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FOR LEASE

Emerson Courtyard

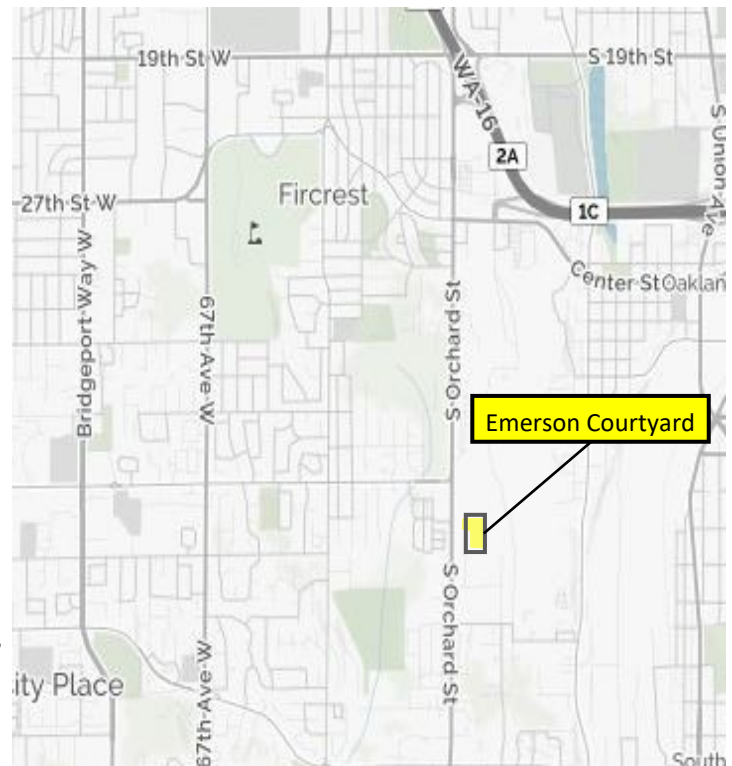
4040 Orchard Street W.
Fircrest, WA 98466



AVAILABLE SPACE

Suite 200-202 | **2,400 sf** | **\$19.00/Yr., NNN**

- **PROPERTY LOCATED ON THE CORNER OF A HIGHLY VISABLE AND BUSY INTERSECTION**
- Already built out as an existing dental office
- End-Cap Space with great visibility
- TI Allowance Available for creditworthy tenants.
- Current Tenants Include: Physical Therapy, Miho Salon, Edward Jones, Happy at the Bay Teriyaki, Los Tapatios, Orchard's Market, Orchard Cleaners, Bliss Homemade Creamery, Denovo Fircrest Dentistry, Spine & Disc., Center, Symbols Spa'lon, and Westside Pizza.
- Traffic Counts: 34,500 VPD



Listing Broker:

Syd Severe

Cell 425.495.1353

Email: Syd@mkps.net

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|----------|----------|----------|
| 2024 Population: | 18,918 | 176,295 | 405,518 |
| 2024 Average Household Income: | \$94,311 | \$88,798 | \$86,129 |

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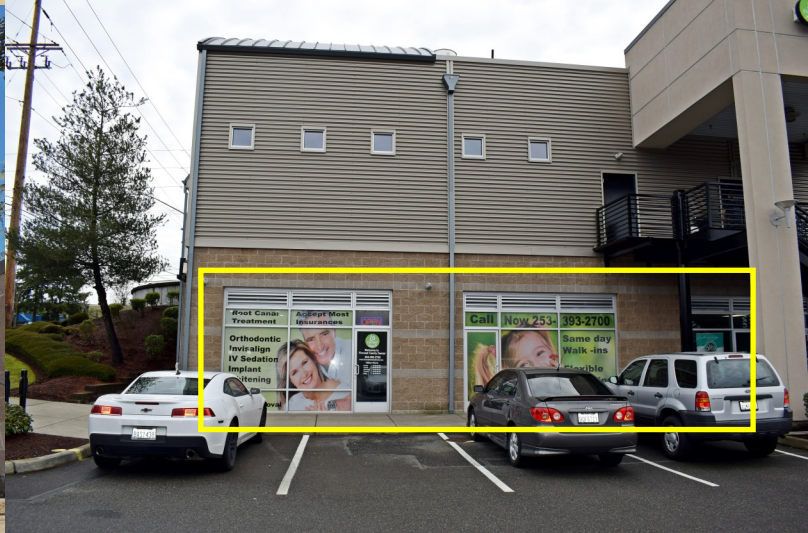
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