

OFFERING MEMORANDUM

VENTURE COMMERCE CENTER

±4,453 SF Office / Warehouse Condominium



35328-35330 SE CENTER ST | SNOQUALMIE, WA

km Kidder
Mathews

THE OFFERING

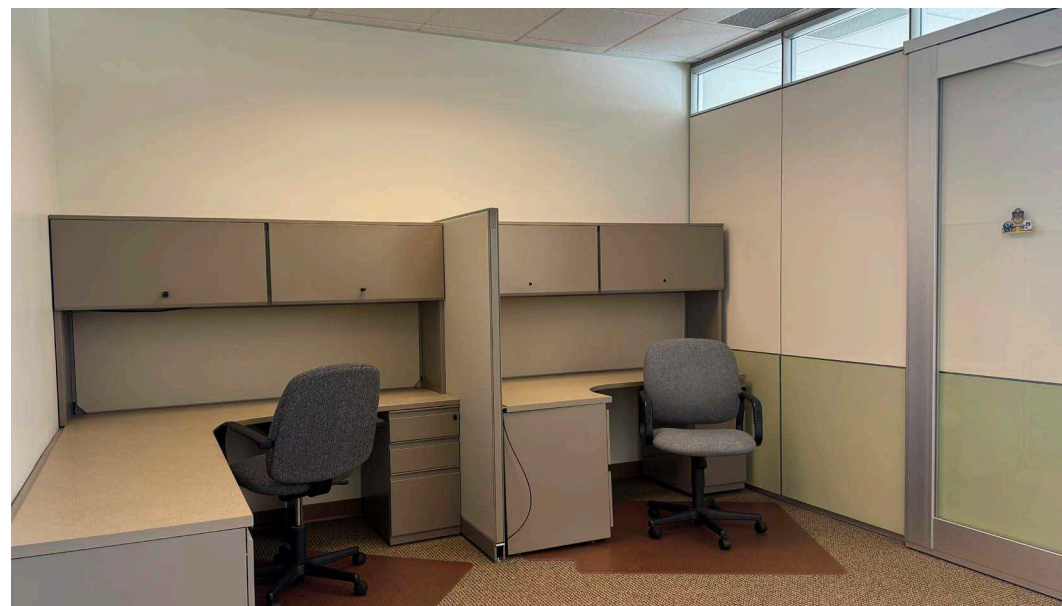
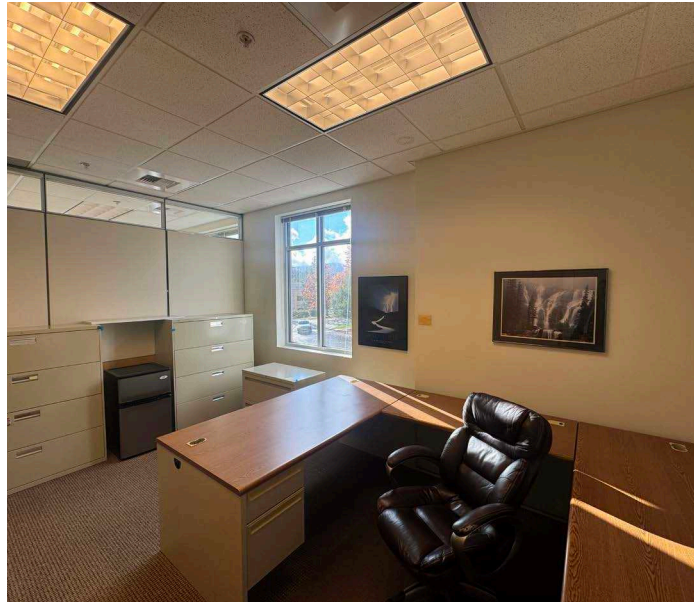
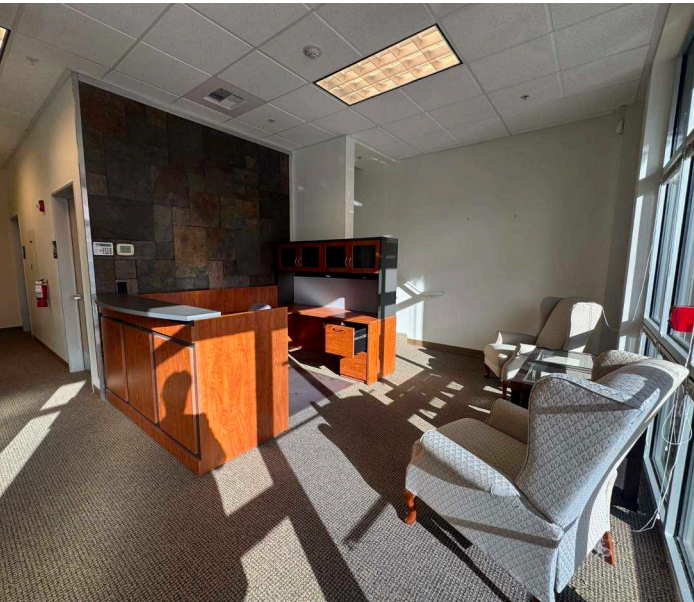
Kidder Mathews is pleased to present for sale a premier condo unit at the Venture Commerce Center, located in Snoqualmie, Washington.

Rare opportunity to purchase an office/warehouse condominium in Snoqualmie Ridge's premier business park. The property offers a functional two-story layout with a mix of office and warehouse areas, suitable for a range of professional, service, or light industrial uses. Located within the well-maintained Venture Commerce Center, minutes from I-90 and surrounded by quality ownership and established users.

ADDRESS	35328-35330 SE Center St, Snoqualmie, WA
TOTAL SIZE	±4,453 SF (two contiguous units)
OFFICE AREA	±3,153 SF
WAREHOUSE AREA	±1,300 SF
CLEAR HEIGHT	±20 ft
POWER	3-Phase (to be confirmed by buyer)
LOADING	One grade-level door
PARKING	8 Stalls (4 assigned + 4 unassigned)
ZONING	Business Park (BP)
YEAR BUILT	2008
ASKING PRICE	\$1,500,000 (\$336/SF)



EXECUTIVE SUMMARY



VENTURE COMMERCE CENTER

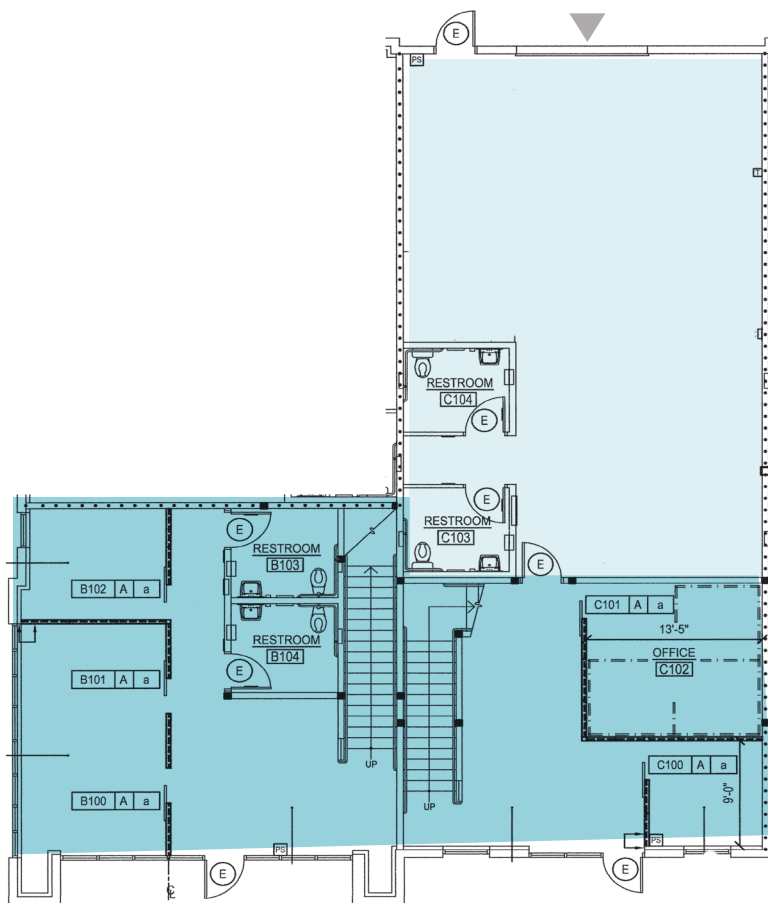


FLOOR PLANS

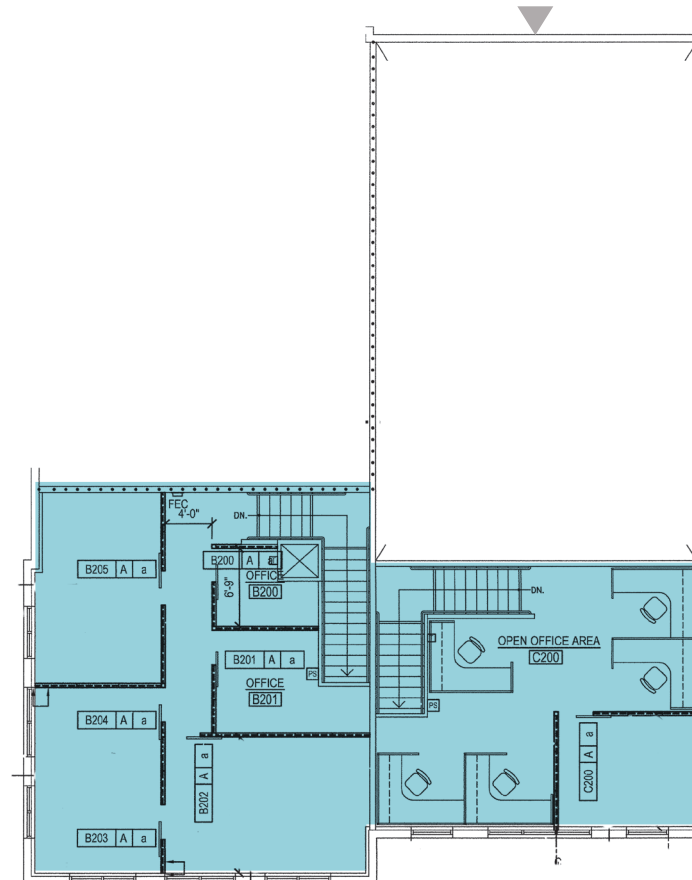
LEGEND

- Office
- Warehouse
- Grade-Level Loading

FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW



12 MIN

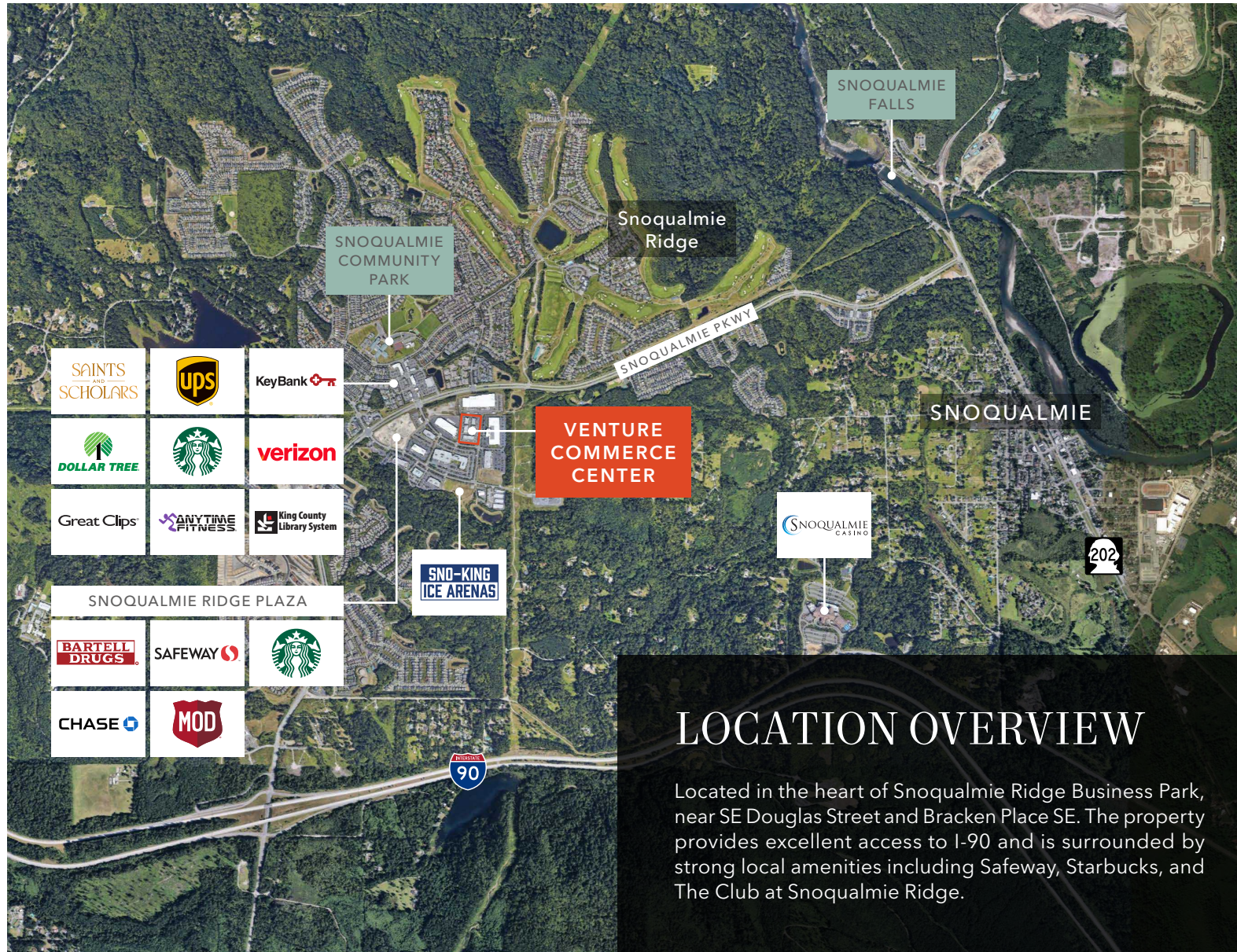
TO DOWNTOWN
ISSAQUAH

25 MIN

TO DOWNTOWN
BELLEVUE

34 MIN

TO SEA-TAC AIRPORT



LOCATION OVERVIEW

Located in the heart of Snoqualmie Ridge Business Park, near SE Douglas Street and Bracken Place SE. The property provides excellent access to I-90 and is surrounded by strong local amenities including Safeway, Starbucks, and The Club at Snoqualmie Ridge.

LOCATION OVERVIEW

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
EST POPULATION (2025)	9,538	18,595	25,679
PROJECTED POPULATION (2030)	8,979	17,858	25,042
MEDIAN AGE	37.4	38.6	39.7

INCOME & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
EST AVG HH INCOME (2025)	\$281,182	\$252,239	\$242,034
PROJ AVG HH INCOME (2030)	\$279,004	\$250,397	\$239,466
EST MEDIAN HH INCOME (2025)	\$220,285	\$195,590	\$185,867
PROJ MEDIAN HH INCOME (2030)	\$219,351	\$197,123	\$187,594
EST PER CAPITA INCOME (2025)	\$90,574	\$84,685	\$84,244
TOTAL BUSINESSES	329	676	1,174
TOTAL EMPLOYEES	3,634	6,755	10,553
WHITE-COLLAR WORKERS	81.6%	79.7%	78.7%
BLUE-COLLAR WORKERS	18.4%	20.3%	21.3%
WORK AT HOME	25.3%	26.8%	26.0%

5-Mile Radius

25,679

EST. 2025 POPULATION

1,174

TOTAL BUSINESSES

10,553

TOTAL EMPLOYEES



Local Employers

Brawner & Company

Cascade Mountain Tech

Gladiator Technologies

HO Sports Company

LKD Aerospace

Microconnex

Puget Sound Energy

Spacelabs Healthcare

Technical Glass Products

Zetec



EXAMPLE FINANCING SCENARIO

For Illustrative Purposes Only - Buyer to Verify Terms with Lender

PURCHASE PRICE	\$1,500,000
LOAN PROGRAM	Conventional
DOWN PAYMENT	15% (\$225,000)
LOAN AMOUNT	\$1,275,000
INTEREST RATE (EST.)	5.09% fixed
AMORTIZATION	25 years
MONTHLY PRINCIPAL & INTEREST	± \$7,500 / month
ANNUAL DEBT SERVICE	± \$90,000
ESTIMATED ALL-IN MONTHLY COST (INCLUDING TAXES / INSURANCE / HOA)	± \$9,000 - \$9,500 / month



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