



Venture Commerce Center

SNOQUALMIE, WASHINGTON

AC 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 portfolio provides flexible configurations ranging from 1,472 square feet up to 9,400 square feet.

The property is occupied by the current owner and has been meticulously maintained, reflecting 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 lighting, 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 reception, 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 reception, 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 beautiful conference room, with additional soundproofing. Furniture may be available for sale.

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

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

PROPERTY SUMMARY

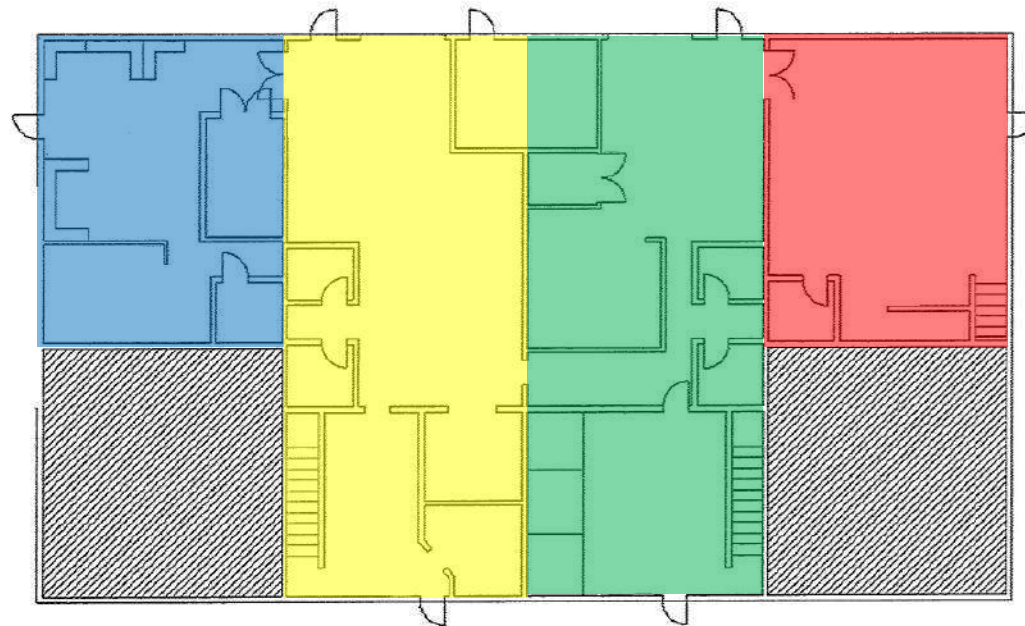
| | | | | | |
|-----------------------|--|------------------|------------------|------------------|--------------------|
| ADDRESS | 8016 - 8026 Bracken Pl SE, Snoqualmie, WA 98065 | | | | |
| UNIT | 8016 Bracken | 8020 Bracken | 8022 Bracken | 8026 Bracken | TOTAL |
| LIST PRICE | <u>\$867,620</u> | <u>\$905,140</u> | <u>\$905,140</u> | <u>\$502,240</u> | <u>\$3,180,140</u> |
| 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

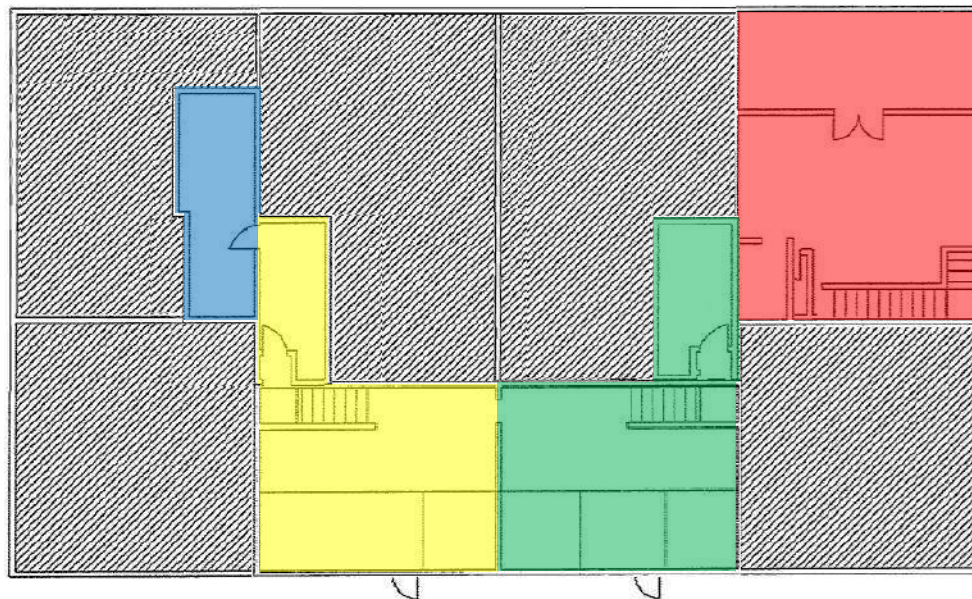


FLOOR PLAN

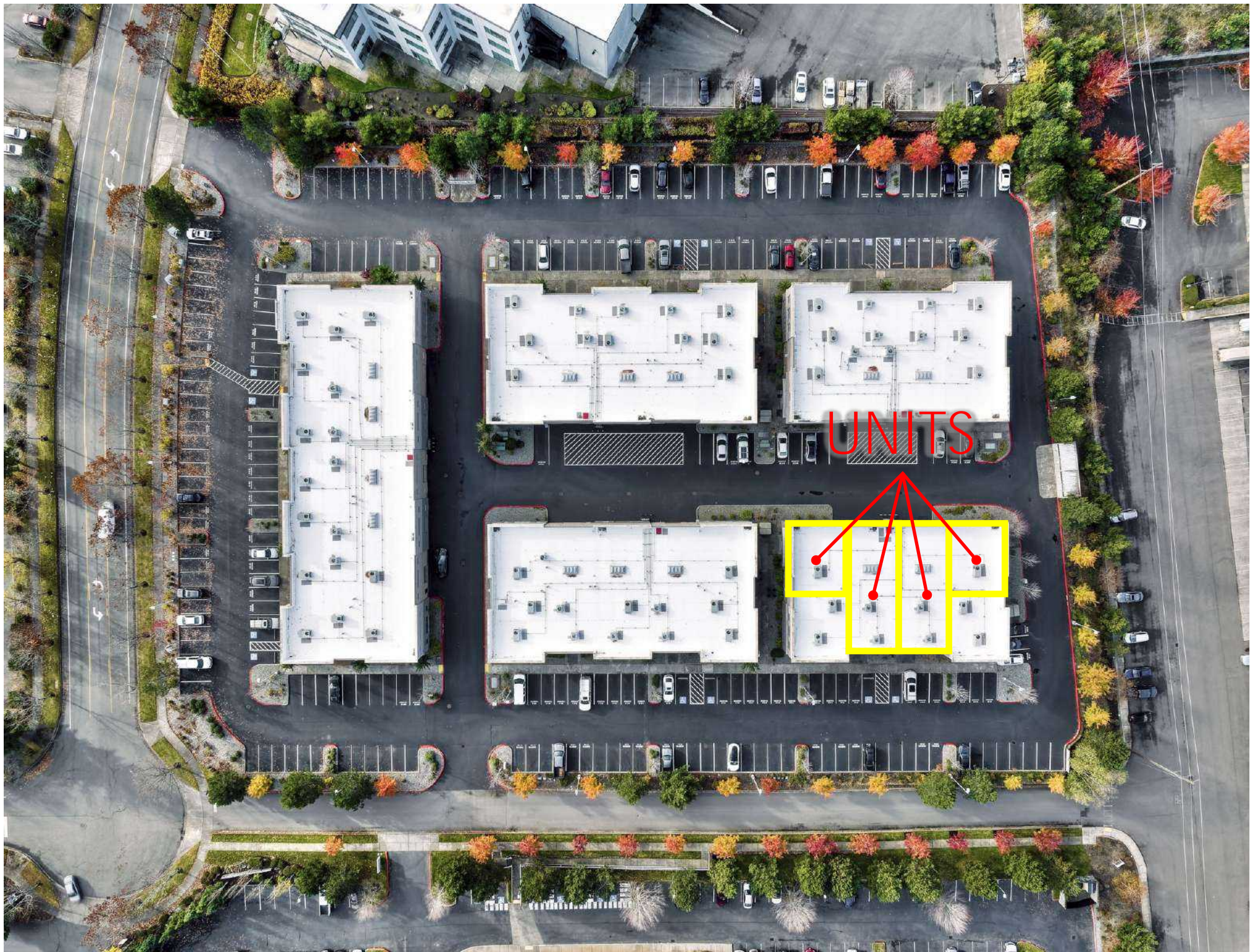
- 8026
- 8022
- 8020
- 8016



FLOOR 1



FLOOR 2



UNITS





UNITS



UNITS



UNITS

8020 Bracken Pl —————

Picture 1 of 4









8022 Bracken Pl ———

Picture 1 of 4









8016 Bracken Pl ———

Picture 1 of 4









8026 Bracken Pl ———

Picture 1 of 1





JEFF AYERS
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