

FOR SALE OR FOR LEASE

I-90 TECHNOLOGY CENTER

45,532 SQUARE FOOT STANDALONE BUILDING

35131 SE Center Street | Snoqualmie, WA 98065

Suite	Size
200	17,293 SF
250	4,832 SF
100	21,261 SF



Contacts:

Steve Henderson
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henderson@broderickgroup.com

Zach Zaborowski
(425) 274-4283
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FOR SALE OR LEASE

I-90 Technology Center provides an opportunity to buy or lease a 45,532 SF Class A office / technology building or lease between 4,832 SF and 45,532 SF in a growing, attractive Eastside location. Built in 2002, the building has substantial infrastructure and high end finishes throughout. Surrounded by nature and beautiful territorial views, the setting is second to none. Amenities are within walking distance.

MULTIPLE CONFIGURATION OPTIONS

With several configurations available, the building can accommodate office, manufacturing or service oriented companies. While ideal for a full building office, technology or manufacturing company, the building can accommodate buyers or tenants that need a single floor or more.

UNIQUE OPPORTUNITY TO PURCHASE

There are limited opportunities to own in Snoqualmie Ridge. Historically low interest rates provide a unique opportunity in which debt service payments are less than lease payments while principle reduction creates equity in a Class A asset.

TOTAL BUILDING SIZE:	45,532 SF
FLOOR 1:	21,261 SF
FLOOR 2:	22,125 SF

SALE PRICE:	\$9,700,000
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LEASE RATES:

FLOOR 1 MANUFACTURING / ASSEMBLY:	\$12.00/SF/YR, NNN
FLOOR 2 OFFICE:	\$16.00/SF/YR, NNN

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PROPERTY SUMMARY

I-90 TECHNOLOGY CENTER

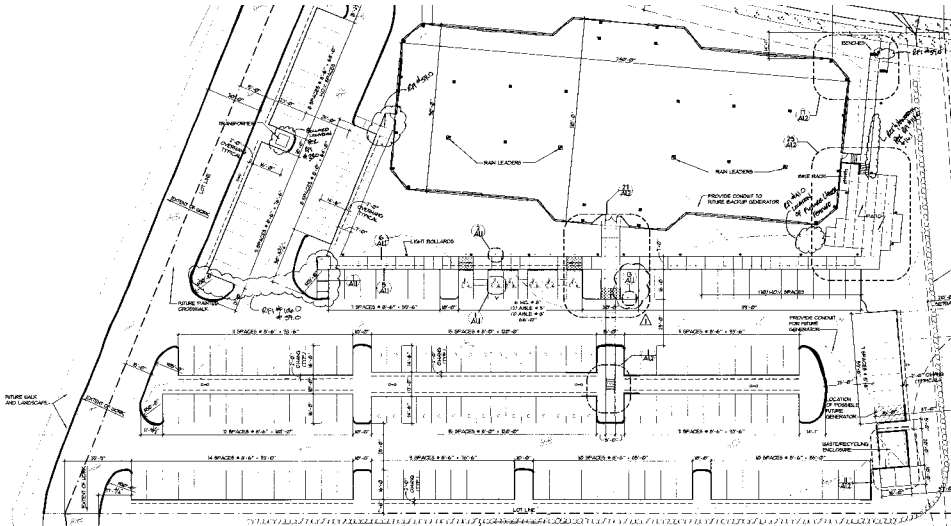
35131 SE Center Street | Snoqualmie, WA 98065

PROPERTY HIGHLIGHTS

Size:	45,532 Square Feet on 2 floors
Land:	2.87 acre site with beautiful views and landscaping
Year Built:	Built in 2002 by Baugh / Skanska
Workforce:	Snoqualmie Ridge, Eastside, Kent Valley and Snoqualmie Valley provide an abundant employee base
Telecom Providers:	CenturyLink and Comcast
Access:	I-90, SR-18, SR-202, SR-203
Parking:	4.0/1,000 parking ratio
Ceiling Heights:	10' on Floor 2 (office), 16' on Floor 1
Loading:	Can be added
Zoning:	MU-City of Snoqualmie
Corporate Neighbors:	Philips Oral Healthcare, T-Mobile, Technical Plastics, O'Brien Watersports, Zetec
Backup Generator:	2005 Valve 350 kw backup generator and Tyco Security System.
Parcel Number:	785180-0105



SITE PLAN



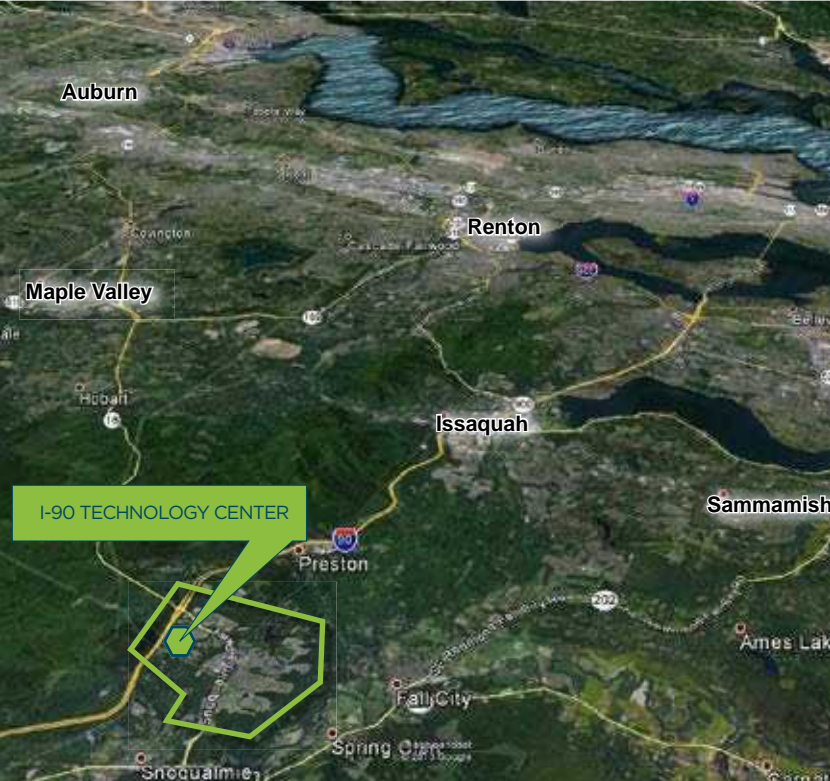
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LOCATION & AMENITIES

I-90 TECHNOLOGY CENTER

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I-90 TECHNOLOGY CENTER

I-90 Technology Center is located in the beautiful city of Snoqualmie. The building is surrounded by retail amenities, housing, lodging and recreation.

RESTAURANTS

- Brunello Italian Restaurant
- AAHAAR "an Indian Eatery"
- Ana's Mexican Restaurant
- Uncle Si's Pizza
- Sno Thai Restaurant

RECREATION / FITNESS

- SnoRidge CrossFit Gym
- YMCA
- Snoqualmie Community Park
- TPC Snoqualmie Ridge Golf Club
- Anytime Fitness (24 Hours)
- Snoqualmie Falls (2.5 miles)
- Snoqualmie Pass - Skiing (33 Minutes)

HOTELS

- Salish Lodge & Spa (2.6 miles)
- TreeHouse Point (B&B)
- Sunset Motel

BANKS

- Key Bank
- Chase Bank
- Sno Falls Credit Union

DELIS / GRAB N' GO

- Starbucks
- Ridge Supermarket
- Taco Del Mar
- Rose Ridge Café & Deli

BARS

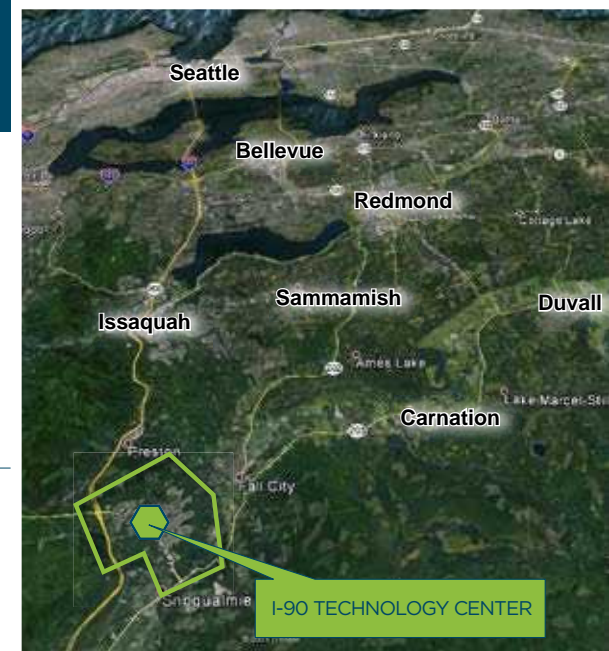
- Finaghty's Irish Pub & Restaurant
- Infusion Bar & Grill

DAILY SERVICES

- Acacia Salon
- Great Clips
- Cherry de Pon
- Shell Gas Station

Drive Times From I-90 Technology Center

To Seattle / 30 minutes
To Bellevue / 26 minutes
To Auburn / 28 minutes



Contact:

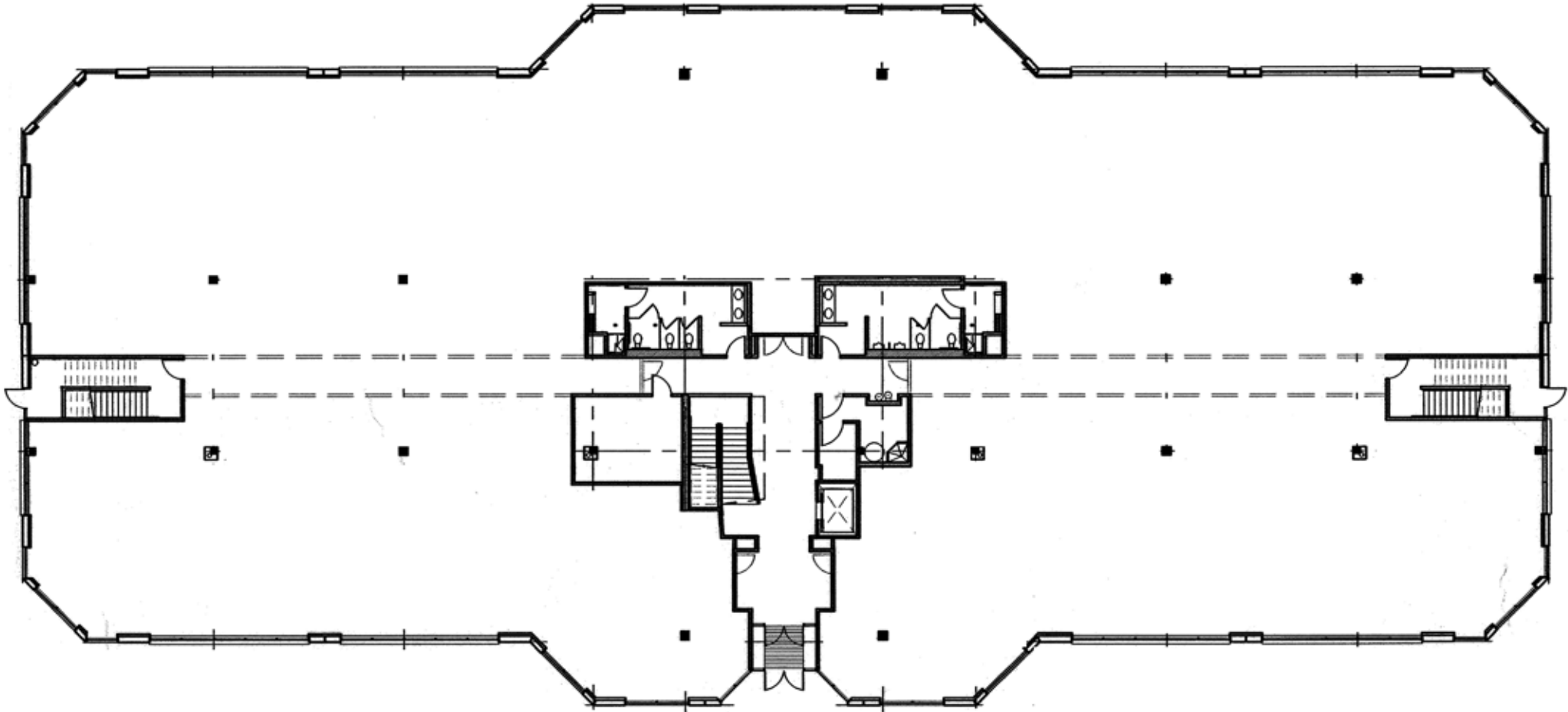
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BRODERICK
GROUP

I-90 TECHNOLOGY CENTER

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FLOOR 1
21,261 SF



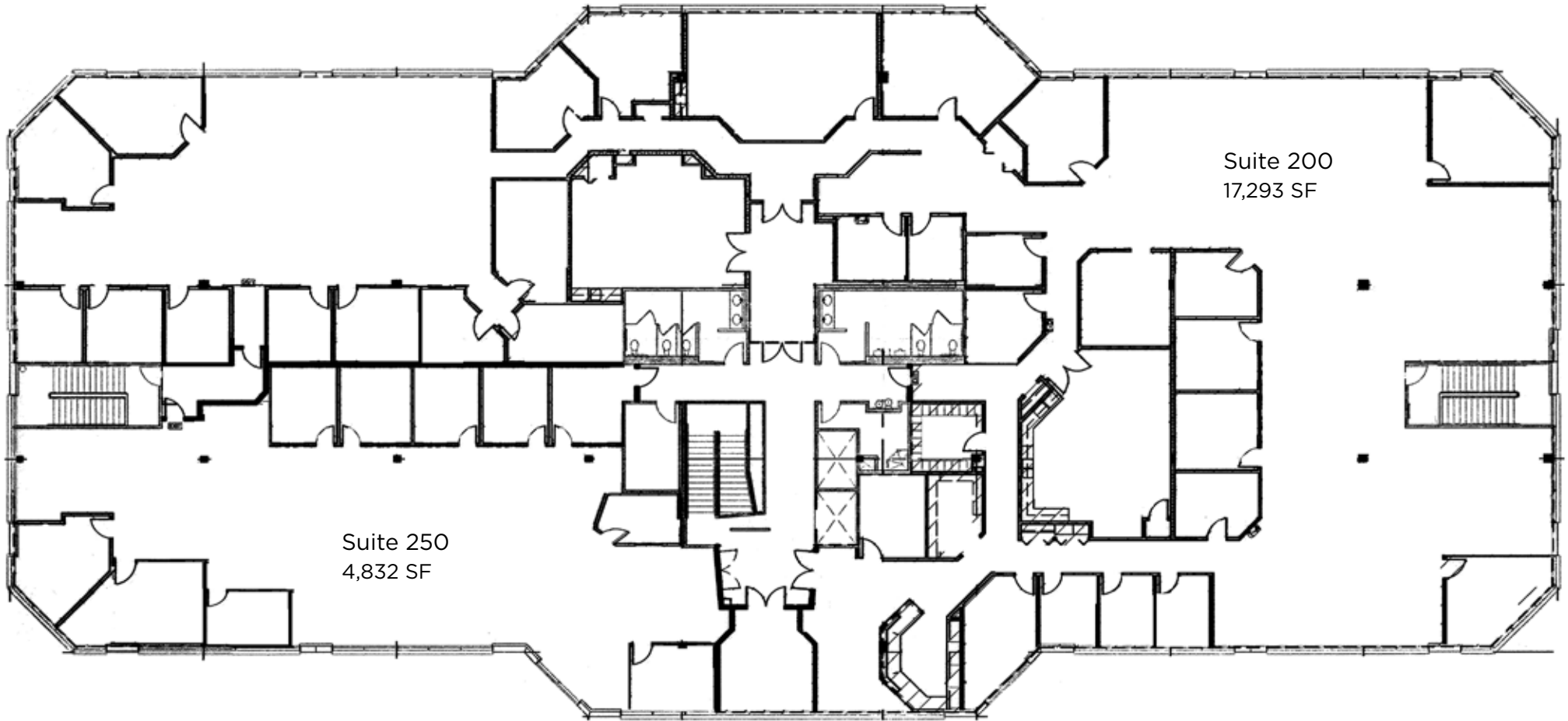
1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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I-90 Technology Center - 45,532 Square Feet Property Value / Debt Service Analysis

Property Value	\$9,700,000
Equity (15%)	\$1,455,000
Debt (85%)	\$8,245,000

FULL BUILDING OWNER / USER

Monthly Debt Service (Effective Rent)

<u>Payment</u>	<u>Principal Reduction</u>	
\$46,109 (\$12.15/SF)	\$24,862	3.05% Interest / 20 year fully amortized / 3 year adjustment based on 2.5% margin over 3 year treasury note
\$49,984 (\$13.17/SF)	\$22,467	3.95% Interest / 7 year term / 20 year amortization
\$63,123 (\$16.64/SF)	\$32,124	4.45% Interest / 15 year fully amortized loan

HALF BUILDING OWNER / USER

Effective Monthly Debt Service (50% of Building leased at \$14/SF, NNN)

<u>Effective Payment</u>	<u>(Debt Service - Income)</u>	<u>Effective Rent</u>	
\$20,080	(\$46,109 - \$26,029)	\$10.38/SF	3.05% Interest / 20 year fully amortized / 3 year adjustment based on 2.5% margin over 3 year treasury note
\$23,955	(\$49,984 - \$26,029)	\$12.38/SF	3.95% Interest / 7 year term / 20 year amortization
\$37,094	(\$63,123 - \$26,029)	\$19.16/SF	4.45% Interest / 15 year fully amortized loan

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Please inquire with broker for detailed rent roll.

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Bellevue Office
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broderickgroup.com

I-90 TECHNOLOGY CENTER

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PROPERTY HIGHLIGHTS

Size: 2 story building - 45,532 Gross Square Feet

Year Built: Built in 2002 by Baugh / Skanska

Parcel: 2.87 acre site with beautiful landscaping

Backup Generator: 2005 Valve 350 kw backup generator and Tyco security system.

Parking: 4.0/1,000 parking ratio

Ceiling Heights: 10' on Floor 2 (office), 16' on Floor 3

Loading: Can be added

Zoning: MU-City of Snoqualmie
45,532 gross square feet on two floors with sweeping Cascade Mountain views

- Built in 2002 by premier local/national contractor Baugh/Skanska

- Class A office construction with substantial infrastructure upgrades, high end finishes and meticulously maintained
- Located in one of the fastest growing communities in Washington with exceptional recreation, retail, housing and lodging choices
- Fast and easy 1-90 access, reverse commute, no traffic congestion and only 25 minutes from Seattle
- First floor in shell condition with 16' clear heights providing unlimited options for office or high technology use
- Prominently located at the pinnacle of the business park on a 2.87 acre site
- Stunning curb appeal with beautiful landscaping for lasting impressions
- Plenty of parking with a 4/1,000/SF parking ratio
- 2005 Volvo 350 kw backup generator and Tyco security system with multiple zones



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DRIVE TIMES

I-90 Technology Center to Seattle / 30 minutes

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I-90 Technology Center to Auburn / 28 minutes

RESTAURANTS

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- Ana's Mexican Restaurant
- Uncle Si's Pizza
- Sno Thai Restaurant
- Brunello Italian Restaurant

RECREATION / FITNESS:

- SnoRidge CrossFit Gym
- YMCA
- Snoqualmie Community Park
- TPC Snoqualmie Ridge Golf Club
- Anytime Fitness (24 Hours)
- Snoqualmie Falls (2.5 miles away)

HOTELS

- Salish Lodge & Spa (2.6 miles)
- TreeHouse Point (B&B)
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DELIS / GRAB N' GO

- Starbucks
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DAILY SERVICES

- Acacia Salon
- Great Clips
- Cherry de Pon
- Shell Gas Station

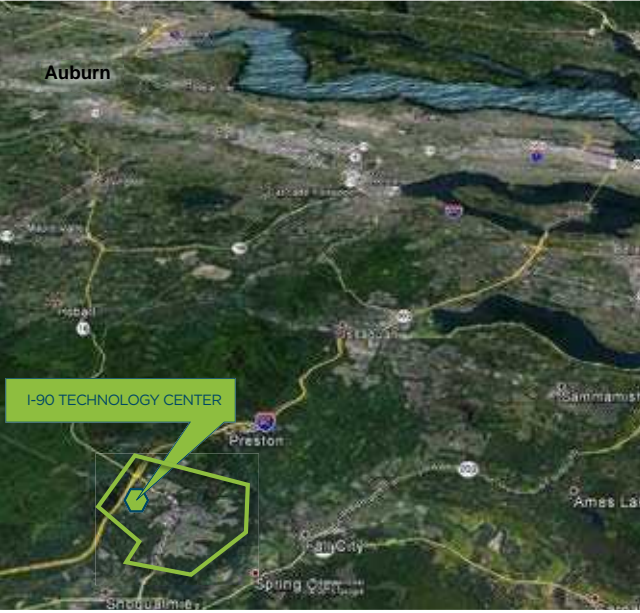
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