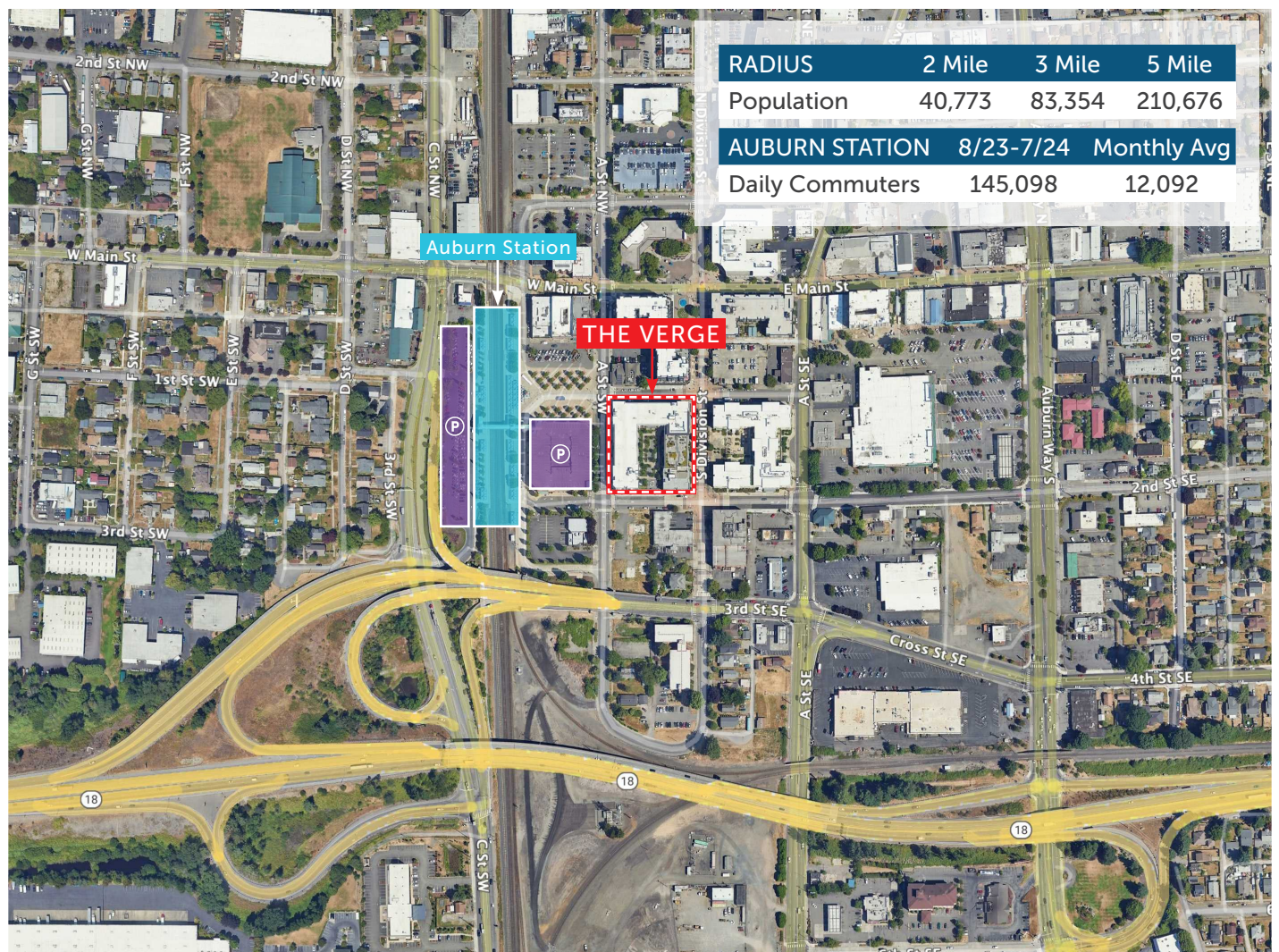
BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

THE VERGE - AUBURN

109 S DIVISION ST | AUBURN, WA



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.