



SPACE FOR LEASE FACT SHEET
OFFERED BY WINDERMERE REAL ESTATE/SBA, INC.
BRUCE RAWLINSON
206-999-3053

COPPER HILL SQUARE OFFICE SPACE

This Class A two-story building (office over retail) is situated in a highly visible location in downtown Duvall, Washington. This 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 located nearby 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, Duvall Fitness, Subway Sandwich Shop, Evergreen Medical Group/King County Hospital District, Duvall Advanced Family Eye Care, Papa Murphy's Pizza.

	SPACE DESCRIPTION
Address:	14525 First Ln NE, Duvall, WA 98019; King County
Rentable Square Feet:	2,951 Rentable sq. ft (Possibly divisible)
Location within Building:	2 nd Floor, South End
Views:	Territorial, windows on three sides.
Quoted Rent:	\$21.00/sf/yr, Triple Net (\$5,164.25 /mo.)
Op. Expense Charges (NNN):	Est. \$6.39/SF/YR Fully Stabilized, including est. taxes for 2008
Lease Term:	Flexible
Current Occupancy Status:	Vacant
Availability:	Immediate
Usable Square Feet:	2,284 Usable SF (For suite layout)
Floor Plan:	Attached
Utilities:	Phone: Verizon DSL: Verizon Cable: None
Computer Wiring:	Conduit & outlet boxes in place
T.I. Allowance:	Call
	SITE/PROJECT DESCRIPTION
General:	Mixed-use, two building commercial condominium project with numerous retail, office and medical tenants. Professional property management. See www.duvalchamberofcommerce.com for community and business information.
Parking:	By code, shared. Some parking designated commercial.

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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.
	BUILDING DESCRIPTION
Gross Building Size:	Approx 18,000 sq. ft. (rentable)
No. of Floors:	2
Typical Floor Size:	First Floor Rentable Area: 11,570 sq. ft. Second Floor Rentable Area: 6.450 sq. ft.
Year Built:	2002
Building Const Type:	Steel frame, metal stud
Exterior:	Vinyl hardboard board & wood
Roof:	Flat torch down
Parking:	Front and rear
Elevator:	Yes. Also stairwell from main entry.
Electrical:	Underground. 200 amp, 120/240-3 phase
HVAC:	Electric/gas heat pumps
Fire Protection:	Sprinklers
Security:	Key access to building main door and suite door. Main door on time lock. (call agent for keybox combination for showing.)
Current Configuration:	Open shell space with completed common areas.
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.
Leasing Agent Info	Please contact: Bruce Rawlinson Windermere Real Estate SBA/Inc. 13901 NE 175 th St. Woodinville, WA 98072 Direct 206-999-3053 Office 425-483—5100 bruceR@windermere.com

