



# PEAK INNOVATION CENTER

## INDUSTRIAL FOR LEASE/SALE

12,160 SF available

6 grade level doors

400 amps of 3-phase 208 power

24' minimum clear height

±800 SF built-to-suit office space

Additional yard/parking potentially available

Ideal for service/retail uses such as auto service & repair

Eastown Zoning [→ ZONING CODE](#) [→ ZONING MAP](#)

## PRICING

|                    |                 |
|--------------------|-----------------|
| LEASE RATE         | \$24.00/SF/Year |
| NNN RATE           | \$6/SF/YEAR     |
| MONTHLY BASE RENT  | \$24,320.00     |
| TOTAL MONTHLY RENT | \$30,400.00     |

*For more leasing information contact*

**Kraig Heeter, SIOR**

206.248.7313

[kraig.heeter@kidder.com](mailto:kraig.heeter@kidder.com)

**Matt McLennan, CCIM, SIOR**

206.722.1458

[matt.mclennan@kidder.com](mailto:matt.mclennan@kidder.com)

**KIDDER.COM**

## PEAK INNOVATION CENTER



Aerial View Looking Northwest



View Looking Southeast

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED BY

**PEAK  
DESIGN**

LISTED BY

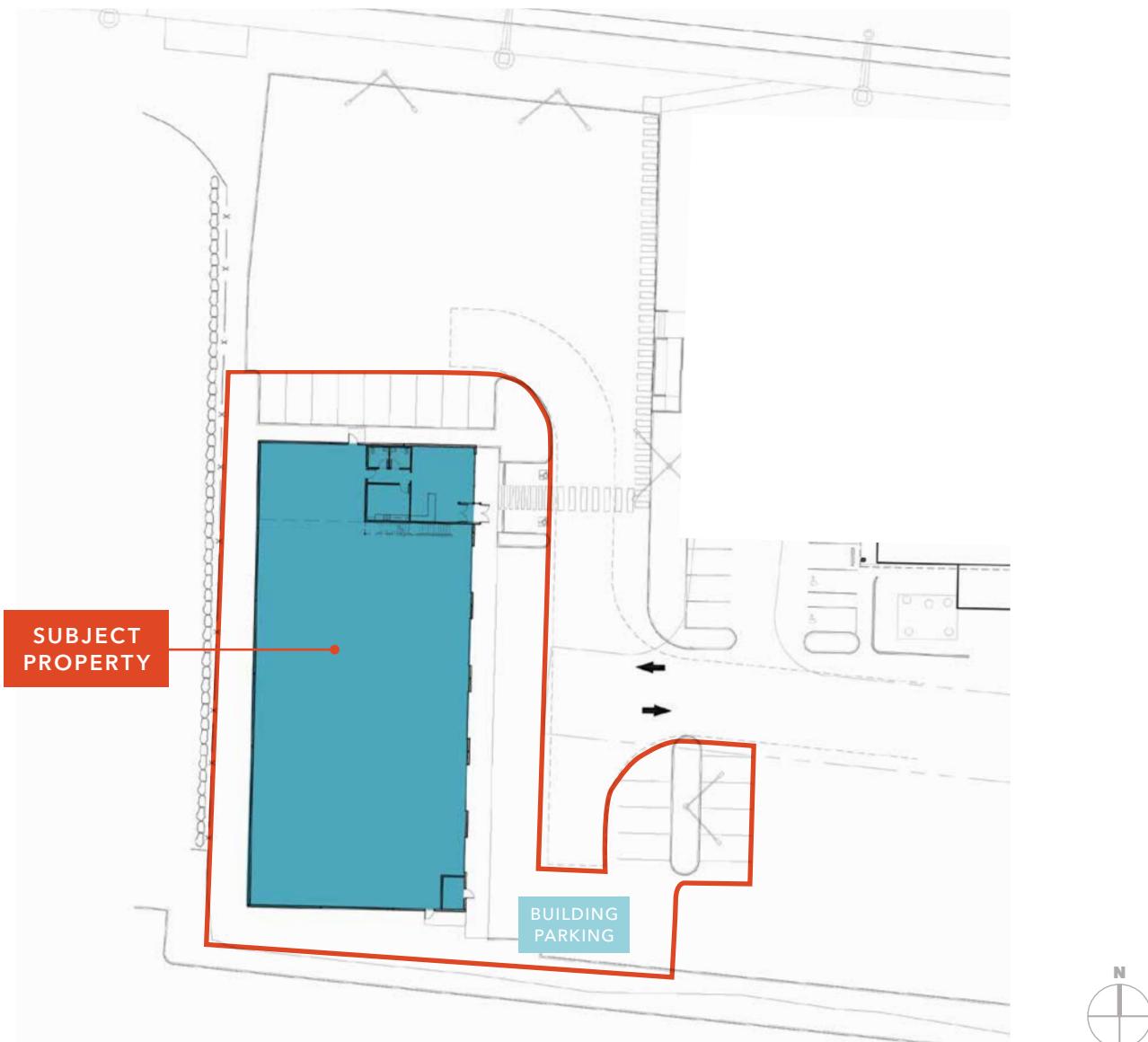
**KM** **Kidder  
Mathews**

12,160 SF

AVAILABLE

\$24.00/SF/YR

LEASE RATE (PLUS NNN)



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED BY

PEAK  
DESIGN

LISTED BY

km Kidder  
Mathews

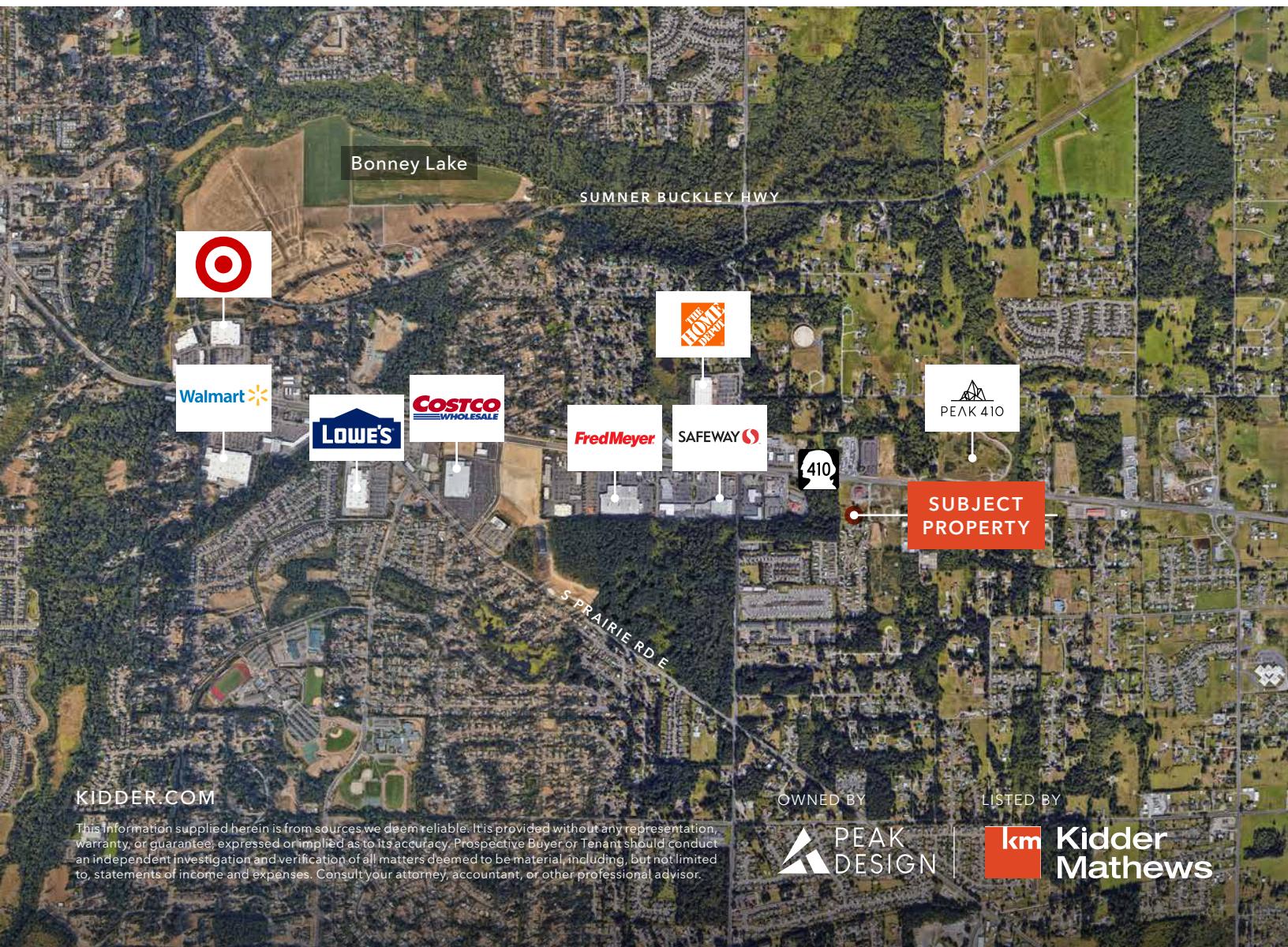
# PEAK INNOVATION CENTER

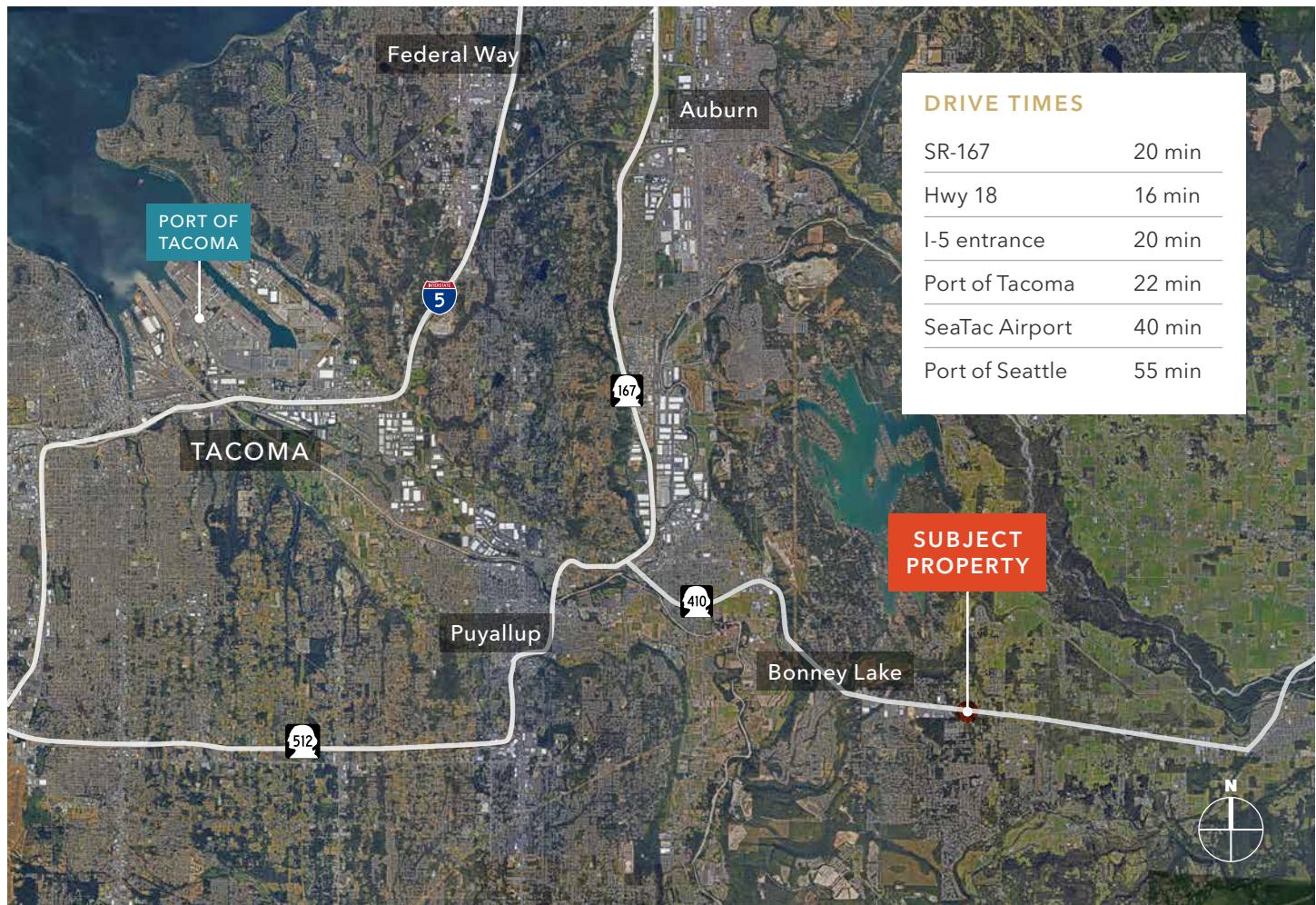
## POPULATION

|                              | 1 Mile     | 3 Miles      | 5 Miles      |
|------------------------------|------------|--------------|--------------|
| 2023 TOTAL                   | 5,973      | 46,894       | 77,090       |
| 2028 PROJECTION              | 6,627      | 50,818       | 83,248       |
| PROJECTED GROWTH 2023 - 2028 | 654 (2.2%) | 3,924 (1.7%) | 6,158 (1.6%) |

## HOUSEHOLDS

|                    | 1 Mile     | 3 Miles      | 5 Miles      |
|--------------------|------------|--------------|--------------|
| 2023 TOTAL         | 2,071      | 15,961       | 26,954       |
| 2028 PROJECTED     | 2,395      | 18,021       | 30,270       |
| 2020 CENSUS        | 1,974      | 15,383       | 25,894       |
| GROWTH 2023 - 2028 | 324 (3.1%) | 2,060 (2.6%) | 3,317 (2.5%) |





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED BY

PEAK  
DESIGN

LISTED BY

km Kidder  
Mathews