

The Adriana

22525 7th Ave S | Des Moines, WA 98198



Property Highlights

- Excellent Retail Location
- Newer Construction Building
- 119-Unit Senior Apartment
- High Visibility Frontage in Downtown Des Moines
- 2 Commercial Retail Spaces Available
- 775 SF & 987 SF, combine 1,762 SF
- \$18/SF
- \$3.00 NNN
- Parking Negotiable

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Executive Summary

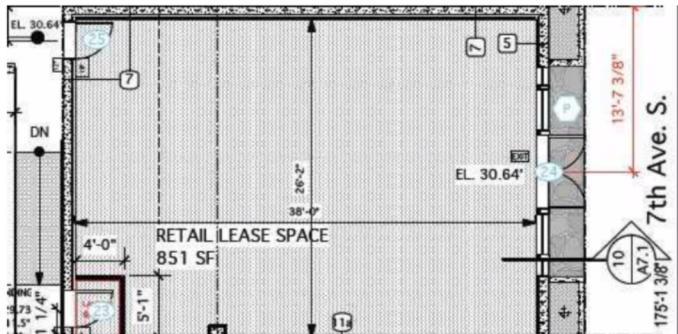
Venture Real Estate Group, LLC is pleased to present, The Adriana. There are currently two commercial spaces for lease. The first space is 775 SF at \$18/SF plus \$3.00 NNN the second space is 987 SF at \$18/SF plus \$3.00 NNN. Parking is negotiable. Both spaces are a blank canvas waiting to become your dream office, retail, medical, or flex space. Lease Term 3+ years.

High visibility frontage along 7th Avenue South along with steady foot traffic from The Adriana's residents and visitors will provide great exposure for any business. The Adriana is home to 119 premier, senior-living apartment units, this world-class building offers a select amount of highly-desirable commercial space in the heart of Downtown Des Moines in the newly formed Marina District, just steps away from the Des Moines Marina and Waterfront. The roof-top deck offers sweeping views of the Puget Sound and is now open to the public.

Named after part owner and former NBA basketball player, Brian Scalabrine's two daughters, this development is a continuation of the extensive development of the South End Puget Sound Market.



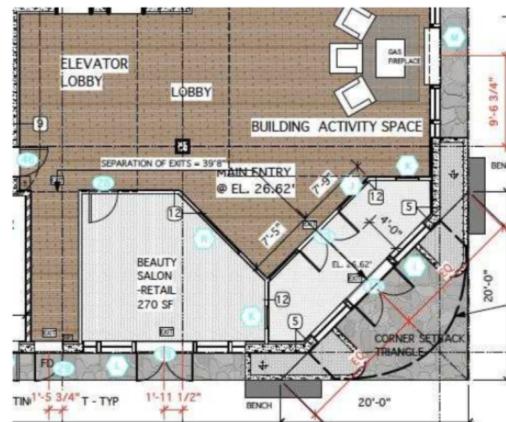
Ground Floor Layout



Space #1: 987 SF



Space #2: 775 SF



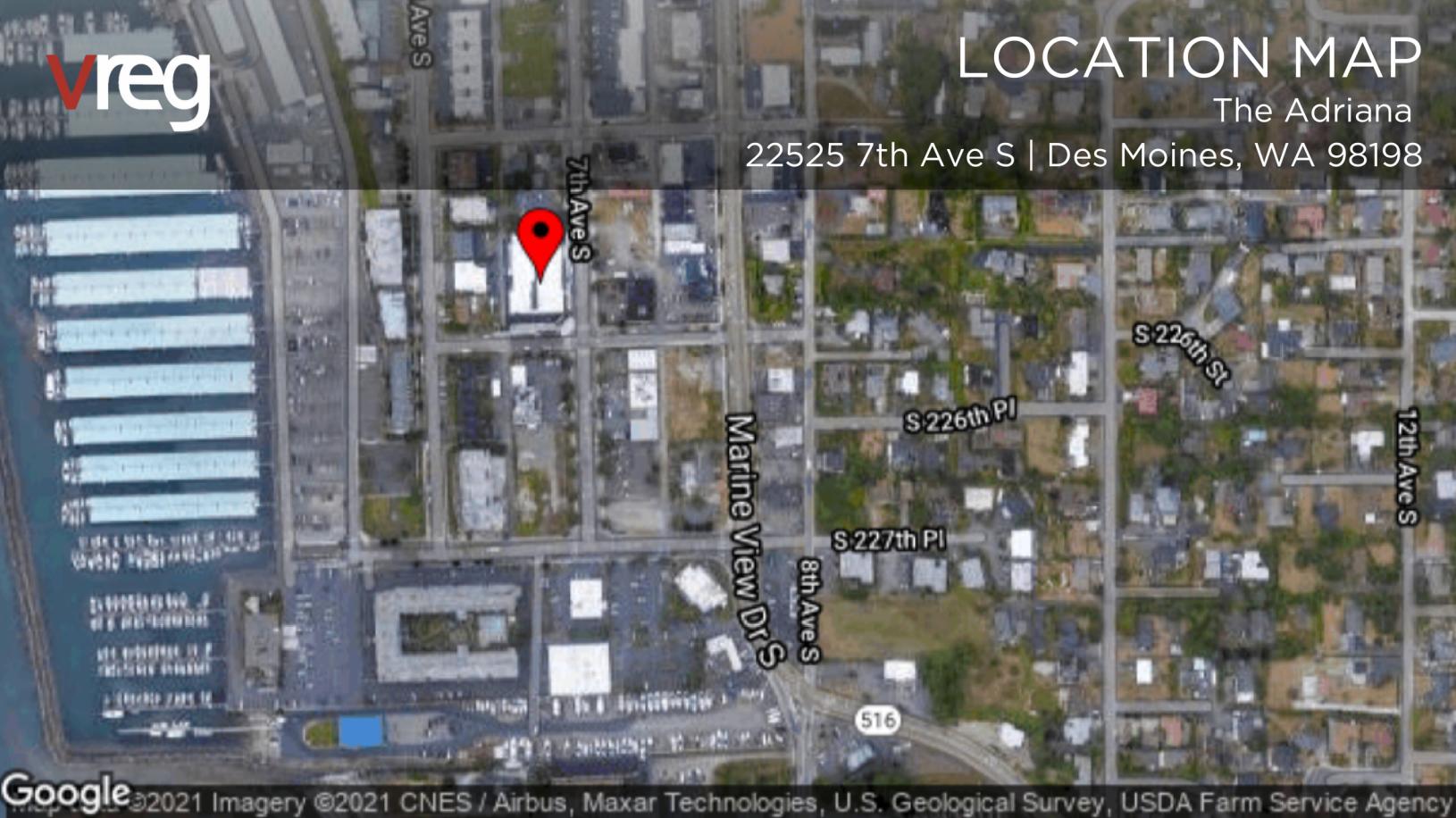
Space #3: 270 SF



Street Frontage for Spaces #1 & #2



Space #3 Directly Next to Grand Entrance



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