Burien Professional Center



FOR SALE 11,832 Square Foot Medical Office Building



Investment and/or Owner-User **Opportunity**

Asking Price

\$1,785,000

(\$150 Per SF)



Burien Professional Center

BUILDING HIGHLIGHTS

- 11,832 SF Total (2 stories)
- 16,111 SF Parcel
- Multi-tenant building
- Excellent access
- 28 parking stalls (2.4/1,000 SF)
- Downtown commercial
- Strategic location

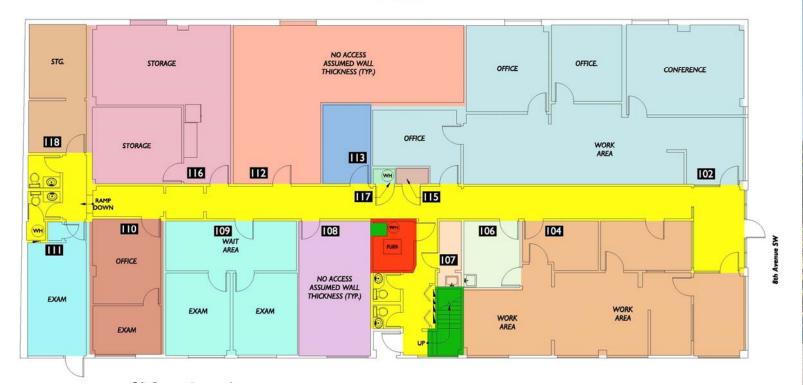
FINANCIAL HIGHLIGHTS

- Sale Price: \$1,785,000 (\$150/SF)
- Owner/user opportunity
- Current rents below market
- Upside for additional income

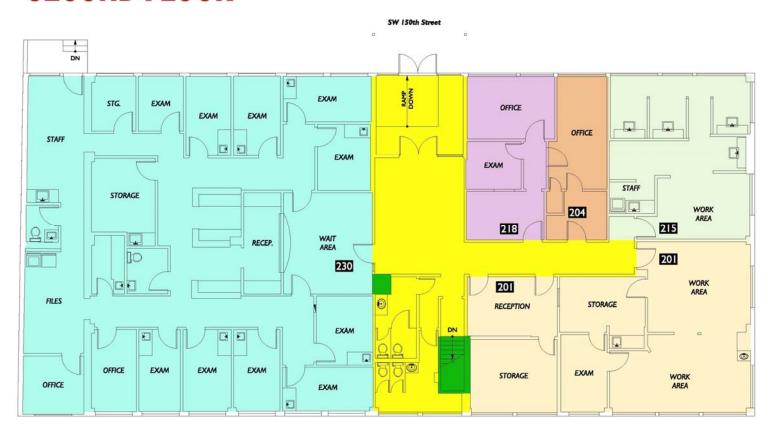


FIRST FLOOR

SW 150th Street



SECOND FLOOR





Burien Professional Center



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2016 Total Population:	24,825	96,960	203,085
2021 Population:	28,102	106,165	220,312
Pop Growth 2016-2021:	13.20%	9.49%	8.48%
HOUSEHOLDS			
2016 Total Households:	10,414	36,906	77,387
HH Growth 2016-2021:	13.46%	9.82%	8.58%
Median Household Inc:	\$53,932	\$56,101	\$56,938
Avg Household Size:	2.40	2.60	2.60

FINANCING OPTIONS (For Partial Owner/User)

Conventional Commercial Real Estate Loan

\$1,785,000: Purchase Price \$267,750: Down Payment (15%) \$1,517,250: Loan Amount \$3,500: Appraisal

\$7,586: Loan Fee (½%)

\$278,836: Total Out of Pocket Expense

Monthly Payment Options (Principal Reduction on 1st Payment Below)

\$8,719: 3.35% Fixed, 3-Year Term, 20-Year Amortization (\$4,424) \$9,158: 3.90% Fixed, 5-Year Term, 20-Year Amortization (\$4,158) \$9,986: 4.90% Fixed, 10-Year Term, 20-Year Amortization (\$3,705) \$11,973: 4.90% Fixed, 15-Year Fully Amortized Loan (\$5,692)

CONTACT Troy Stark

Troy Stark 206.787.1465 tstark@neilwalter.com

