

SAMMAMISH WOODS MEDICAL CENTER

3707 PROVIDENCE POINT DR SE
ISSAQAH, WA

EXCLUSIVELY REPRESENTED BY
THE ANDOVER COMPANY

MIKE HEMPHILL

(206) 550-4176

mhemphill@andoverco.com

BEN HEMPHILL

(425) 941-1320

bhemphill@andoverco.com

FOR LEASE
1,449 SF



BUILDING HIGHLIGHTS

OFFICE BUILDING LOCATED ON THE SAMMAMISH PLATEAU

- All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment.
- Excellent location for medical use, dental use or suburban office use.
- Tremendous demographics in Sammamish Plateau area!
- Outstanding lighted tenant signage along 228th Ave SE.
- Plentiful free 4.0/1000 SF parking ratio.
- Enjoy the pleasant quiet sounds of birds chirping on this gorgeous forested site.
- State-of-the-art telecommunication service through CenturyLink and Comcast Business Cable.



MIKE HEMPHILL

(206) 550-4176

mhemphill@andoverco.com

BEN HEMPHILL

(425) 941-1320

bhemphill@andoverco.com

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

SAMMAMISH WOODS | THE ANDOVER COMPANY, INC.

SAMMAMISH WOODS MEDICAL CENTER

1,449 SF
AVAILABLE

SUITE	TOTAL SF	RENTAL RATE/RSF (NNN)	COMMENTS
A	1,449 SF	\$33.00/YR	<ul style="list-style-type: none">Four (4) private offices, lunch room, and open area.

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

MIKE HEMPHILL
(206) 550-4176
mhemphill@andoverco.com bhemphill@andoverco.com

SAMMAMISH WOODS | THE ANDOVER COMPANY, INC.

SAMMAMISH WOODS MEDICAL CENTER

FACTS & DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 POPULATION	9,426	73,618	151,905
2027 PROJECTED POPULATION	10,439	81,706	164,244
2020 CENSUS POPULATION	9,490	74,158	151,903
2010 CENSUS POPULATION	7,840	59,569	127,420
PROJECTED ANNUAL GROWTH (2022-2027)	2.1%	2.2%	1.6%
HISTORICAL ANNUAL GROWTH (2010-2020)	2.1%	2.4%	1.9%
2022 MEDIAN AGE	40.7	37.1	38.2
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 HOUSEHOLDS	3,387	25,863	54,070
2027 PROJECTED HOUSEHOLDS	3,736	28,749	58,522
2020 CENSUS HOUSEHOLDS	3,394	25,996	54,022
PROJECTED ANNUAL GROWTH (2022-2027)	2.1%	2.2%	1.6%
HISTORICAL ANNUAL GROWTH (2010-2020)	1.2%	1.7%	1.3%
2022 BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	307	2,943	5,932
TOTAL EMPLOYEES	1,754	21,215	41,288
EMPLOYEES PER BUSINESS	5.7	7.2	7.0
RESIDENTIAL POPULATION PER BUSINESS	27.1	25.3	25.5

2022 INCOME	1 MILE	3 MILES	5 MILES
AVG HH INCOME	\$195,956	\$212,996	\$205,726
MEDIAN HH INCOME	\$1,173,647	\$183,409	\$172,084
PER CAPITA INCOME	\$70,584	\$74,887	\$73,328
2022 RACE/ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	52.6%	52.9%	55.2%
BLACK OR AFRICAN AMERICAN	1.5%	1.6%	1.9%
NATIVE AMERICAN	0.3%	0.2%	0.3%
ASIAN	35%	34.6%	31%
HAWAIIAN OR PACIFIC ISLANDER	0.1%	0.1%	0.1%
OTHER RACE	5.2%	5.3%	5.7%
2022 EDUCATION (AGE 25+)	1 MILE	3 MILES	5 MILES
ELEMENTARY GRADE 0-8	2.1%	1.3%	1.8%
SOME HIGH SCHOOL GRADE 9-11	1.6%	1.3%	1.7%
HIGH SCHOOL GRADUATE	6.4%	6.6%	7.6%
SOME COLLEGE	11.8%	11.8%	12.4%
ASSOCIATES DEGREE ONLY	6.9%	5.9%	6.2%
BACHELORS DEGREE ONLY	37.4%	41.2%	39.5%
GRADUATE DEGREE	33.7%	31.9%	30.8%

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

MIKE HEMPHILL
(206) 550-4176
mhemphill@andoverco.com

BEN HEMPHILL
(425) 941-1320
bhemphill@andoverco.com

SAMMAMISH WOODS | THE ANDOVER COMPANY, INC.

SAMMAMISH WOODS MEDICAL CENTER

FACTS & DEMOGRAPHICS

67,328
POPULATION



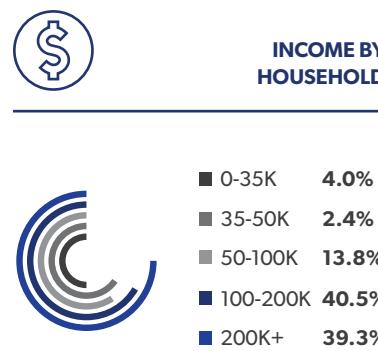
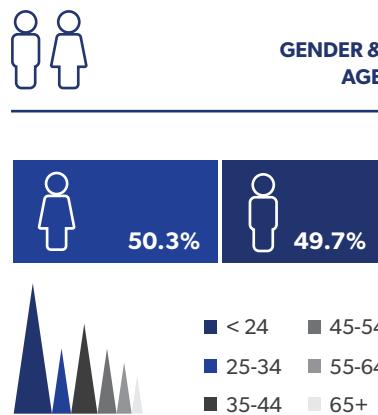
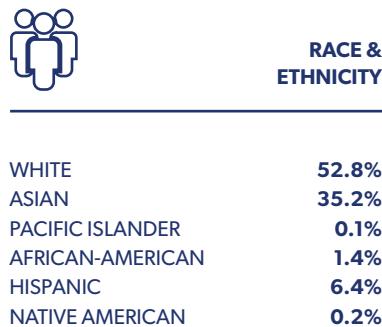
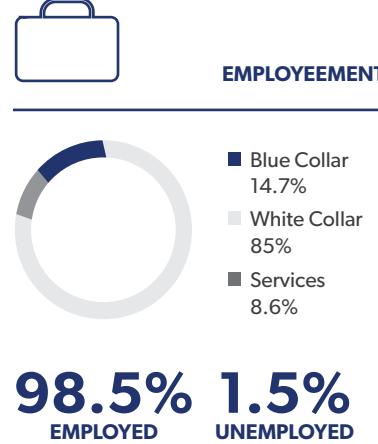
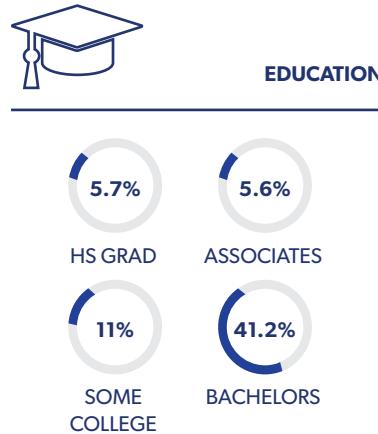
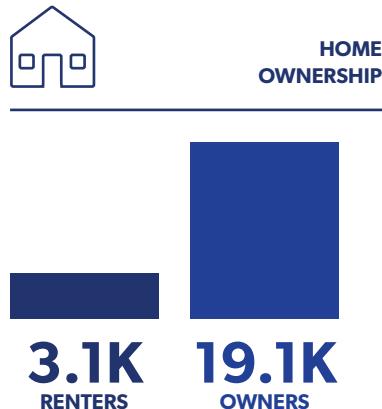
3.0
AVG HH SIZE



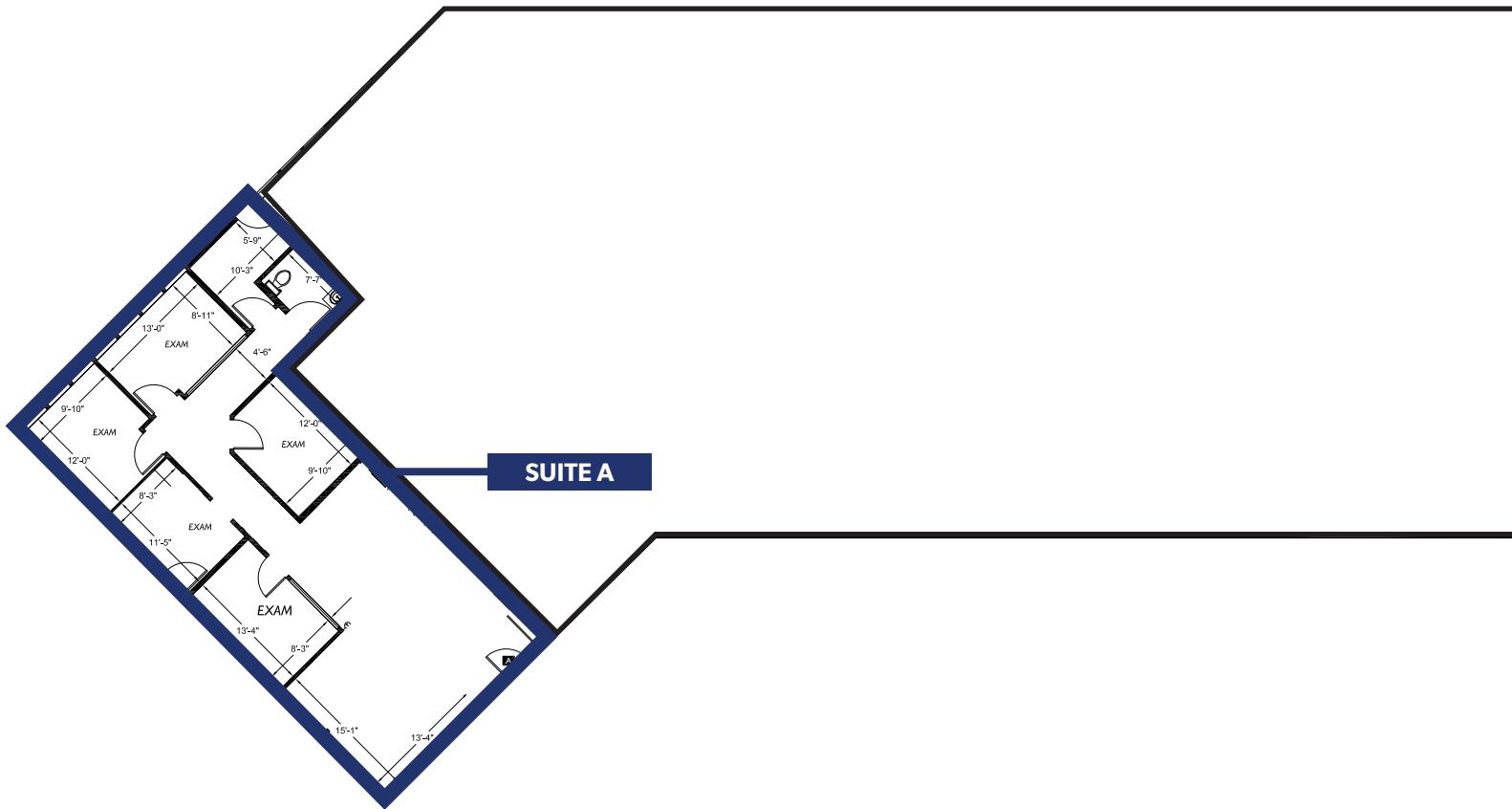
\$229,823
AVG HH INCOME



36.8
MEDIAN AGE



SAMMAMISH WOODS MEDICAL CENTER



The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

MIKE HEMPHILL

(206) 550-4176

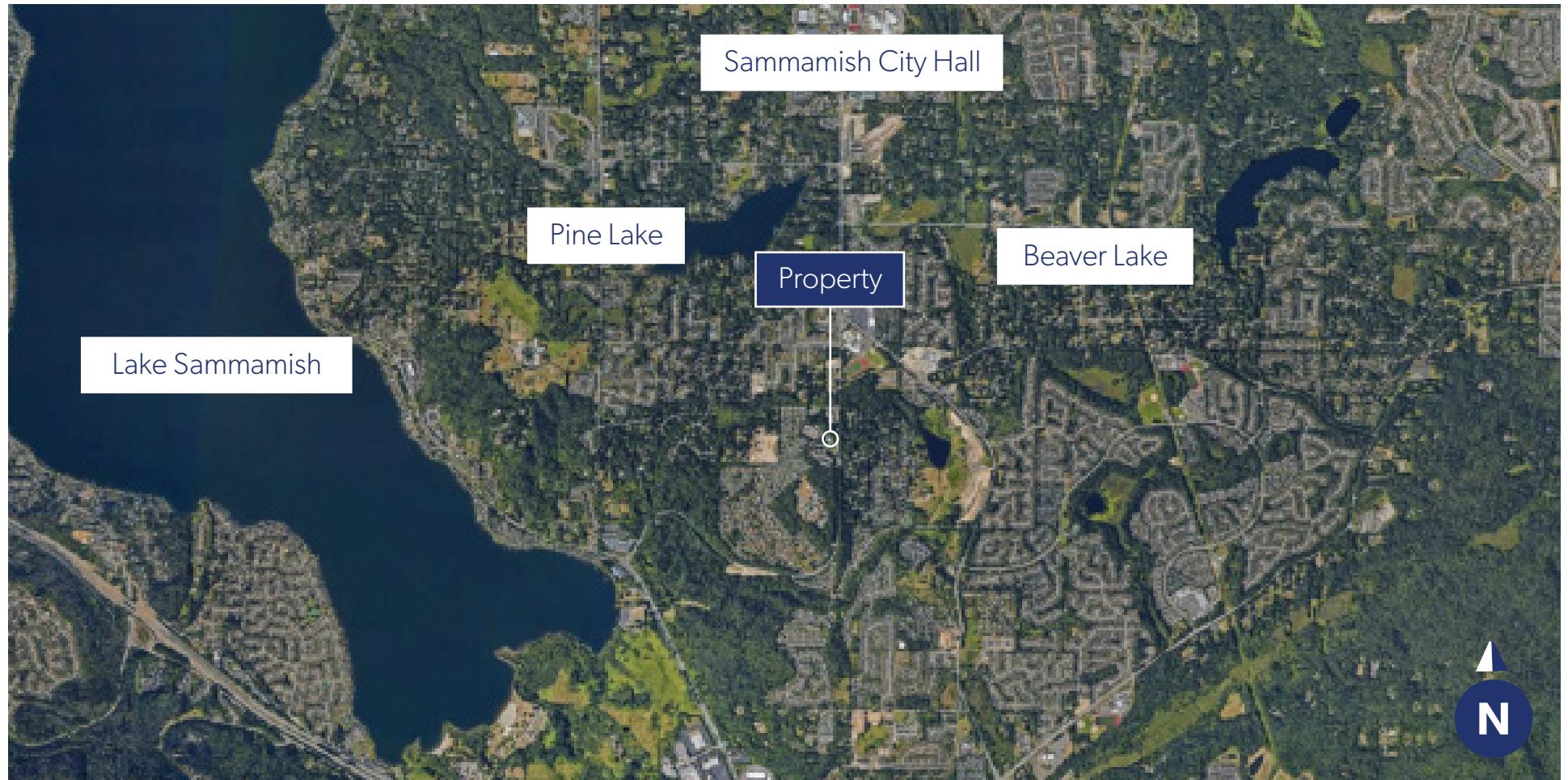
mhemphill@andoverco.com bhemphill@andoverco.com

BEN HEMPHILL

(425) 941-1320

SAMMAMISH WOODS | THE ANDOVER COMPANY, INC.

SAMMAMISH WOODS MEDICAL CENTER



The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

MIKE HEMPHILL
(206) 550-4176

mhemphill@andoverco.com bhemphill@andoverco.com

BEN HEMPHILL
(425) 941-1320

SAMMAMISH WOODS | THE ANDOVER COMPANY, INC.

SAMMAMISH WOODS MEDICAL CENTER

3707 PROVIDENCE POINT DR SE
ISSAQAH, WA

EXCLUSIVELY REPRESENTED BY
THE ANDOVER COMPANY

MIKE HEMPHILL

(206) 550-4176

mhemphill@andoverco.com

BEN HEMPHILL

(425) 941-1320

bhemphill@andoverco.com

