

Prime space in retail center centrally located near a variety of additional amenities.

PROPERTY HIGHLIGHTS

- + Available on October 1, 2025
- + Great for a wide variety of office and retail uses
- + Easy access to SR 520 & I-405
- + 4.5/1,000 SF parking ratio
- + High traffic counts over 28,000 cars per day
- NNNs are estimated to be \$10.35 PSF + common area bathroom cleaning of \$225 per month

AVAILABLE SF

3,343 SF

LEASE RATE PSF

\$31.50

LEASE TYPE

NNN

BILLY POLL, CCIM

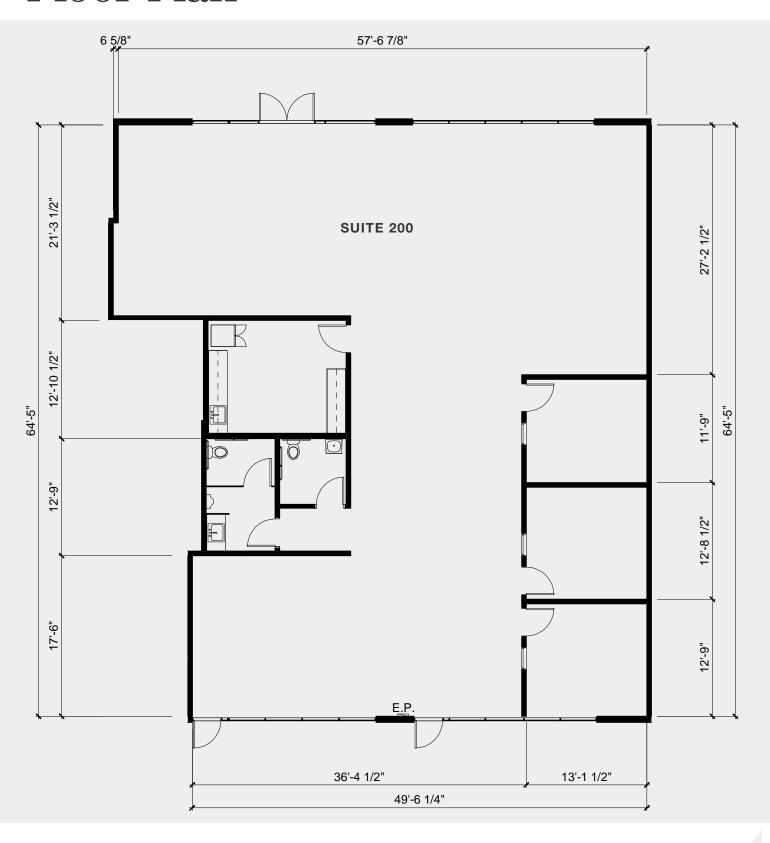
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Floor Plan



Site Plan

