



Venture Commerce Center

SNOQUALMIE, WASHINGTON



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



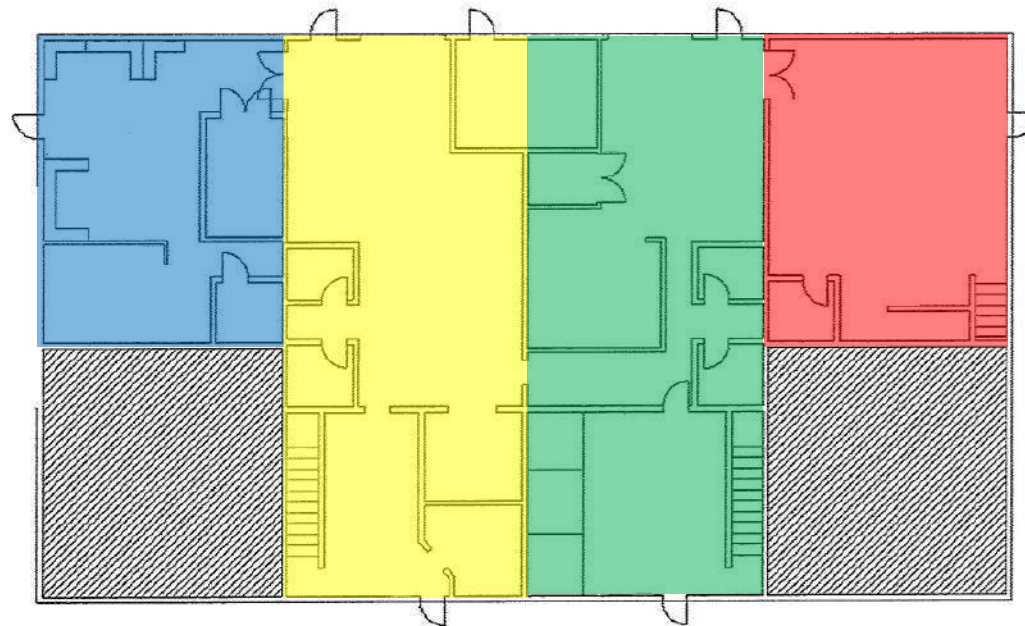
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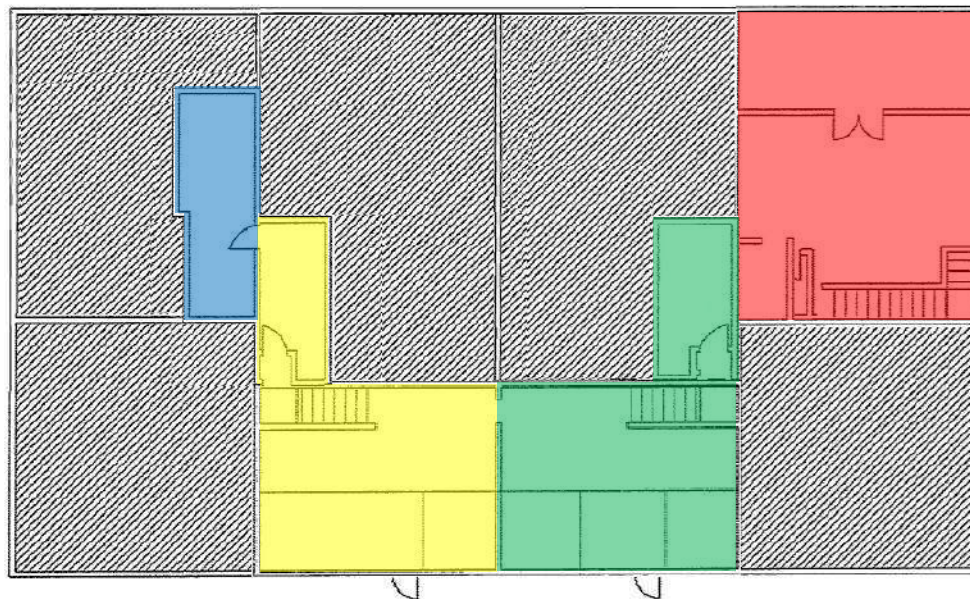
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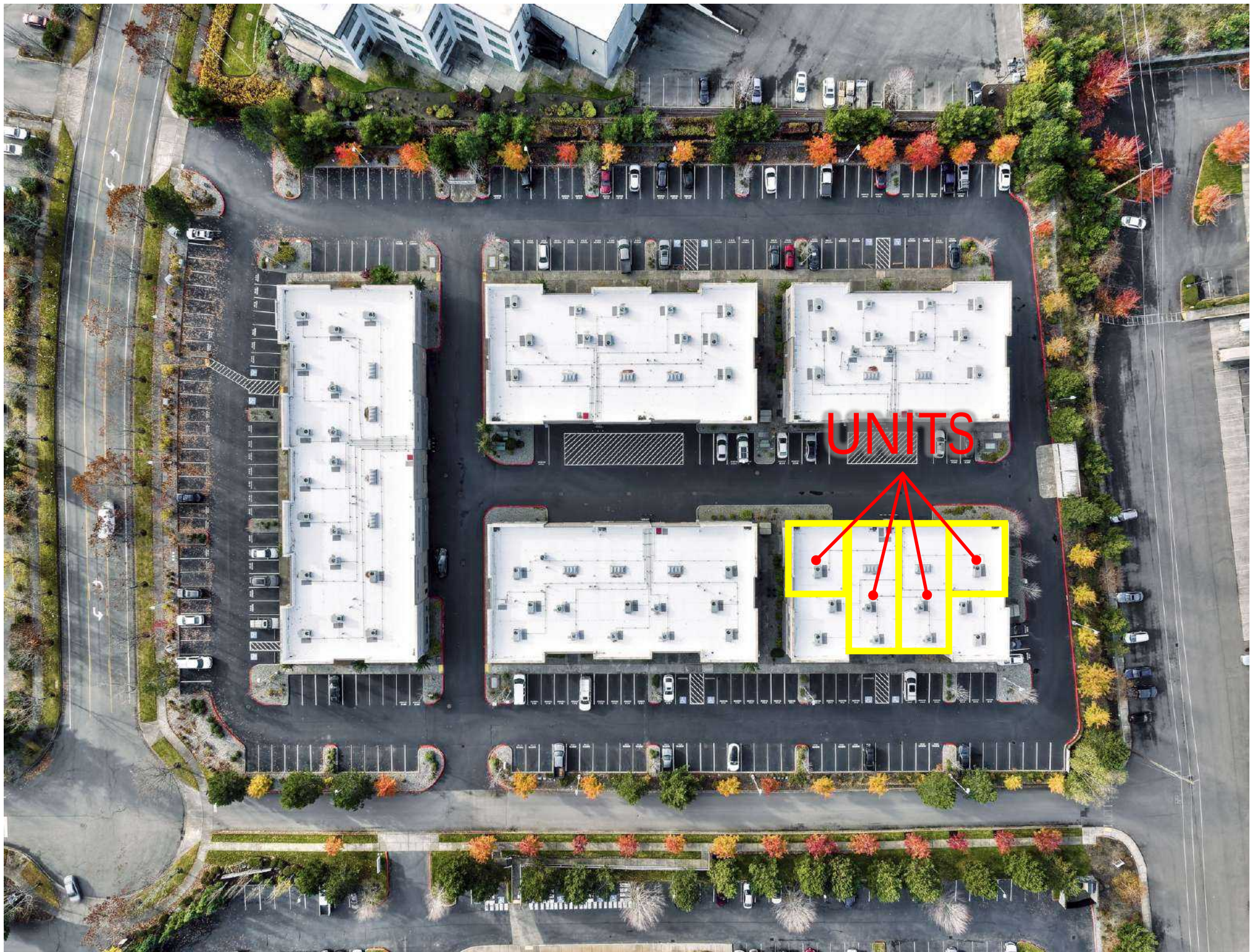
8016



FLOOR 1



FLOOR 2



UNITS







UNITS



8020 Bracken Pl ———

Picture 1 of 4

















8016 Bracken Pl ———

Picture 1 of 4









8026 Bracken Pl ———

Picture 1 of 1





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