

ROI COMMERCIAL REAL ESTATE INC.

PRESENTS

WOODINVILLE SERVICE CENTER

19211 - 144TH NE, WOODINVILLE, WA 98072



Location: 19211—144th NE, Woodinville, WA 98072

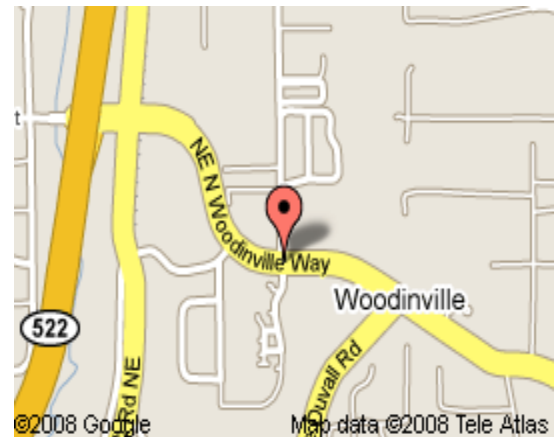
Description: Property sits on the corner of the intersection on 3.1 acres.

Rates: Call Agent for Rents and Triple Nets

Tenant Improvements: Landlord will provide special tenant improvements, to be discussed with Landlord before the lease is signed. Standard tenant improvements will have one handicapped bathroom with one heating unit for industrial use.

Tenant Types: Looking for Wineries, a tire store, Internet companies, wholesale food companies, and auto stores such as stereo, telephone, and GPS centers. The center already has a car wash tenant, a 1,500 square foot food use space and two auto shops. The restaurant faces the car wash.

- ◆ The floors will be smooth cement and the walls cement block.
- ◆ Lights will be hanging lights for industrial use.
- ◆ Total square footage is 32,000 square feet.
- ◆ Building 1 is approximately 9,265 square feet.
- ◆ Building 2 is approximately 18,875 square feet.
- ◆ Building 3 is approximately 1,927 square feet.
- ◆ Building 4 is approximately 1,437 square feet.
- ◆ The standard bays on buildings 1 and 2 are 65 feet deep.
- ◆ The lower bays on building 2 are 54 feet deep.
- ◆ Each space has 1 grade level door with 4 panels of glass.
- ◆ The center has 3 phase electrical power in each 1300 square feet of space.
- ◆ There are 112 parking spaces.
- ◆ The center sits on 3.1 acres.
- ◆ The Mall will be ready in December of 2009.
- ◆ The Mall is 50% pre-leased.



**FOR INFORMATION CALL BARBARA NELSON, 206-818-0934, BARBARA@ROI-INVEST.COM
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