

**T3 Allowance
(Offered!)**



AVAILABLE FOR LEASE

Suite 120	1,300sf	\$14.00/sf. NNN
Suite 200-202	2,400sf	\$14.00/sf. NNN
Suite 220	1,200sf	\$10.00/sf. NNN

- Prime Retail/Office space located in the charming City of Fountaine, WA. Prime signage available.
- Current Tenant includes: MVP Physical Therapy, Miller Sales, Edward Jones, Newell's Walk, Orchard Cleaners, Papa John's Pizzeria, Miller Homebased Creamery, American Dental, Sunbath Spa/Hotels, Taste of Edison and The Image Studio of Fountaine.
- T3 Allowance negotiable with 5 year lease. (Subject to credit approval requirements)
- Traffic Counts: 6,000 VPD (2016)



Demographic	1 MI/5	2 MI/5	3 MI/5
2017 Population	12,418	120,295	285,518
2017 Average Household Income	\$74,211	\$48,790	\$69,129

Contact Broker:

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