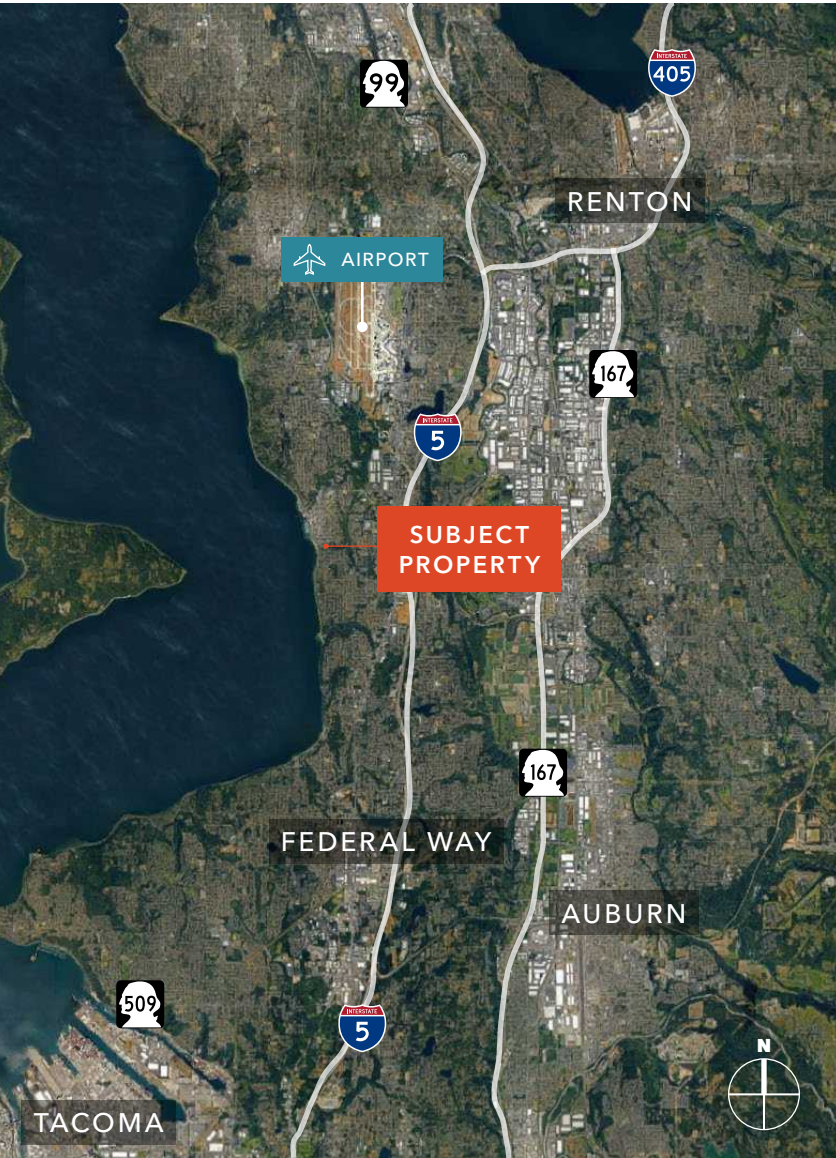


FOR SALE

# DES MOINES MARINA OFFICE BUILDING

22608 MARINE VIEW DRIVE S  
DES MOINES, WA

*REDUCED PRICING!*  
*New \$2.30M Purchase Price*



**GREAT OWNER/USER OPPORTUNITY**

The building is located in the heart of the Des Moines Marina District minutes from SeaTac Airport, and is situated within walking distance to nearby amenities for employees and business visitors. The property provides proximity to a wide range of restaurants and a diverse mix of well-established local and national businesses. In addition, the property is ideally located near an ever growing residential area of Des Moines with convenient access to mass transit.



**PROPERTY HIGHLIGHTS**

|               |                                       |
|---------------|---------------------------------------|
| PRICE         | \$2,300,000                           |
| PARCEL #      | 2006601141                            |
| BUILDING AREA | 5,925 SF total                        |
| LAND AREA     | 7,512 SF                              |
| ACRES         | 0.17 AC                               |
| YEAR BUILT    | 2008                                  |
| ZONING        | D-C (City of Des Moines)              |
| CONSTRUCTION  | Wood frame and brick                  |
| PARKING       | 12 striped stalls                     |
| SIGNAGE       | Building sign available               |
| BUILDING      | Fully sprinklered and elevator served |

**EXISTING TENANCIES / USER SPACE**

|                   |   |
|-------------------|---|
| 1ST AND 3RD FLOOR | 4,500 RSF available for owner/user 12/31/24 |
| 2ND FLOOR         | 12 months notice                            |

FOR SALE



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FOR SALE

# SITE PLAN

5,925 SF

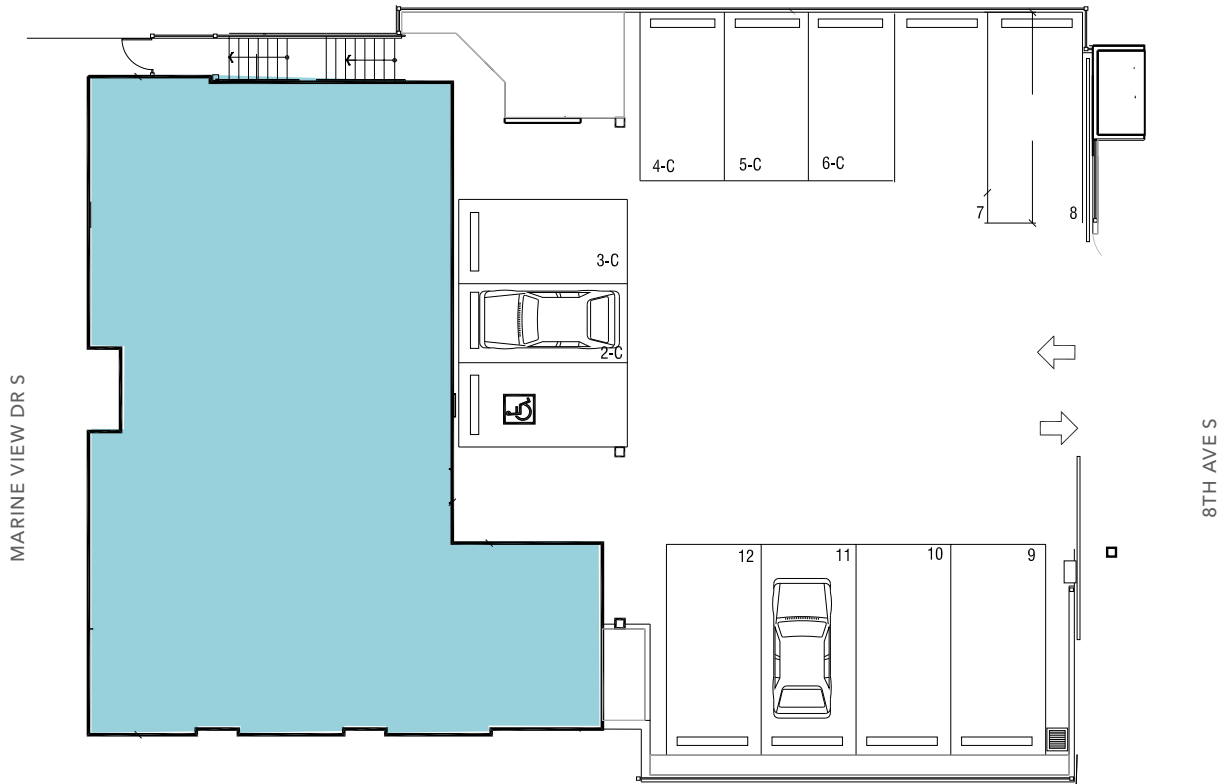
BUILDING AREA

7,512 SF

LAND AREA

D-C

ZONING

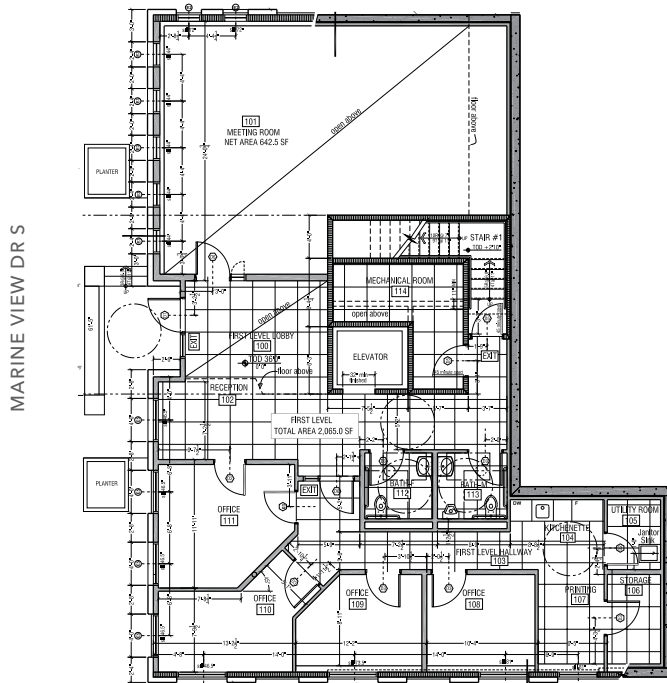


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# FIRST FLOOR PLAN



## AVAILABILITIES

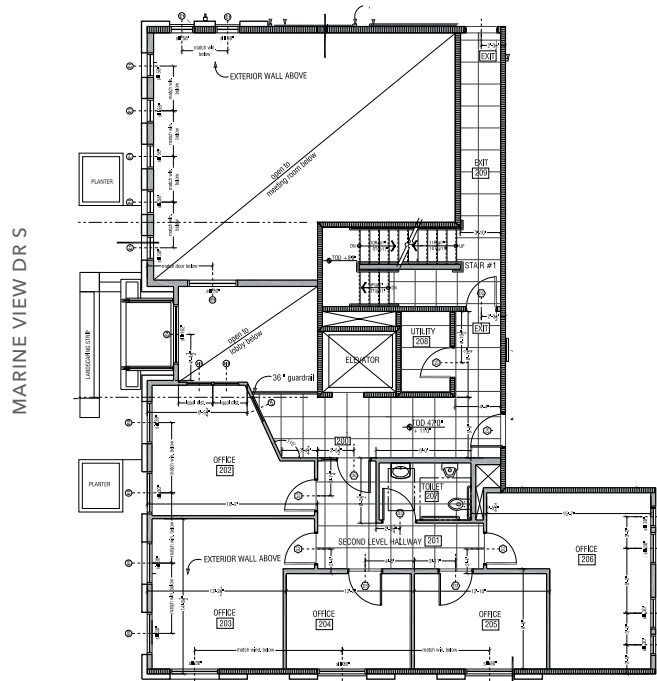
| Suite       | Size      | Notes         |
|-------------|-----------|---------------|
| First Floor | 2,065 RSF | Available now |

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## SECOND FLOOR PLAN



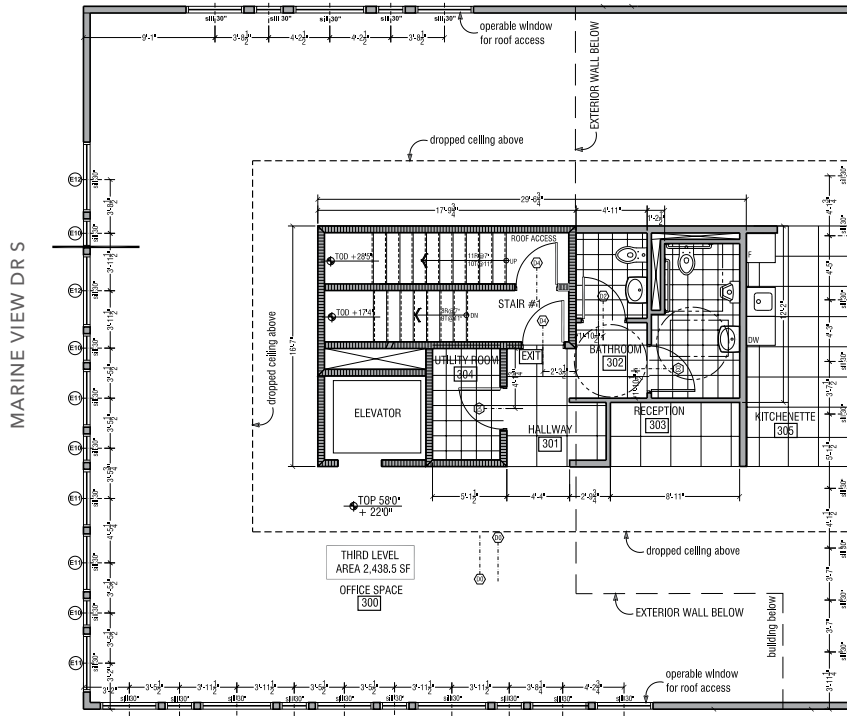
### AVAILABILITIES

| Suite        | Size      | Notes                           |
|--------------|-----------|---------------------------------|
| Second Floor | 1,421 RSF | Available with 12 months notice |

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# THIRD FLOOR PLAN



## AVAILABILITIES

| Suite       | Size      | Notes         |
|-------------|-----------|---------------|
| Third Floor | 2,439 RSF | Available now |

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## DES MOINES MARINA OFFICE BUILDING

*For more information on  
this property, please contact*

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