

TI Allowance  
Of fered!



### AVAILABLE FOR LEASE

Suite 110	1,200sf	\$20.00/Yr., NNN
Suite 120	1,300sf	\$16.00/Yr., NNN
Suite 220	1,200sf	\$10.00/Yr., NNN

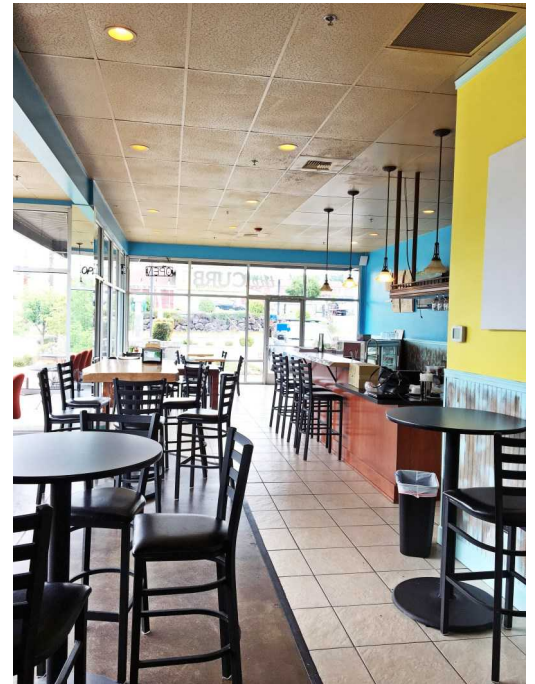
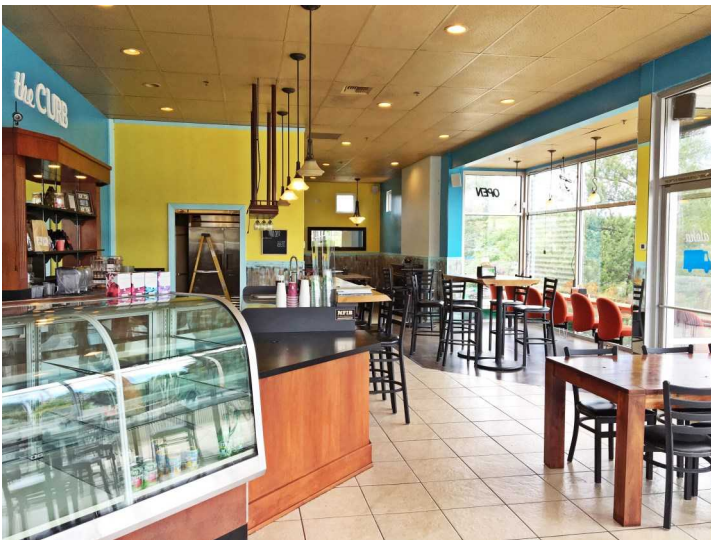
- Suite #110 is an existing pizza business with oven and other equipment.
- Suite #120 is an ideally located corner space, existing and futurized café.
- Suite #220 is a beautiful and bright office space.
- Current Tenants Include: MVP Physical Therapy, Miho Salon, Edward Jones, Orchard Cleaners, Papa John's Pizza, Bliss Homemade Creamery, Emerson Dental, Symbols Spa'lon, Taste of Eden and The Image Studio of Dance.
- TI Allowance negotiable with 5 year lease. (Subject to credit approval/ lease negotiations)



Demographics	1 MILE	3 MILES	5 MILES
2017 Population:	12,418	120,295	285,518
2017 Average Household Income:	\$74,311	\$68,798	\$69,129

**Listing Broker:**  
[Syd Severe](#)  
 Of fice 425.888.2993 | Cell 425.495.1353  
 Email: Syd@mkps.net

Suite 120



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