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# FOR LEASE

## Emerson Courtyard

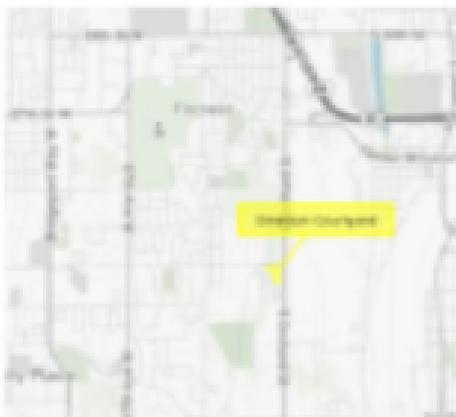
4040 Orchard Street NE  
FREDERICK, WA 98564



### AVAILABLE FOR LEASE

Suite 110	1,200sf	\$26.00/YL, NNN
Suite 113	1,200sf	\$26.00/YL, NNN
Suite 120	1,200sf	\$14.00/YL, NNN
Suite 220	1,200sf	\$16.00/YL, NNN

- Suite 110's an existing shoe business with crane and other heavy machinery.
- Suite 113's an ideally located corner space, existing and furnished with.
- Suite 120's a beautiful and bright office space.
- Current tenants include: Wolf Physical Therapy, Miller Sales, Edward Jones, Birchmont Cleaners, Popcorn's Plus, Blue Homebased Cleaning, American Dental, Berkley's Appliance, Tasty of Eden and The Image Studio of Denise.
- 100% tenant responsible with triple net. Includes water and sewer/Stormage fees.
- Traffic Counts: 15,000-20,000 (Daily)



#### Listing Broker:

**Tyrl Stevens**

Office: 425-888-2995 | Cell: 425-495-1353

Email: [tyrl@mkps.com](mailto:tyrl@mkps.com)

Demographic	1 MI CB	2 MI CB	3 MI CB
2017 Population	12,418	126,295	265,514
2017 Average Household Income	\$74,211	\$46,798	\$41,129

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