

# THE VERGE - AUBURN

FOR LEASE: 1,554 SF

109 S DIVISION ST | AUBURN, WA

## NEW CONSTRUCTION CORNER RETAIL @ AUBURN STATION

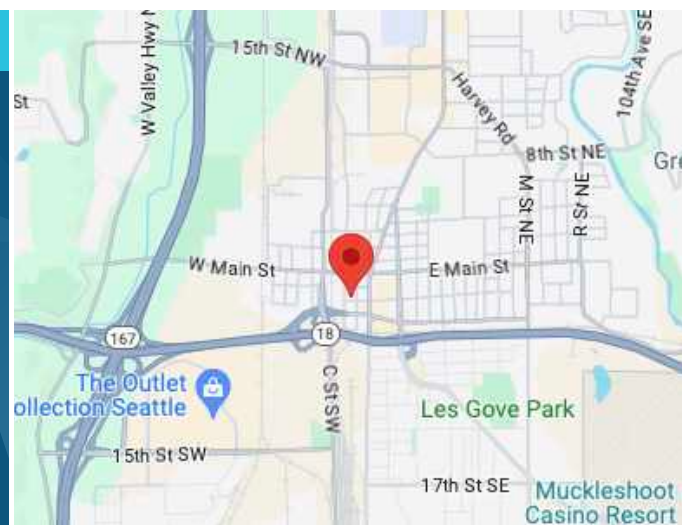


### LEASE INFORMATION

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

### 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

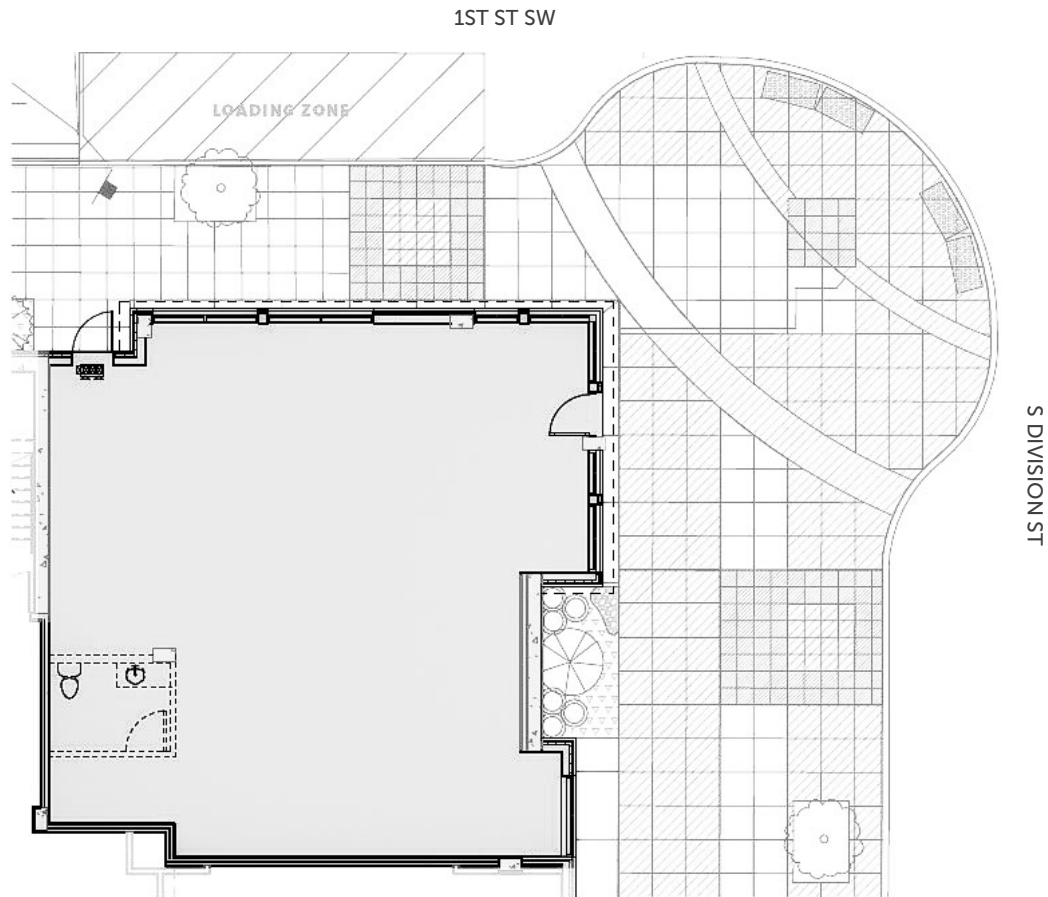
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**SUITE B**  
1,554 SF



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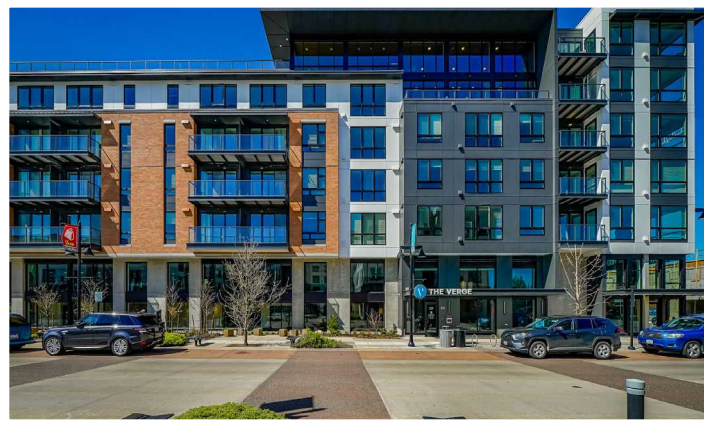
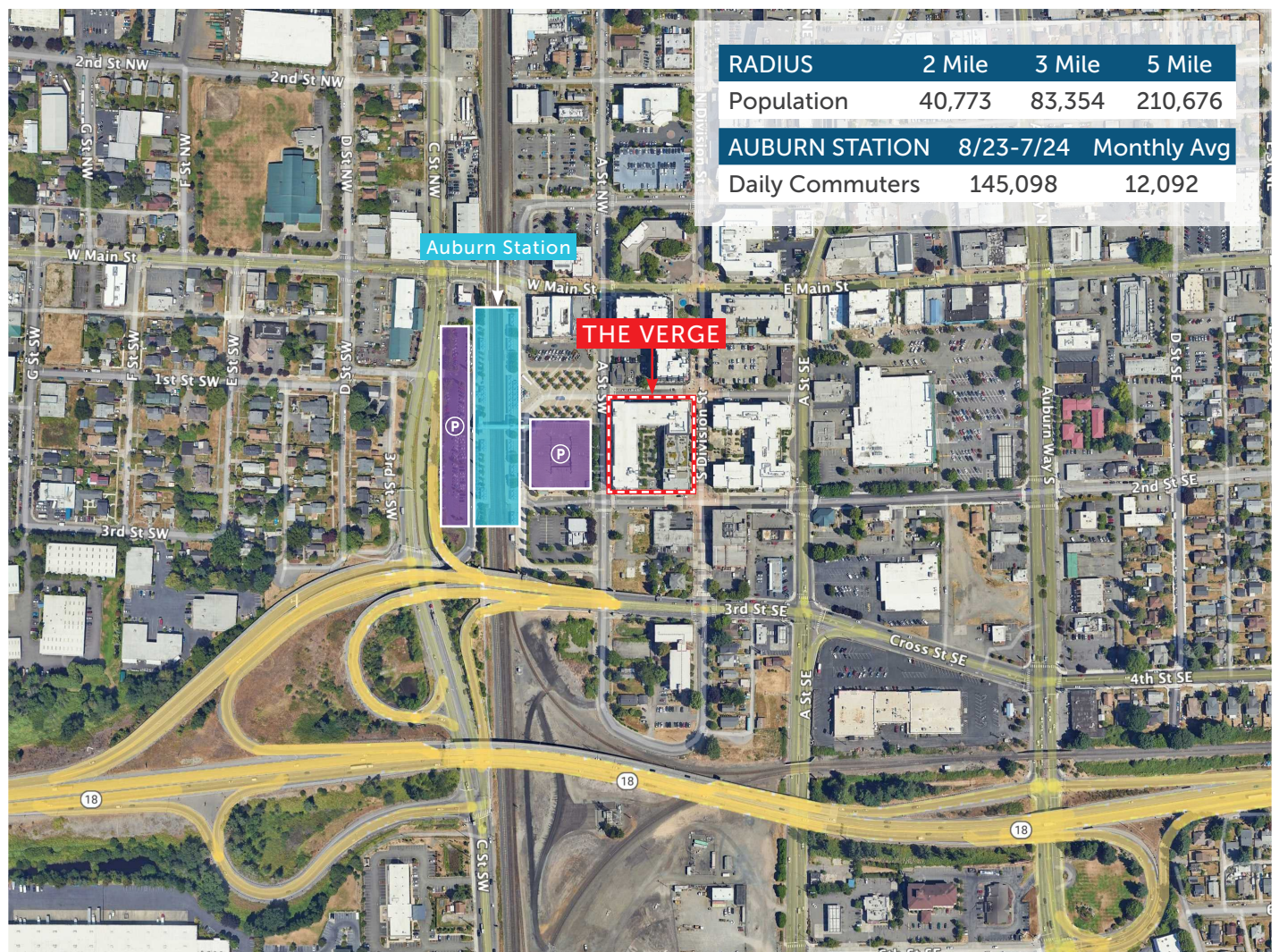
**BEN DAVIDSON**  
206.787.1470  
bdavidson@neilwalter.com

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

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