

COPPER HILL SQUARE



Office Condominium for Sale

Visit www.CommercialRealEstateEastside.com for more info

2,951 SF

Divisible

Price \$749,000 (\$254/SF)

OWN OR LEASE! LOCATION! & VISIBILITY!

This Class A two-story building (office over retail) is situated in a highly visible location near downtown Duvall, Washington. This 2,951 SF rentable area second story office space features windows surrounding on three sides to create substantial light throughout the entire workday. Views overlook the immediate business district and the valley beyond. It is situated on Main St. NE (State Route 203) and is centrally located to a trade area of 40,000 people: Monroe 9 ½ miles to the north, Carnation 8 ¾ miles to the south and Woodinville 10 miles to the west. Tenants in the project include Edward Jones Investments, Thrive Fitness, Subway Sandwich Shop, Evergreen Medical Group/King County Hospital District and Duvall Advanced Family Eye Care.

Exclusively
Offered by



Windermere Real Estate/SBA, Inc.

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General:	Mixed-use, three building commercial condominium project with numerous retail, office and medical tenants. Professional property management. See www.duvallchamberofcommerce.com for community and business information.
For Sale	\$749,000 to Own. Bank and Seller Financing Available
Address:	14525 First Ln NE, Duvall, WA 98019; King County
Square Feet:	2,951 Rentable Sq. Ft (Divisible, See option below); 2,284 Usable Sq. Ft.
Location within Building:	2 nd Floor, South End
Views:	Territorial, windows on three sides.
Occupancy Status:	Vacant, Immediate Availability
Utilities:	Phone:Verizon DSL: Verizon Cable: None
Computer Wiring:	Conduit & outlet boxes in place
Parking:	By code, shared. Some parking designated commercial.
NNN charges	\$6.84/SF/Yr. including 2009 taxes and property reserves contribution.
Public Transportation:	King County Metro, Duvall Park & Ride SR203 and Woodinville-Duvall Rd.; Served by routes 232, 311, 929.
Zoning & Uses:	MU12 (General business & professional offices, medical/dental, personal services, gov't services, social services, specialized schools, plus others: see code)
Gov't Agency Jurisdiction:	City of Duvall
Major Arterial Access:	SR 203 serving Monroe to the north and Carnation, Fall City to the south. Woodinville-Duvall Rd. serves Woodinville to the west.
Finish Specifications:	Carpet and 2X4 suspended acoustical tile ceiling grid and lighting are installed. Electrical outlets and computer conduit & outlets installed. Painted gypsum board walls, light weight concrete floors.

COPPER HILL SQUARE CONDOMINIUM PHASE 1
 IN THE S.W. 1/4, SEC. 13, T.26N., R.6E., W.M., CITY OF DUVALL, KING COUNTY, WASHINGTON

