



AVAILABLE FOR LEASE

PHOENIX PLAZA | 530 East North Bend Way, North Bend, WA 98045

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8124 FALLS AVE SE | SNOQUALMIE, WA 98065

425.888.2993 | WWW.MKPS.NET

PHOENIX PLAZA

ABOUT

PHOENIX PLAZA is a new construction multi-use building that is located in the highly sought after town of North Bend, WA. This project is scheduled to be completed by June of 2020 and is ready for your creative business/retail visions!

AVAILABLE	SQUARE FOOTAGE	RATE
Suite 100	approx. 200sf	\$650 per month/ Full Service
SUITES 101-102	1,928sf	\$25.00psf/Yr.; NNN

- **TI Allowance available for credit worthy Tenants.**
- Highly visible building located in the heart of Downtown North Bend on North Bend Way.
- Minutes from I-90 where 39,000 vehicles pass per day.
- Parking available in back of building.
- Picturesque location at the base of Mount Si.
- Strong area demographics and traffic counts.
- With 37 residential apartments on the upper 2 floors, you have a customer base right on site.
- Just minutes from over 200+ new construction homes that are currently under construction.



WEST ELEVATION

N.T.S.



EAST ELEVATION

N.T.S.

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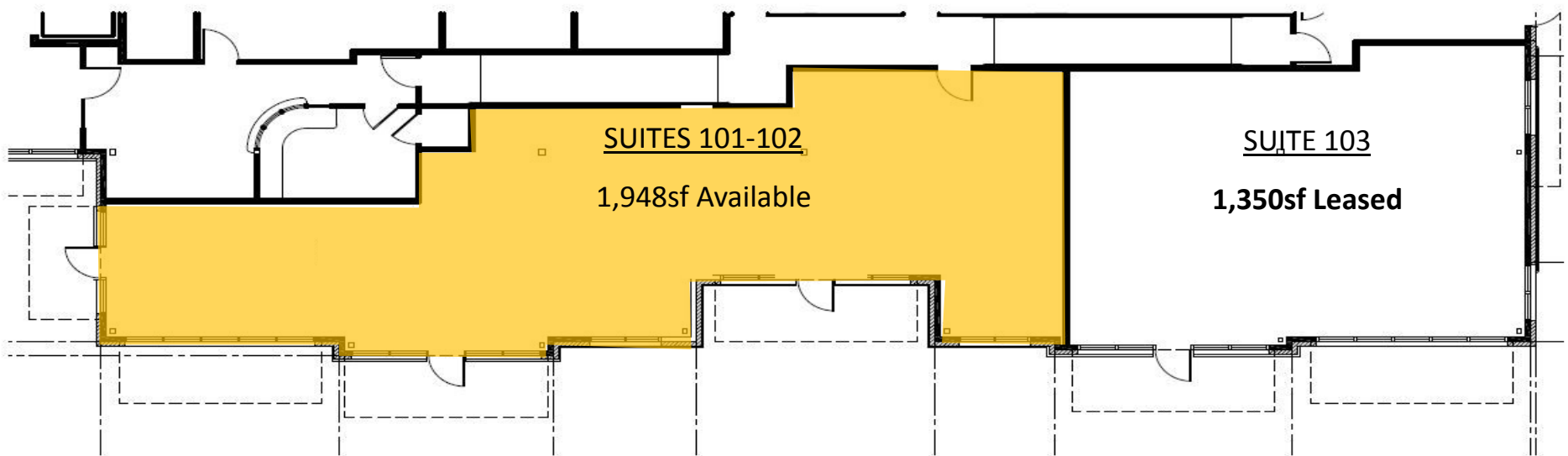


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FLOOR PLAN



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ABOUT NORTH BEND

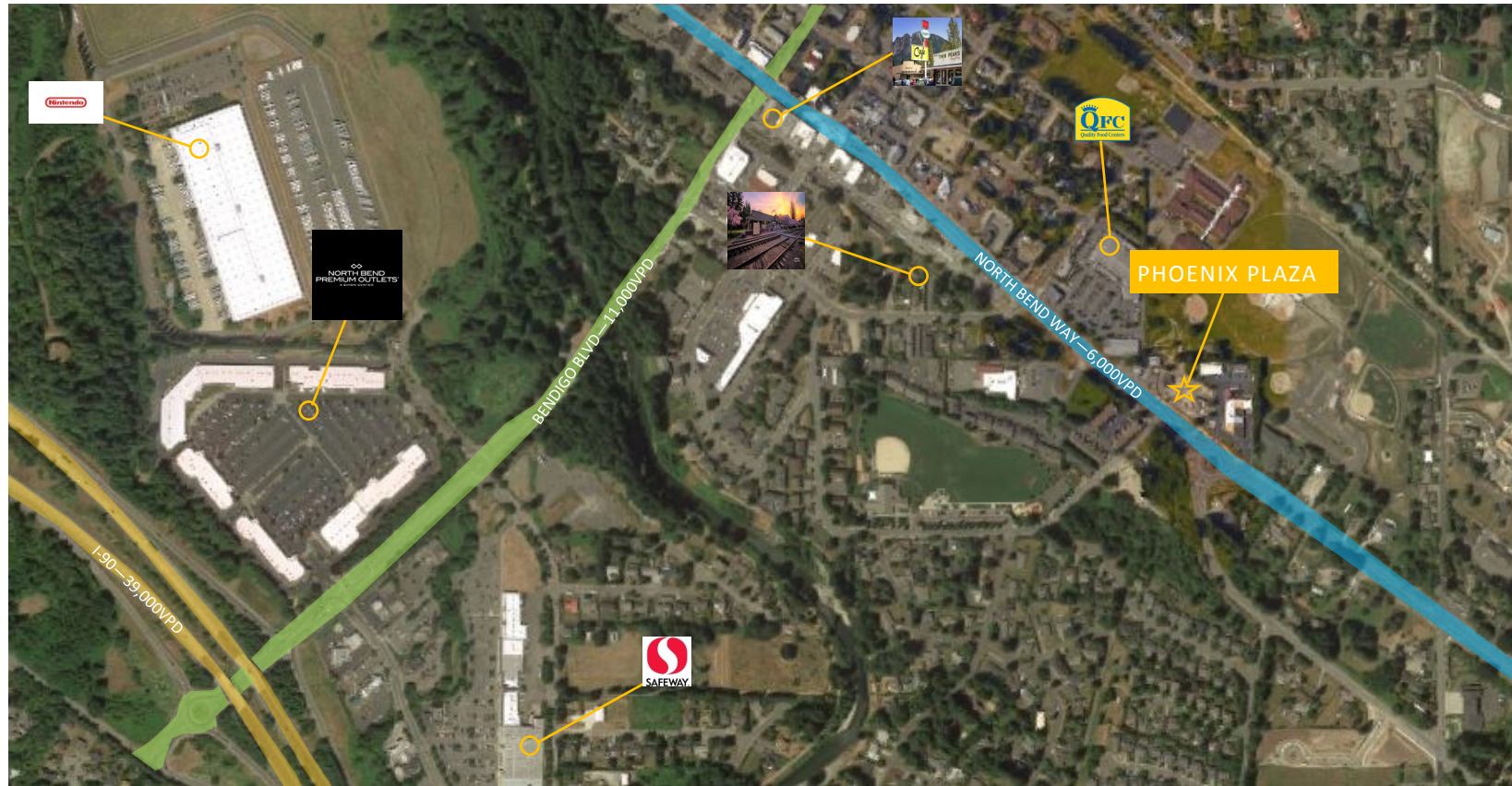
Just 20 minutes east of Seattle, North Bend is thriving year round with tourism of all kind.

With a current population of 9,000 that is expected to double by year 2035 and just minutes from Snoqualmie Ridge, this is the ideal location for any retail or office user.


25,049
Total Population
<5 Miles


6,000
Daily Traffic
Count


\$140,922
Average Household
Income
<5 Miles



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