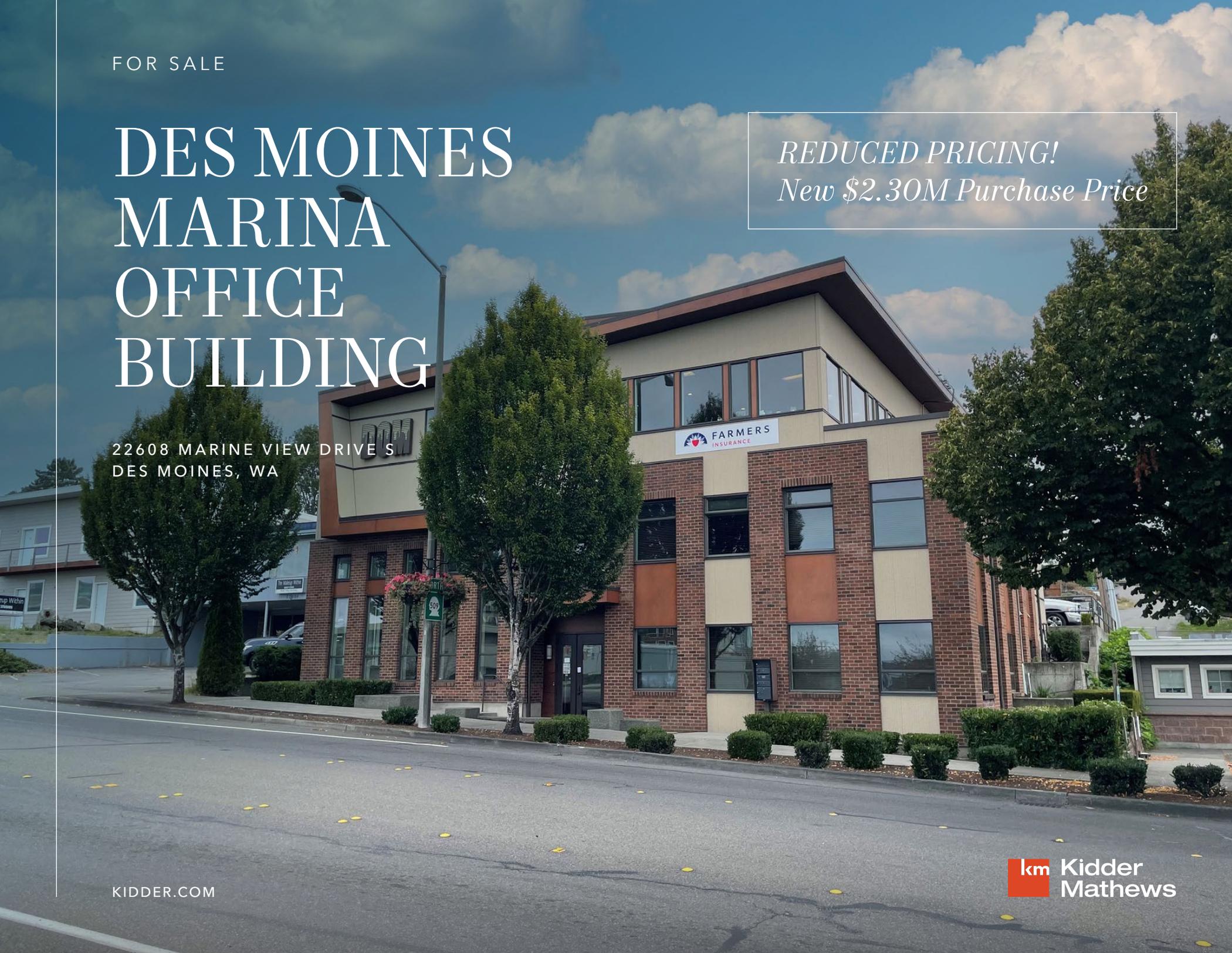


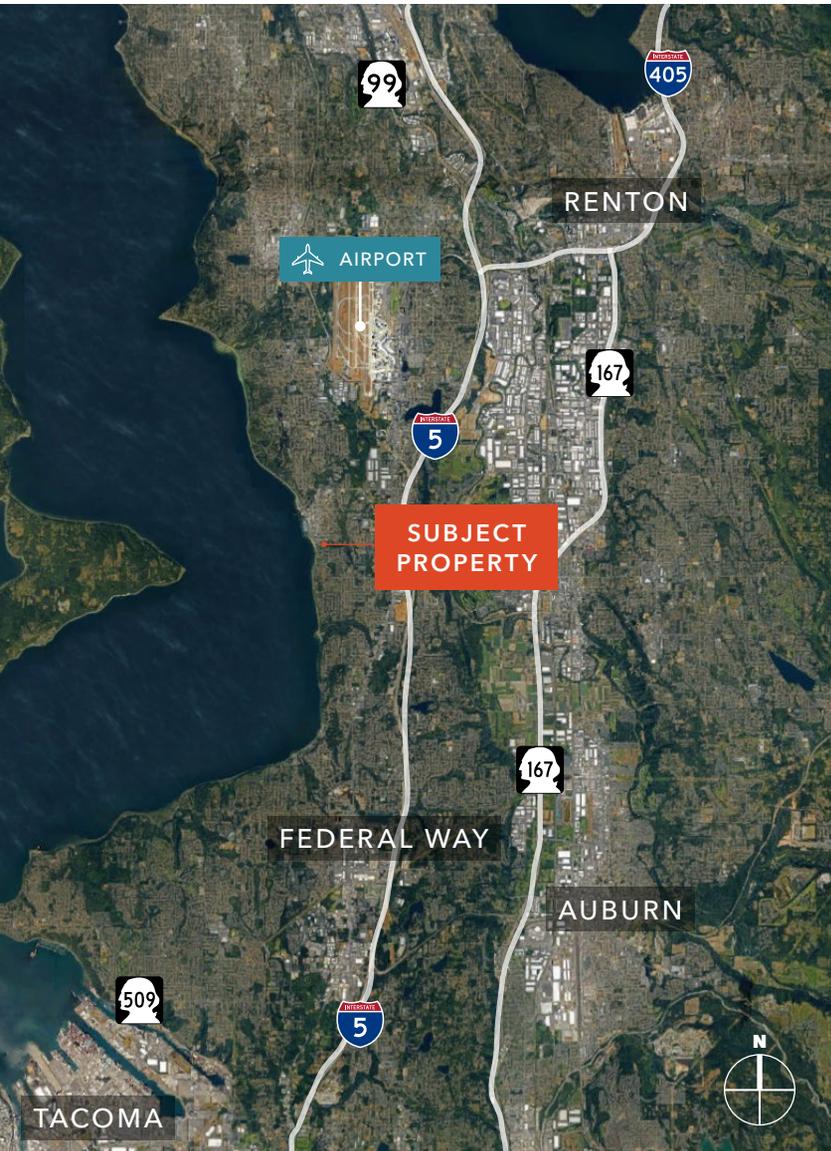
FOR SALE

DES MOINES MARINA OFFICE BUILDING

22608 MARINE VIEW DRIVE S
DES MOINES, WA

*REDUCED PRICING!
New \$2.30M Purchase Price*





GREAT OWNER/USER OPPORTUNITY

The building is located in the heart of the Des Moines Marina District minutes from SeaTac Airport, and is situated within walking distance to nearby amenities for employees and business visitors. The property provides proximity to a wide range of restaurants and a diverse mix of well-established local and national businesses. In addition, the property is ideally located near an ever growing residential area of Des Moines with convenient access to mass transit.



PROPERTY HIGHLIGHTS

PRICE	\$2,300,000
PARCEL #	2006601141
BUILDING AREA	5,925 SF total
LAND AREA	7,512 SF
ACRES	0.17 AC
YEAR BUILT	2008
ZONING	D-C (City of Des Moines)
CONSTRUCTION	Wood frame and brick
PARKING	12 striped stalls
SIGNAGE	Building sign available
BUILDING	Fully sprinklered and elevator served

EXISTING TENANCIES / USER SPACE

1ST AND 3RD FLOOR	4,500 RSF available for owner/user 12/31/24
2ND FLOOR	12 months notice

FOR SALE



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FOR SALE

SITE PLAN

5,925 SF

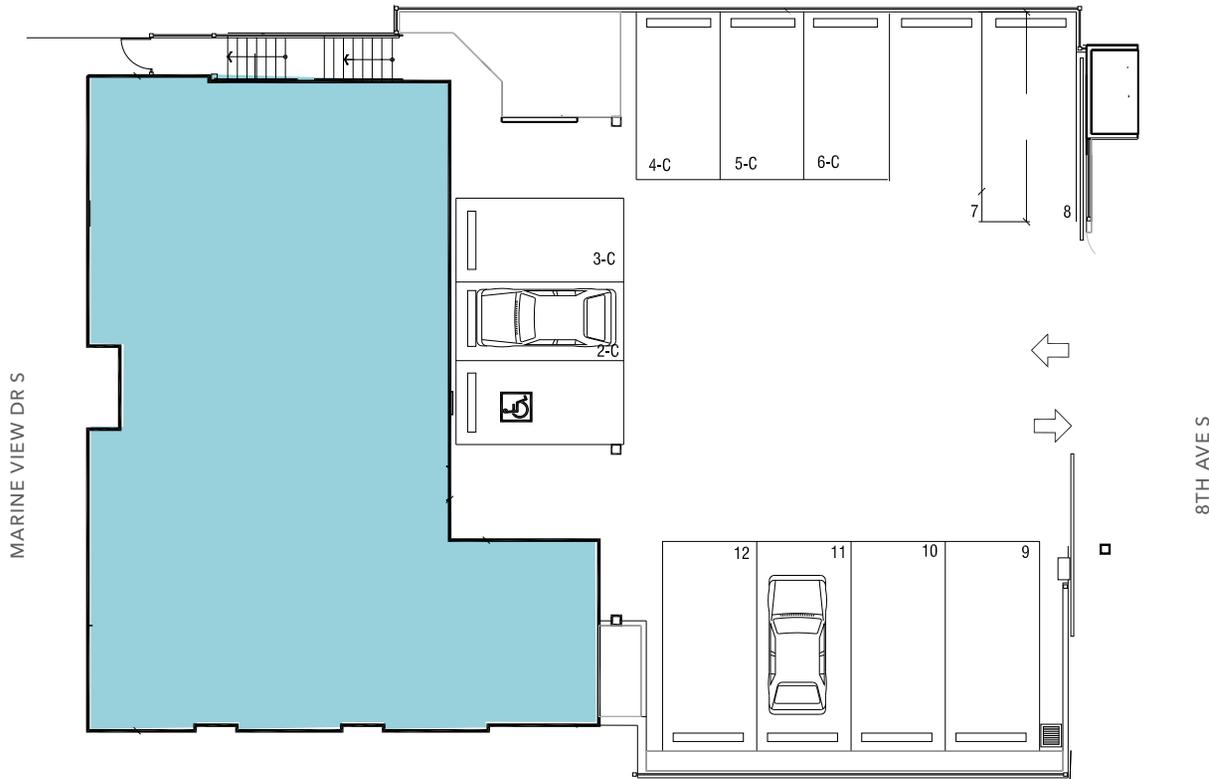
BUILDING AREA

7,512 SF

LAND AREA

D-C

ZONING

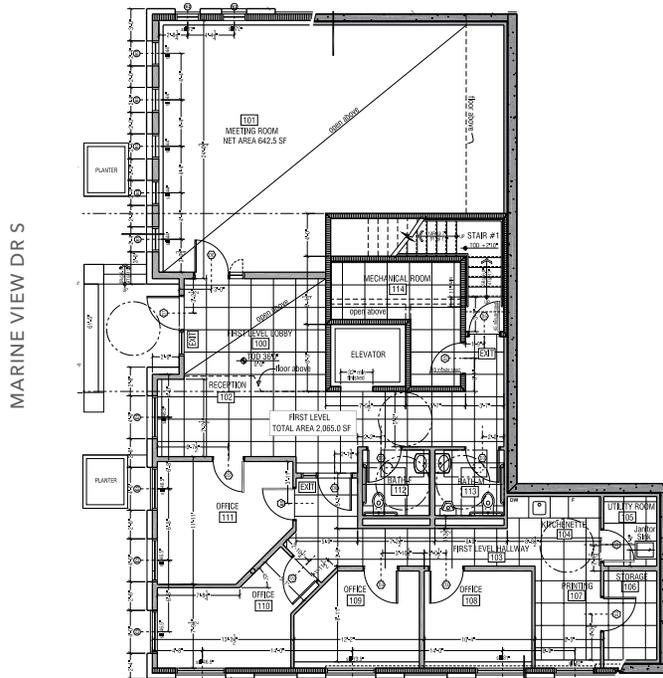


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FIRST FLOOR PLAN



AVAILABILITIES

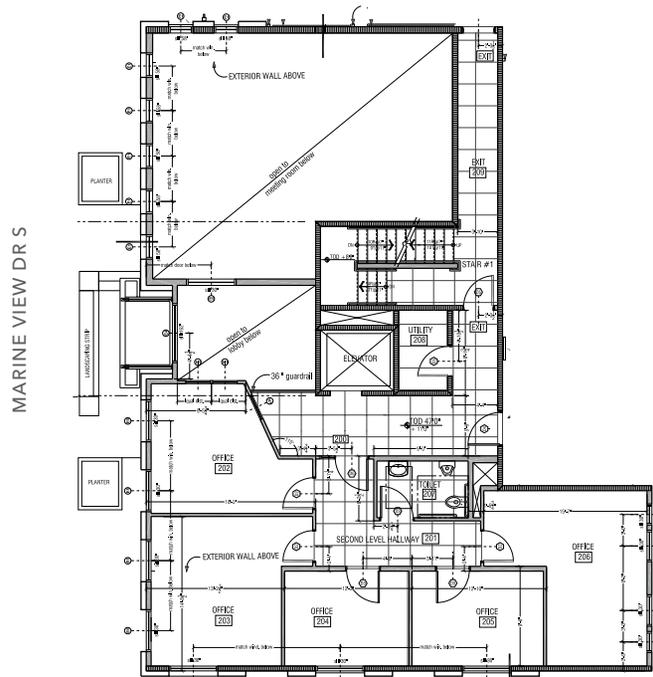
Suite	Size	Notes
First Floor	2,065 RSF	Available now

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FOR SALE

SECOND FLOOR PLAN



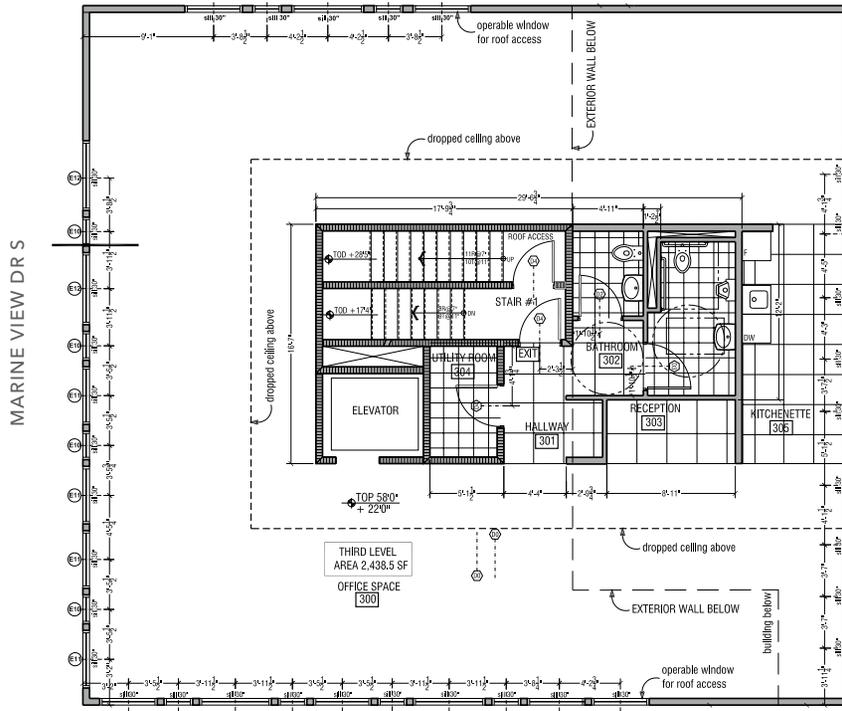
AVAILABILITIES

Suite	Size	Notes
Second Floor	1,421 RSF	Available with 12 months notice

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THIRD FLOOR PLAN



AVAILABILITIES

Suite	Size	Notes
Third Floor	2,439 RSF	Available now

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DES MOINES MARINA OFFICE BUILDING

*For more information on
this property, please contact*

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