

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE OR LEASE

1627 Cole Street, Enumclaw, WA 98022

FOR SALE: \$2,400,000



6,914 SF | 0.172 AC | MULTI-TENANT OFFICE BUILDING

BELLCORNERSTONE
Commercial Real Estate

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www.BellCornerstone.com

OFFERING MEMORANDUM

1627 COLE STREET

Enumclaw, WA 98022

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

1627 COLE STREET

Enumclaw, WA 98022

1627 Cole Street, is a flex property, totaling 6,914 SF square feet and situated on a 0.172-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for
more info!*





Enumclaw, Washington



Enumclaw, Washington, nestled in the picturesque foothills of the Cascade Range, approximately 45 miles southeast of Seattle, is surrounded by breathtaking scenery, including rolling hills, lush forests, and views of majestic Mount Rainier, where visitors can explore miles of hiking trails, marvel at glaciers and waterfalls, and enjoy scenic drives. Additionally, the area is renowned for its skiing and snowboarding opportunities at Crystal Mountain Resort. Despite its proximity to major metropolitan areas, Enumclaw maintains a distinct rural charm. The downtown area features historic buildings, locally-owned shops, and eateries serving up farm-to-table cuisine. The surrounding countryside is dotted with farms, orchards, and vineyards, contributing to Enumclaw's agrarian character.



DEMOGRAPHIC SUMMARY

ENUMCLAW, WA

POPULATION

Enumclaw
12,721

State: Washington 7.786 Million

MEDIAN AGE

Enumclaw
40.7 Years

State: Washington 38 Years

MEDIAN HOUSEHOLD INCOME

Enumclaw
\$110,789

State: Washington \$91,306

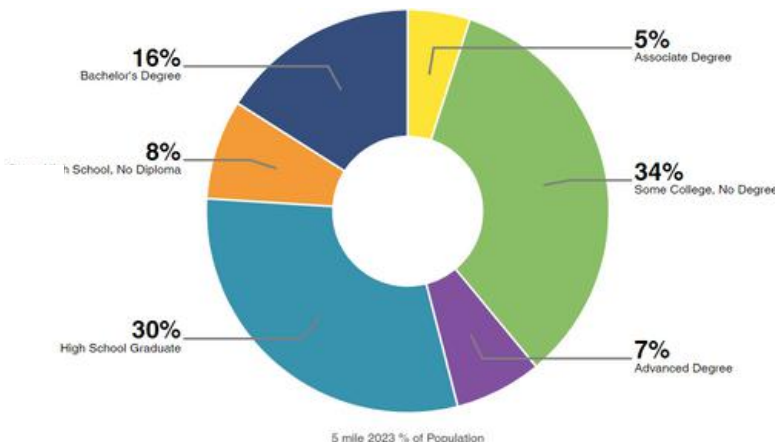


2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	14,273	25,444	101,800
Total Households	5,801	9,821	36,710
Avg Household Size	2.4	2.5	2.7
Avg Household Income	\$106,175	\$115,889	\$126,009

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Washington at large.

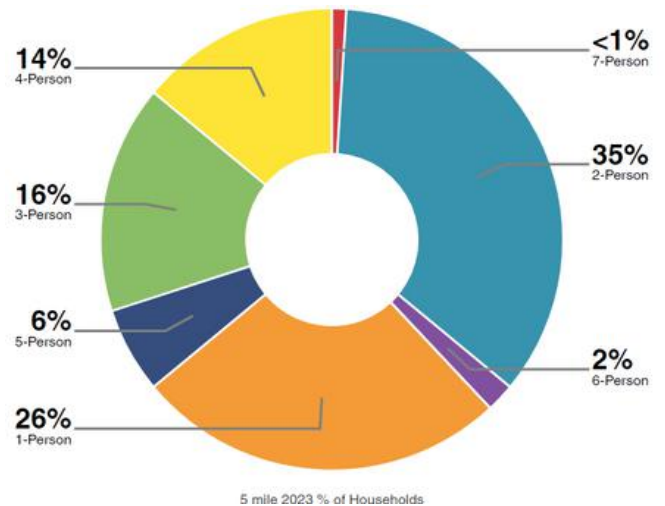


ECONOMIC INDICATORS

5.4% Enumclaw Unemployment Rate

3.9% U.S. Unemployment Rate

HOUSEHOLDS



Enumclaw
5,260

State: Washington 2.979 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

State Route 410 (SR 410): This highway runs east-west through Enumclaw, serving as a critical transportation artery for the city. SR 410 provides access to various destinations, including the Cascade Range, Mount Rainier National Park, and cities like Bonney Lake and Sumner to the west. It also links Enumclaw with the eastern parts of the state, making it an essential route for commuters, tourists, and commercial traffic.

State Route 164 (SR 164): This highway runs north-south and connects Enumclaw with cities like Auburn and Federal Way to the north and Carbonado and Wilkeson to the south. SR 164 offers an alternative access point for residents and visitors traveling to and from Enumclaw.

State Route 169 (SR 169): While not directly passing through Enumclaw, SR 169 is another important highway accessible from the city. It runs north-south to the west of Enumclaw and provides connections to communities like Maple Valley, Renton, and the Eastside suburbs of Seattle. SR 169 serves as an alternate route for those traveling to destinations outside of Enumclaw.



AIRPORT PROXIMITY

Seattle-Tacoma International Airport (SEA): Commonly known as Sea-Tac Airport, SEA is located approximately 45 miles northwest of Enumclaw. As the largest airport in the Pacific Northwest region, Sea-Tac serves as a major hub for domestic and international flights.

King County International Airport (BFI): Also known as Boeing Field, BFI is situated about 38 miles northwest of Enumclaw. While primarily serving general aviation and cargo flights, Boeing Field does have limited commercial service. It's mainly used for corporate and private aircraft, flight training, and aircraft maintenance.

Renton Municipal Airport (RNT): Located approximately 30 miles northwest of Enumclaw, Renton Municipal Airport is a general aviation airport primarily used for private and corporate flights. It's operated by the City of Renton and provides facilities for aircraft maintenance, flight training, and other aviation-related activities.

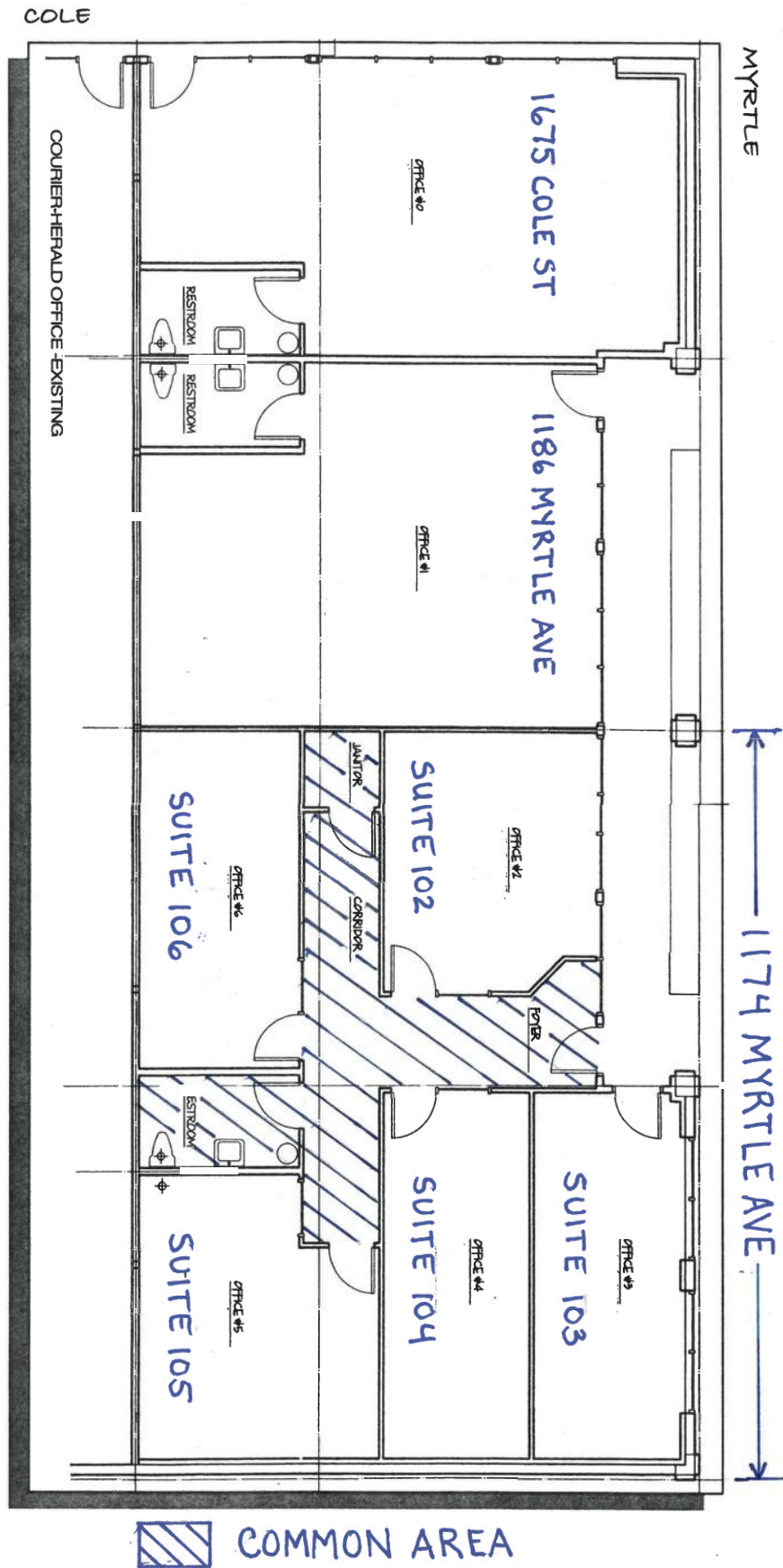
SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	Class A
Year Built:	2005
Building SF:	6,914 SF
Floors:	1
Acres:	0.19 AC
Parking:	Street Parking



FLOOR PLANS



TAX PARCEL NUMBER(S) & LAND AREA:



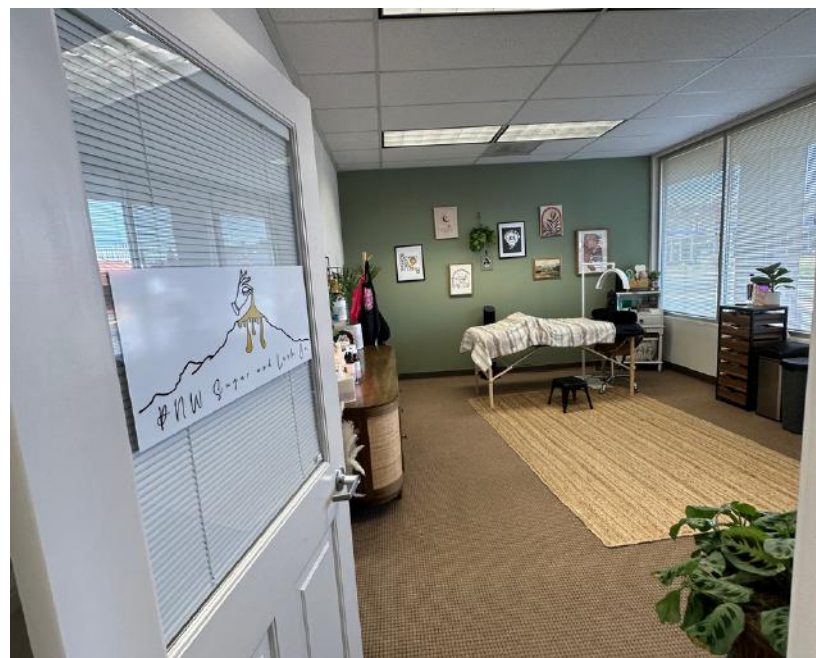
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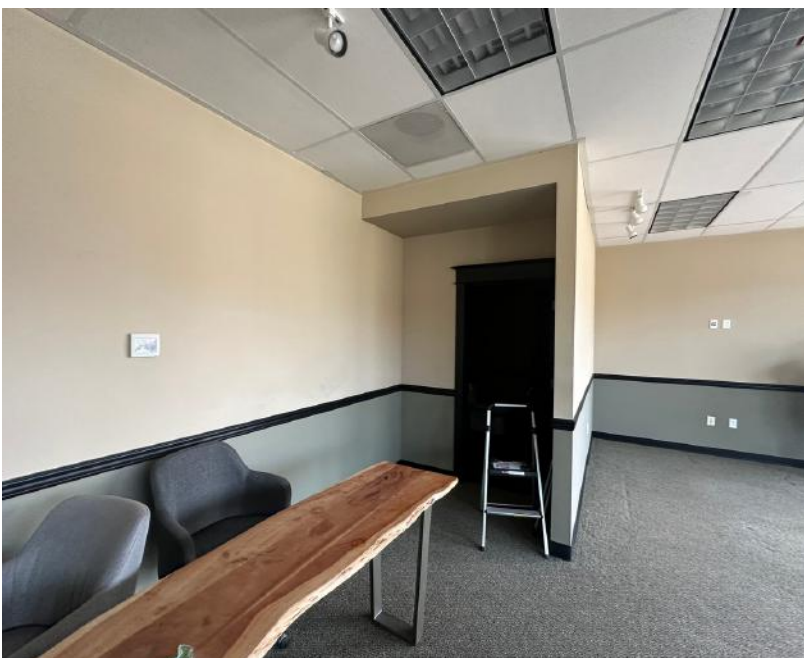
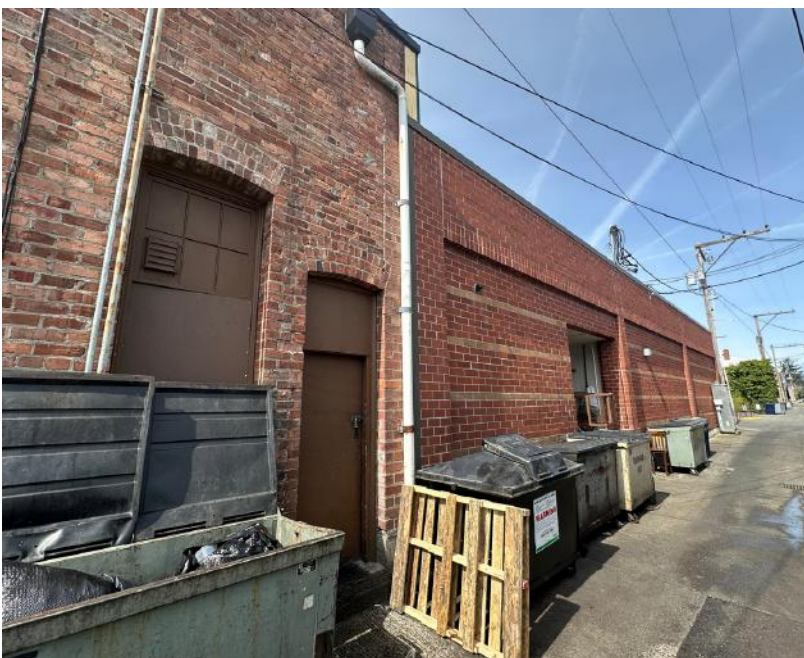
236180-0155:
3,751 SF (0.086 Acres)

2

236180-0156:
3,751 SF (0.086 Acres)

Total: 7,502 SF (0.172 Acres)







5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
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**We Sell BIG
Buildings. *FAST.***



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