

FOR LEASE

SELUCA PROFESSIONAL CENTER

8630 164TH AVE NE | REDMOND, WASHINGTON 98052

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

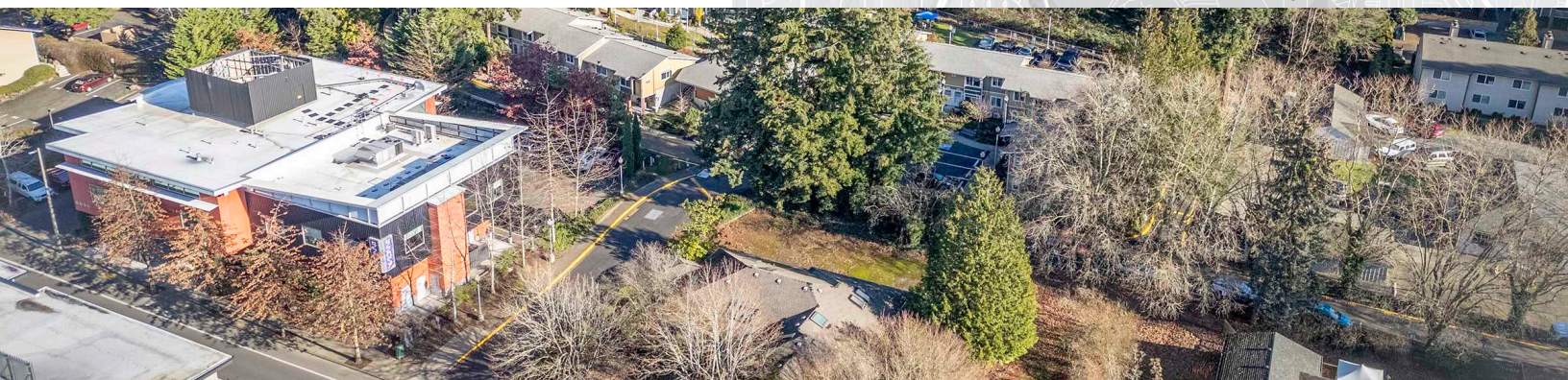


MEDICAL OFFICE SPACE | IDEAL LOCATION | REDMOND, WA

LISTING INFORMATION

TOTAL BUILDING	15,960 SF
AVAILABLE SF	3,244 SF* *Potential to demise space
YEAR BUILT	2012
TYPE OF SPACE	Built out Medical Space
PARKING	3.5 Spaces / 1,000 SF

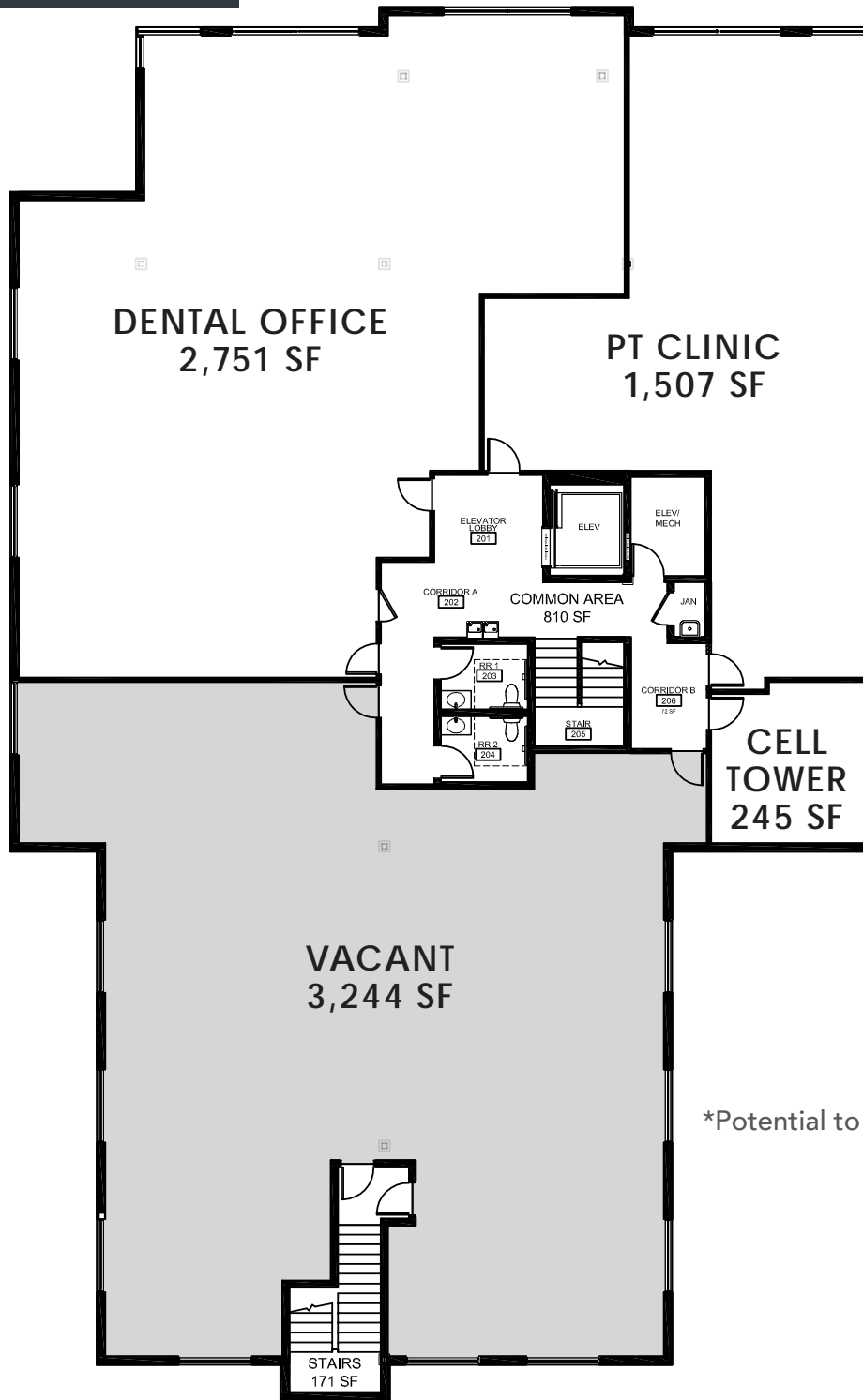
CALL FOR LEASE RATE



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FLOOR PLAN



*Potential to demise space

CONTACT

SCOTTY ROWE
C 206.484.9894
srowe@lee-associates.com

ALEX MUIR
C 253.303.1983
amuir@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
POPULATION (2024)	25,521	95,393	242,252
ANNUAL GROWTH 2024-2029	2.94%	0.98%	1.05%
ANNUAL GROWTH 2020-2024	11.8%	0.44%	0.81%
BACHELORS DEGREE OR HIGHER	71%	69%	66%
INCOME & EMPLOYMENT	1-MILE	3-MILE	5-MILE
AVG HH INCOME	\$155,176	\$175,312	\$172,065
HOUSEHOLDS	11,875	37,870	96,788
TOTAL BUSINESSES	2,143	3,879	14,112
TOTAL EMPLOYEES	16,904	62,272	146,779

95K
2024
POPULATION

38K
2024
HOUSEHOLDS

\$175K
AVERAGE HH
INCOME

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