

# THE ADRIANA

22525 7th Ave S  
Des Moines, WA 98198

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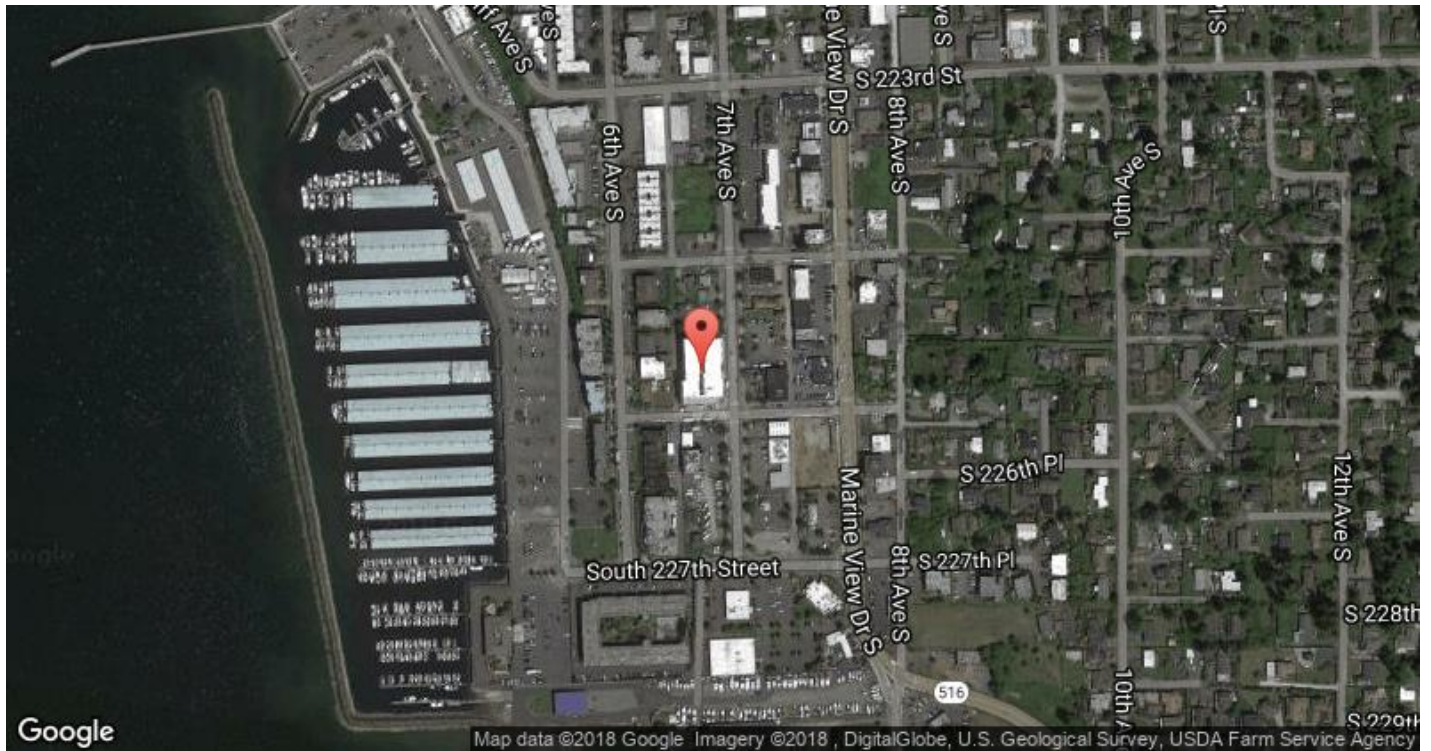
## PROPERTY HIGHLIGHTS

- Brand New 119-Unit Senior Living Center
- Located Near The Des Moines Waterfront
- High Visibility Frontage in Downtown Des Moines
- 3 Commercial Spaces For Lease
- CBA#: 586558



# LOCATION MAP

The Adriana  
22525 7th Ave S | Des Moines, WA 98198





# PROPERTY DESCRIPTION

The Adriana  
22525 7th Ave S | Des Moines, WA 98198



## Commercial Spaces For Lease

Venture Real Estate Group, LLC is pleased to present, The Adriana. With 119 premier, senior-living apartment units, this world-class building offers a select amount of highly-desirable commercial space in the heart of Downtown Des Moines.

Named after part owner and former NBA basketball player, Brian Scalabrine's two daughters, this development is a continuation of the extensive development of the South End Puget Sound Market. The Adriana is conveniently located in the heart of Downtown Des Moines in the newly formed Marina District, just steps away from the Des Moines Marina and Waterfront. The roof-top deck offers sweeping views of the Puget Sound and is now open to the public.

There are currently three commercial spaces for lease at \$24/sf. The first space is 270 sf, the second space is 775 sf, and the third space is 987 sf. NNN lease at \$4/sf, parking is negotiable. High visibility frontage along 7th Ave S along with steady foot traffic from The Adriana's residents and visitors will provide great exposure for any business. The Adriana is already at 90% capacity within only a few short months of opening its doors.

Des Moines is strategically located in extremely popular and consistently growing King County, WA. With sweeping views of the snowcapped Olympic Mountains, Puget Sound Waterfront, and majestic Mount Rainier to the southeast, Des Moines, Washington truly offers the best of the Pacific Northwest and is an amazing place for residents and businesses alike.

# PROPERTY PHOTOS

The Adriana  
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Adriana Community Room



Space #1



Space #2



Space #3



The Adriana



Walking Distance to Des Moines Waterfront