Venture Commerce Center

SNOQUALMIE, WASHINGTON

AYERS COMMERCIAL GROUP

THE OFFERING

OWNER-OCCUPIED OFFICE/WAREHOUSE

1,472 - 9,400 Sq Ft $502,240 - $3,180,140

Ayers Commercial Group is pleased to present the rare opportunity to acquire four adjacent office/warehouse condominiums in the Venture Commerce Center in Snoqualmie. The porfolio provides flexible configuraions ranging from 1,472 square feet up to 9,400 square feet.

The property is occupied by the current owner and has been meiculously maintained , reflecing clear pride of ownership. The well-managed HOA has never required a cash call, operates the property at a first-class level, and maintains strong reserves. Recent upgrades include new sprinkler heads, roof, interior and exterior LED lighing , interior flooring and paint, and parking lot seal coat.

8020 Bracken: $905,140, 2,742 Square Feet

Office/warehouse suite featuring high-end finishes with contemporary metal and glass offices on both levels. The warehouse area includes 3-phase power, 20-foot clear height, insulated grade-level door with windows, and skylights for natural light. Layout includes recepion, 3 downstairs private offices, 3 upstairs private offices, warehouse, kitchenette, 2 restrooms, and storage space.

8022 Bracken: $905,140, 2,742 Square Feet

Office/warehouse suite featuring high-end finishes with contemporary metal and glass offices on upper floor. The warehouse area includes 3-phase power, 20-foot clear height, insulated grade-level door with windows, and skylights for natural light. Layout includes recepion, 2 upstairs private offices, warehouse, break room with kitchen, 2 restrooms, and storage space.

8016 Bracken: $867,620, 2,444 Square Feet

Two-story, corner-office suite. Ground floor space features abundant natural light, open layout, and exposed wood beams, and restroom. Upper floor layout includes an open office area, elevated lounge with kitchen, and a beauiful conference room , with addiional soundproofing . Furniture may be available for sale.

8026 Bracken: $502,240, 1,472 Square Feet

Rare, small corner-office suite consising of mostly open area, 1 large office/conference room, restroom, and storage space. Abundant natural light.

PROPERTY SUMMARY

ADDRESS	8016 - 8026 Bracken Pl SE, Snoqualmie, WA 98065				
UNIT	8016 Bracken	8020 Bracken	8022 Bracken	8026 Bracken	TOTAL
LIST PRICE	$867,620	$905,140	$905,140	$502,240	$3,180,140
PRICE PER SQUARE FOOT	$355.00	$330.10	$330.10	$341.20	$338.31
OFFICE SQUARE FEET	2,444	1,352	1,352	1,222	6,370
WAREHOUSE SQUARE FEET		1,232	1,232		2,464
STORAGE SQUARE FEET		158	158	250	566
TOTAL SQUARE FEET	2,444	2,742	2,742	1,472	9,400
ASSIGNED PARKING	2	5	5	2	14
UNASSIGNED PARKING	2	4	4	2	12
TOTAL PARKING	4	9	9	4	26
PARCEL NUMBER	8894350070	8894350090	8894350100	8894350120	

SITE PLAN

SE CENTER STREET
35328
35326
35330
35332
35334
35336
35338
35402
35400
E
35322
35324
35320
C
35318
35316
35314
35312
35308
35306
35304
35302
35310
35300
A
8110
8108
8106
8104
8102
8030
8100
D
8026
8022
8020
8016
8024
8018
B

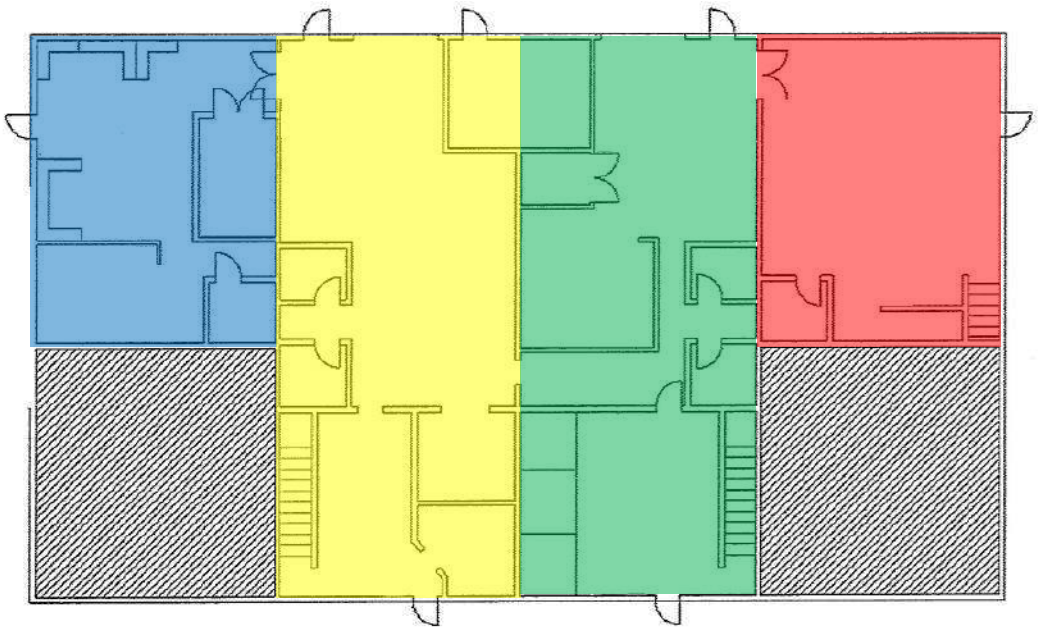
FLOOR PLAN

8026

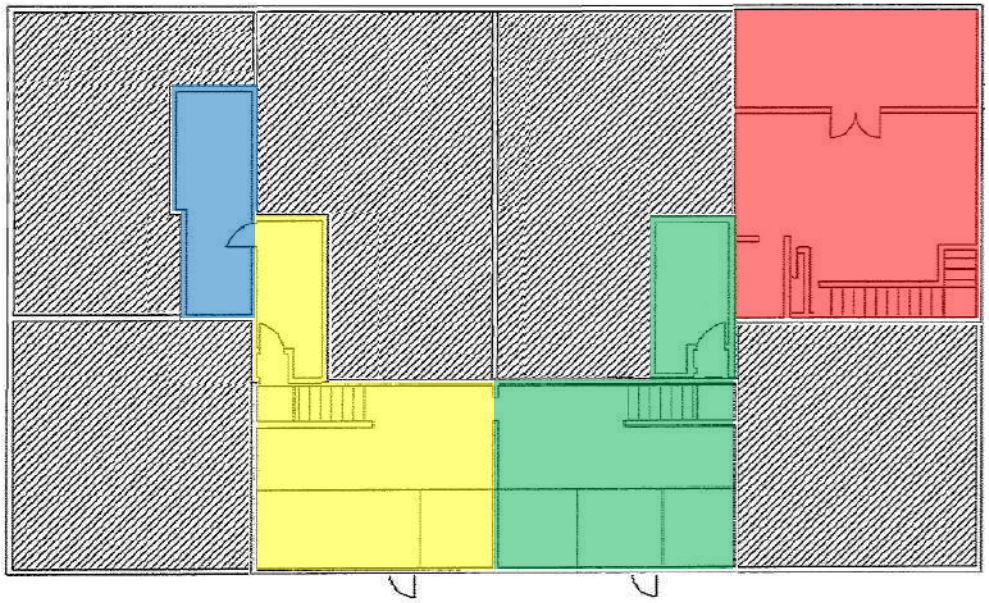
8022

8020

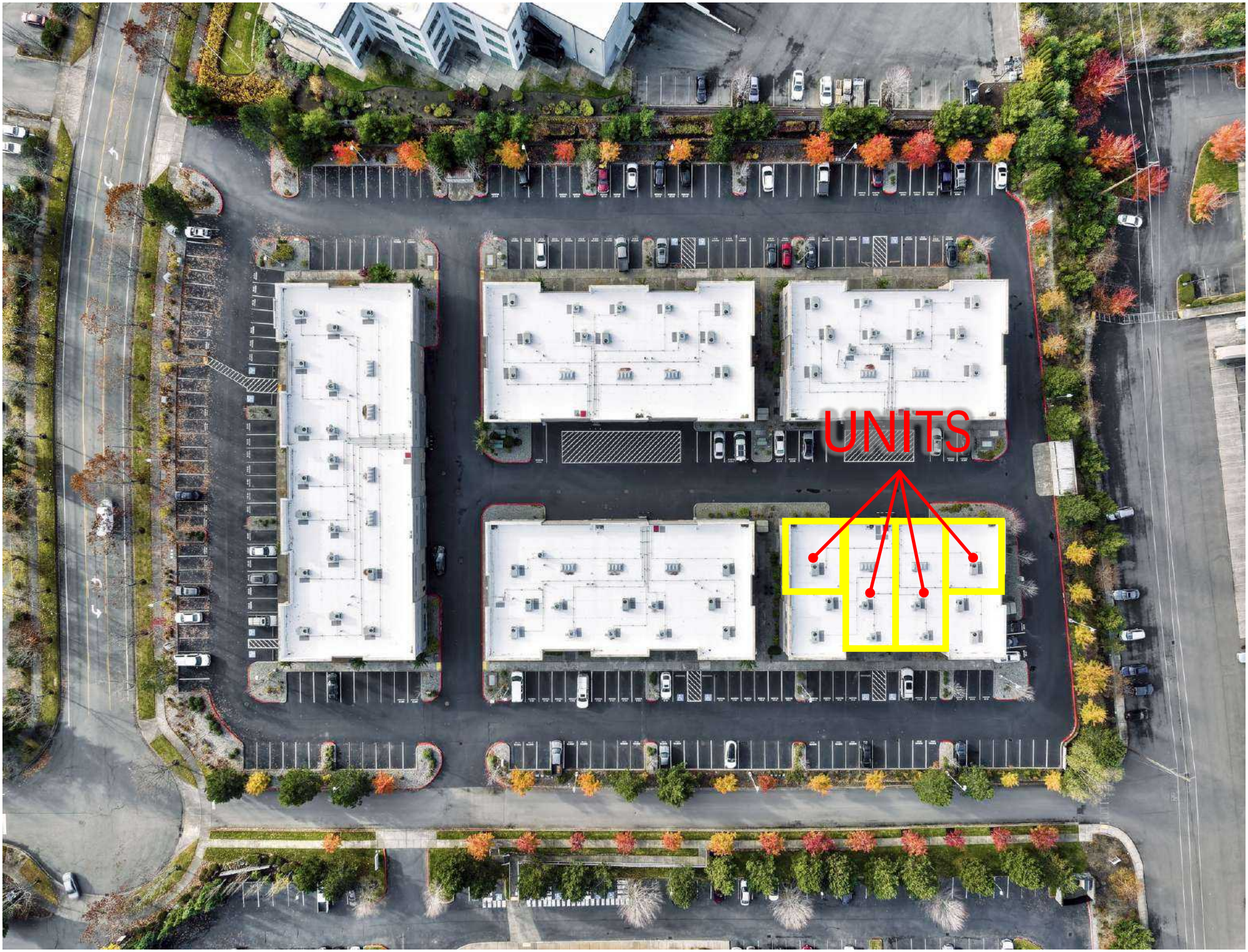
8016



FLOOR 1



FLOOR 2


UNITS

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8020 Bracken Pl

Picture 1 of 4

NOTICE

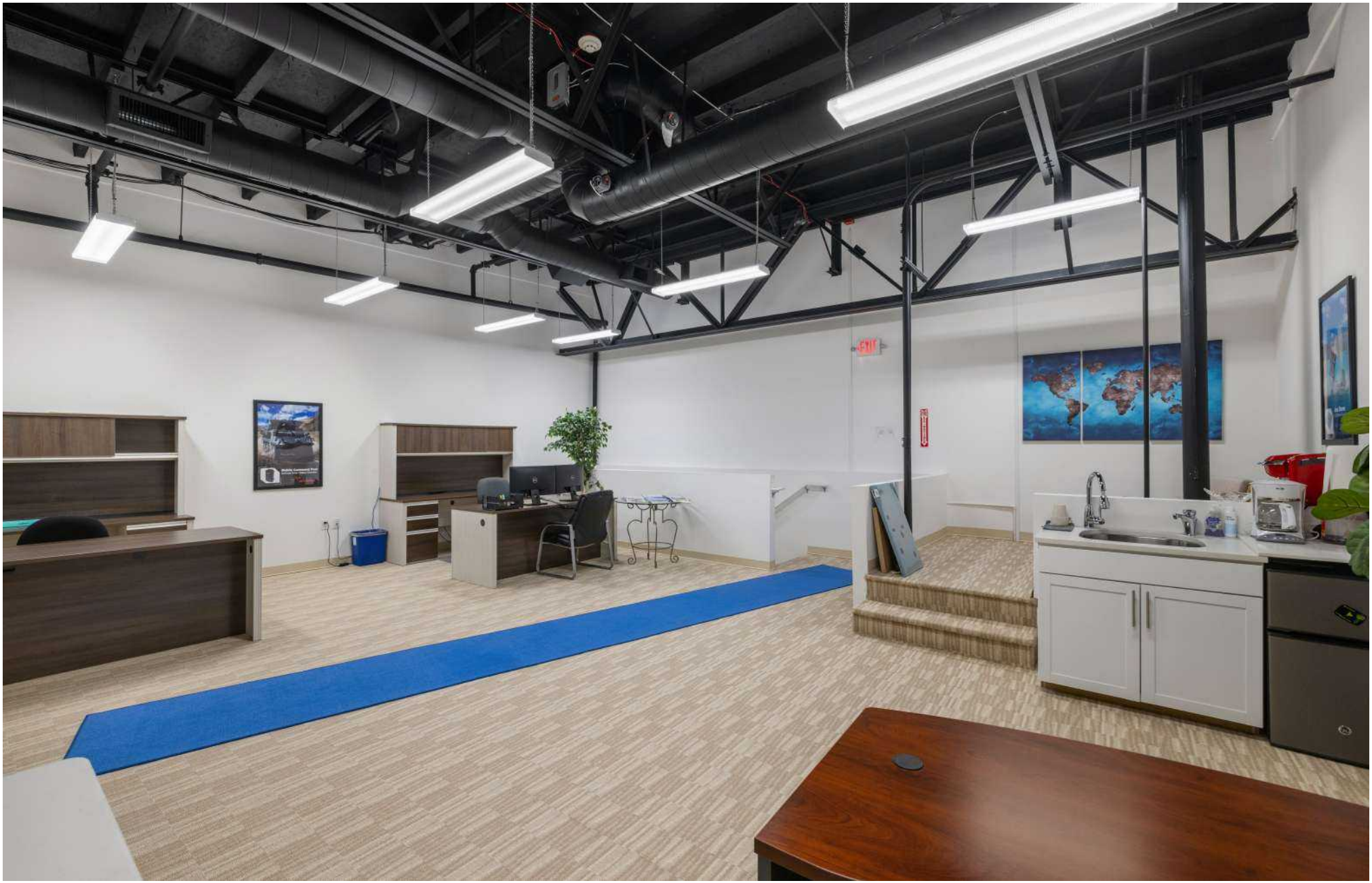
8022 Bracken Pl

Picture 1 of 4

8016 Bracken Pl

Picture 1 of 4

MEDICAL
FIRST AID
EXIT


EXIT

8026 Bracken Pl

Picture 1 of 1

JEFF AYERS
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