



Richmond Beach Retail Space

2001 NW 195th St | Shoreline, WA

Jeff Ayers

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PROPERTY FEATURES

BUILDING SIZE	4,340
YEAR BUILT / YEAR RENOVATED	1947 / 2024
LEASE TYPE	NNN
PROPERTY TAXES	Paid by Tenant
PROPERTY INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
REPAIRS & MAINTENANCE	Tenant Responsibility
BUILDING STRUCTURE	Landlord Responsibility
PARKING	On-site + Street Parking

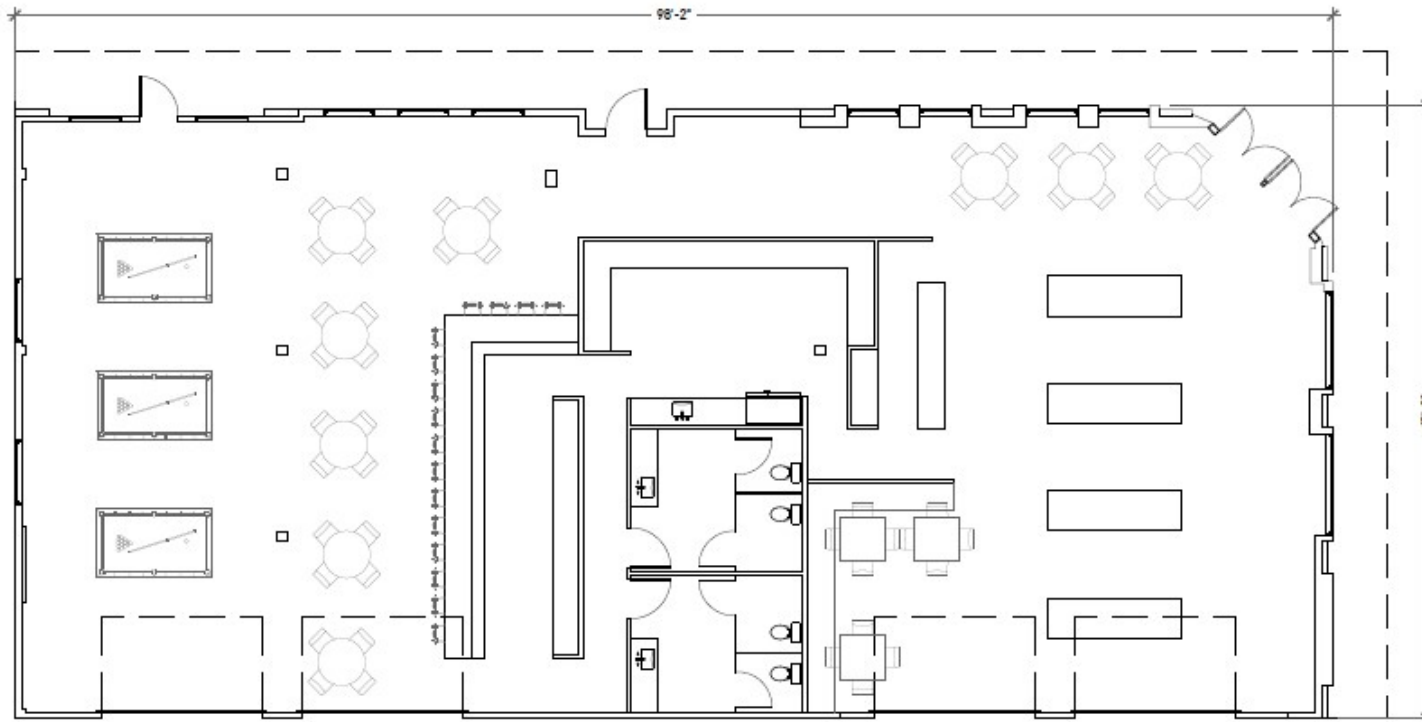






SAMPLE FLOOR PLAN—FULL BUILDING

Suite	Square Feet	Base Rent	NNN Expenses	Total	Notes
N/A	4,340	\$10,850	\$1,808	\$12,658	Stand-alone retail building located in the affluent Richmond Beach neighborhood of Shoreline. Building will undergo a full renovation in conjunction with a new lease. Former tavern, ideal for another restaurant/bar. On-site parking and abundant outdoor seating available. ADA restrooms.



SAMPLE FLOOR PLAN

Suite	Square Feet	Base Rent	NNN Expenses	Total	Notes
N/A	3,340	\$8,350	\$1,392	\$9,742	Stand-alone retail building located in the affluent Richmond Beach neighborhood of Shoreline. Building will undergo a full renovation in conjunction with a new lease. Former tavern, ideal for another restaurant/bar. On-site parking and abundant outdoor seating available. Building divisible for 2 tenants. ADA restrooms.

