

FOR SALE

# AUBURN MEDICAL ASC CLINIC BUILDING

*Rare opportunity for a thriving clinic  
and medicare certified Ambulatory  
Surgical Center and practice*

101 2ND STREET NE, AUBURN, WA 98002



KIDDER.COM

EXCLUSIVELY LISTED BY







*A 17,740 SF medical and ASC clinic located in the heart of Auburn's medical district*

Medicare certified ASC

Two certified turn-key fully functional ORs

Adjoining clinic with 12 exam rooms, lab, and office

8,800 SF medical/ASC space / 8,800 SF storage or medical space

Adjacent to Multicare Auburn Medical Center

25 on-property parking spaces

Downtown Urban Center (DCU) zoning

80kW generator with auto transfer switch

Corner location

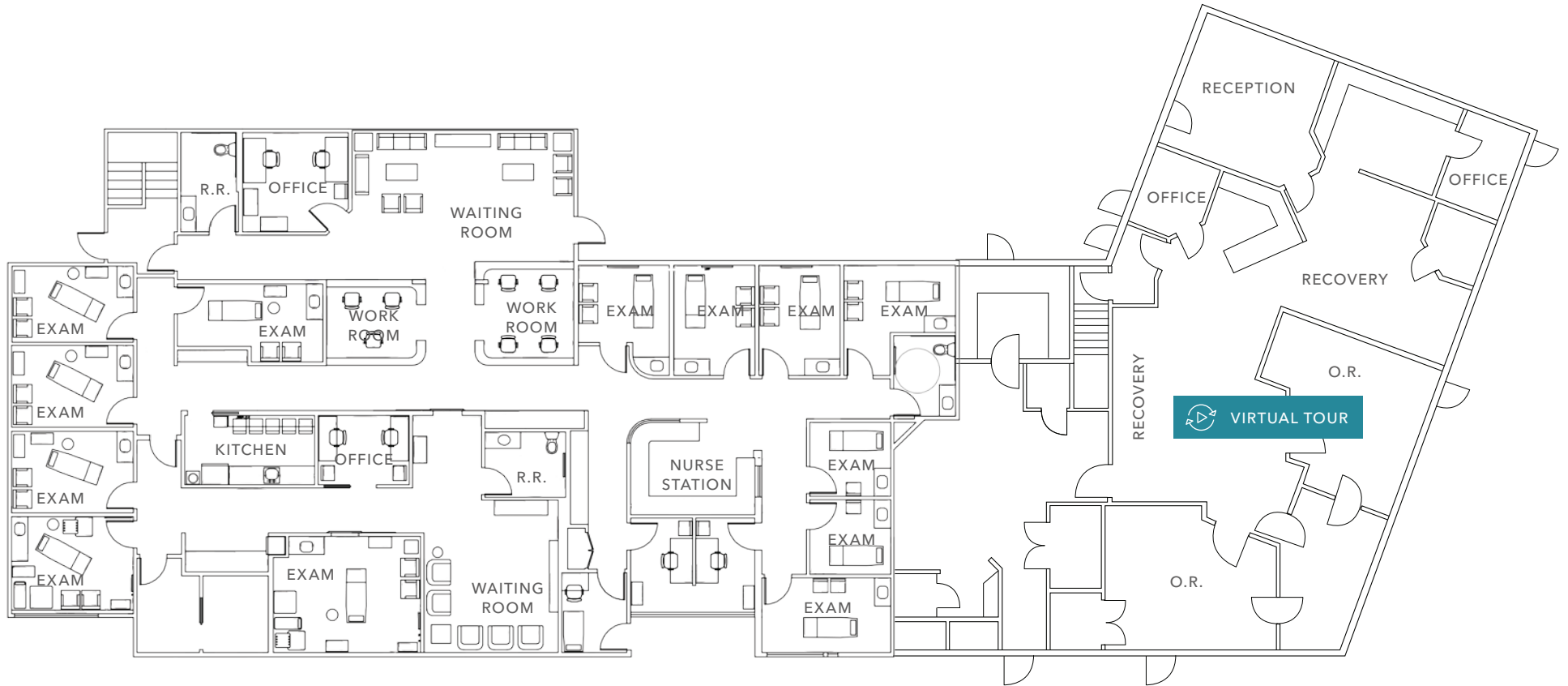
**\$5.5M**  
ASKING PRICE

**25**  
PARKING SPACES





# MAIN FLOOR PLAN



NOT TO SCALE

*17,740 SF*

TOTAL BUILDING SIZE

*8,800 SF*

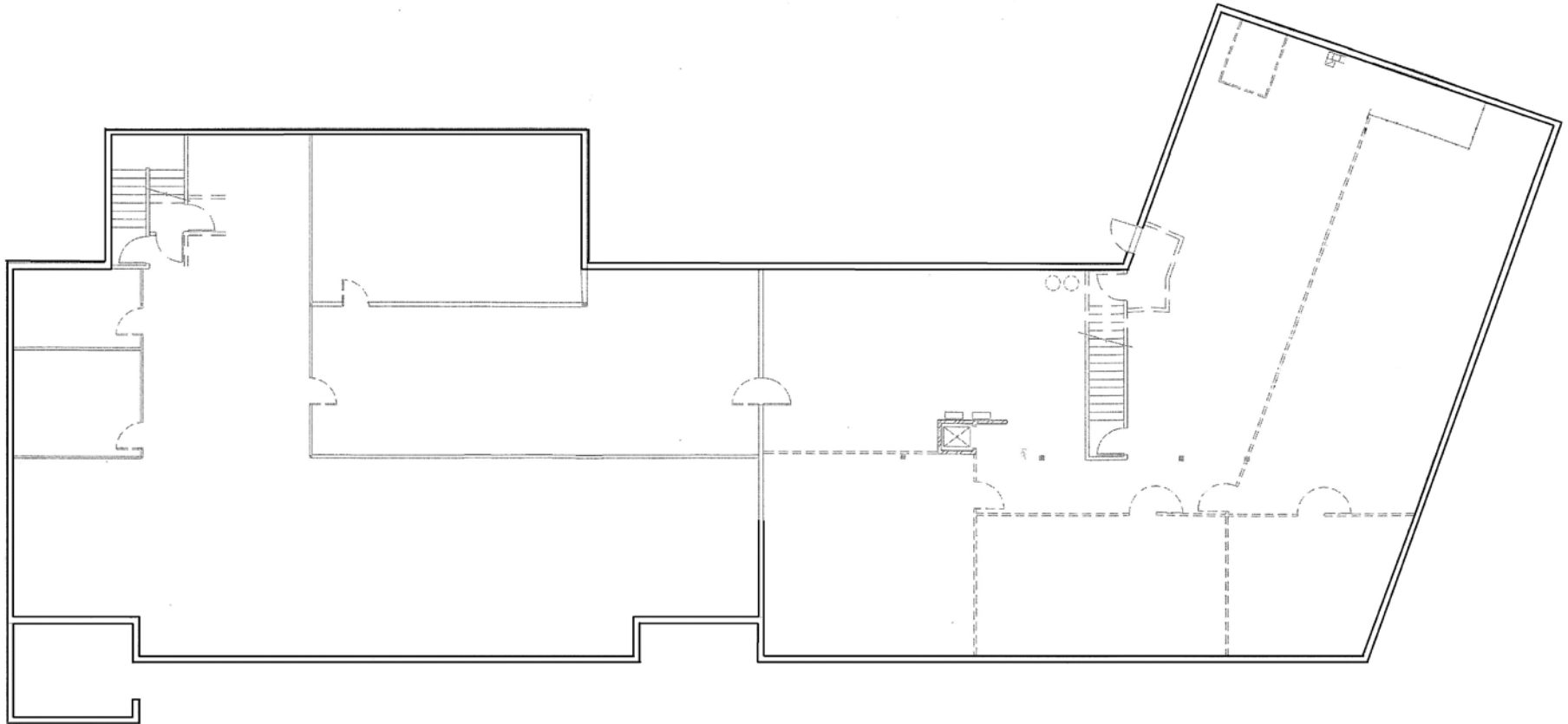
ASC/OPERATIONS

*TWO*

OPERATING ROOMS



# BASEMENT FLOOR PLAN



*17,740 SF*

TOTAL BUILDING SIZE

*8,800 SF*

STORAGE/MEDICAL SPACE







CONVENIENT  
LOCATION IN  
AUBURN'S MED  
DISTRICT



BASEMENT  
SPACE IS EASILY  
DIVISIBLE



VACANT,  
AVAILABLE  
IMMEDIATELY



EXCELLENT  
MEDICAL  
BUILDOUT



AUBURN  
REGIONAL  
MEDICAL PLAZA

MULTICARE  
AUBURN  
MEDICAL  
CENTER

SUBJECT  
PROPERTY

WELLS  
FARGO



# HIGHLY- ACCESSIBLE LOCATION

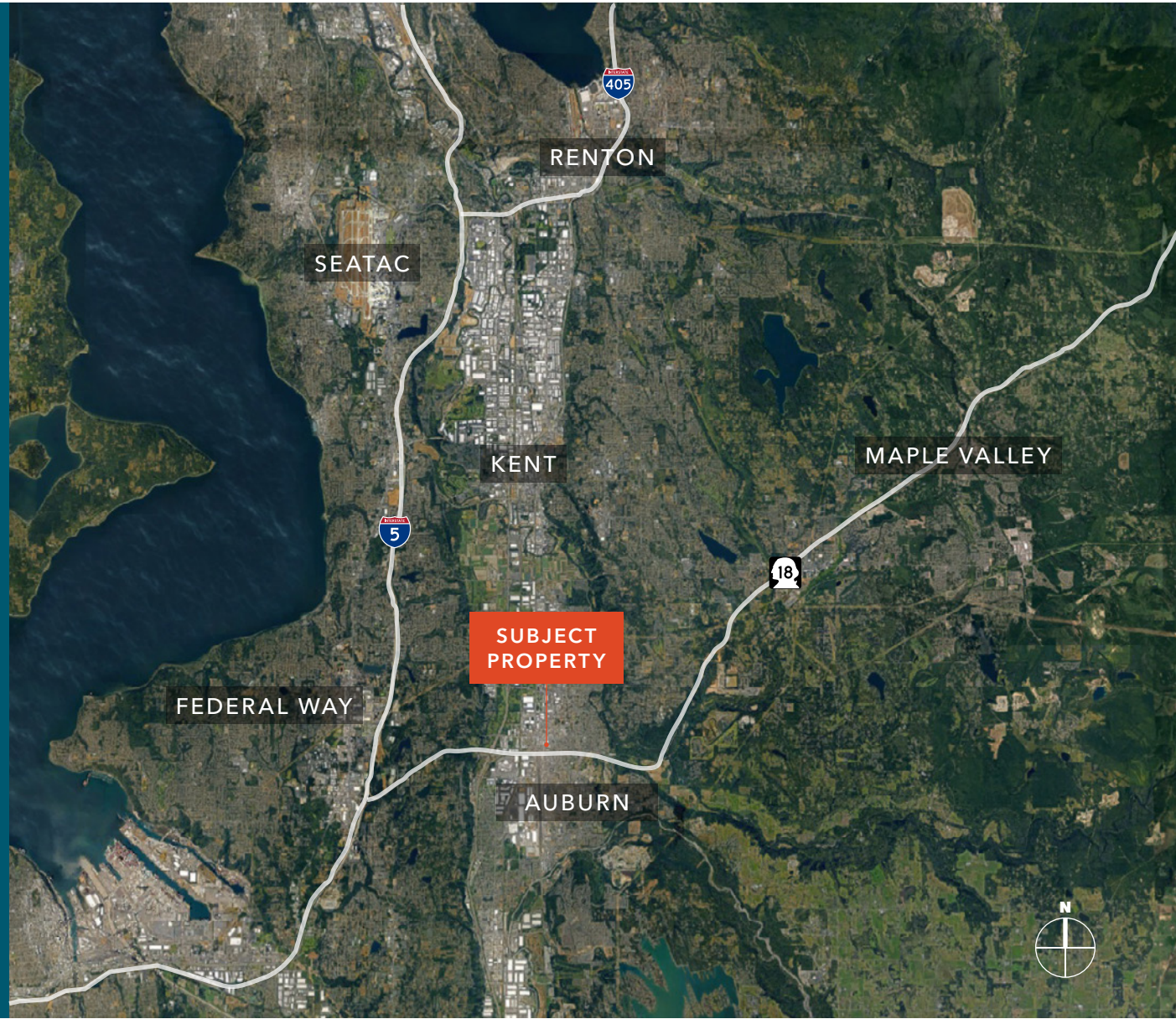
Located in the heart of Auburn's medical district, on a busy corner lot

Highly visible frontage with street appeal and exterior signage available

Across the street from the MultiCare Auburn Medical Center

**8 MIN**  
TO I-5

**4 MIN**  
TO SR-167







*Exclusively listed by*

**BRIAN CLAPP**

Kidder Mathews

206.248.7316

brian.clapp@kidder.com

**SPENCER CLAPP**

Kidder Mathews

206.248.7427

spencer.clapp@kidder.com

**RACHEL CORP**

KW Commercial

253.686.7474

rachel.corp@kwcommercial.com

**KIDDER.COM**