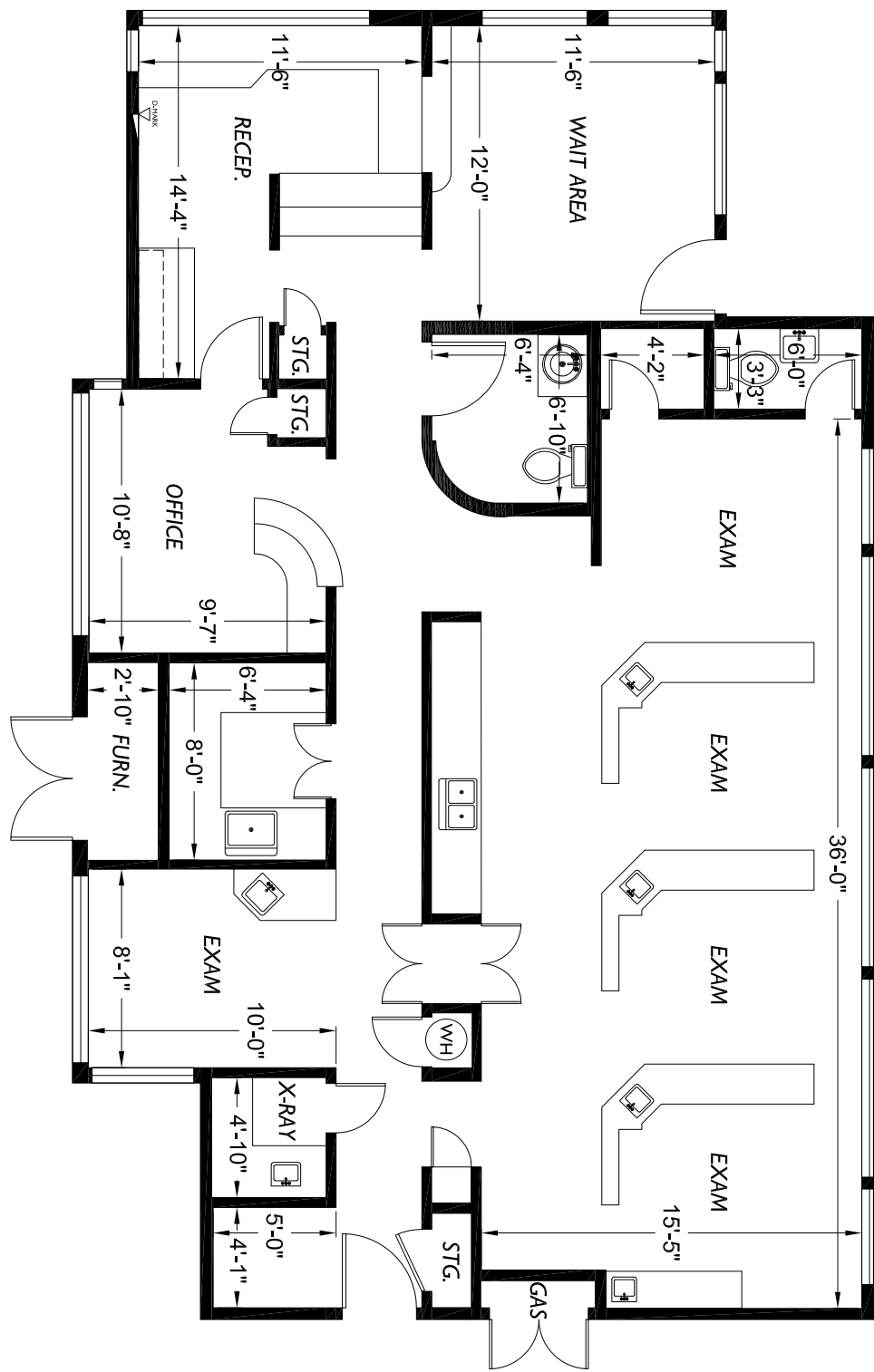


FOR LEASE > DENTAL/MEDICAL OFFICE

Dental Clinic Building

421 Main Avenue South | North Bend, WA 98045



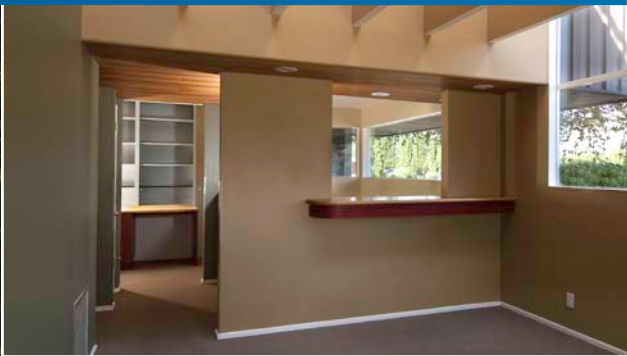
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PROPERTY DETAILS

- > 1,563 SF - constructed in 1985
- > Lot size: 14,375 (0.33 acre)
- > Zoned HDR (High Density Residential)
- > Currently accommodates 4 -chair practice
- > Lots of windows, two skylights
- > Lot backs to south fork of Snoqualmie River
- > Walking distance to residential retail, parks and amenities
- > Six existing parking stalls + including 1 A.D.A.
- > A/C and heat pump
- > Lot enjoys breathtaking view of Mt. Si

PRICE & TAX DETAILS

- > Rental rate: \$24.00/SF/Year, NNN
- > Available January 2015
- > King County parcel #: 803620-0305
- > 2014 taxes: \$5,869



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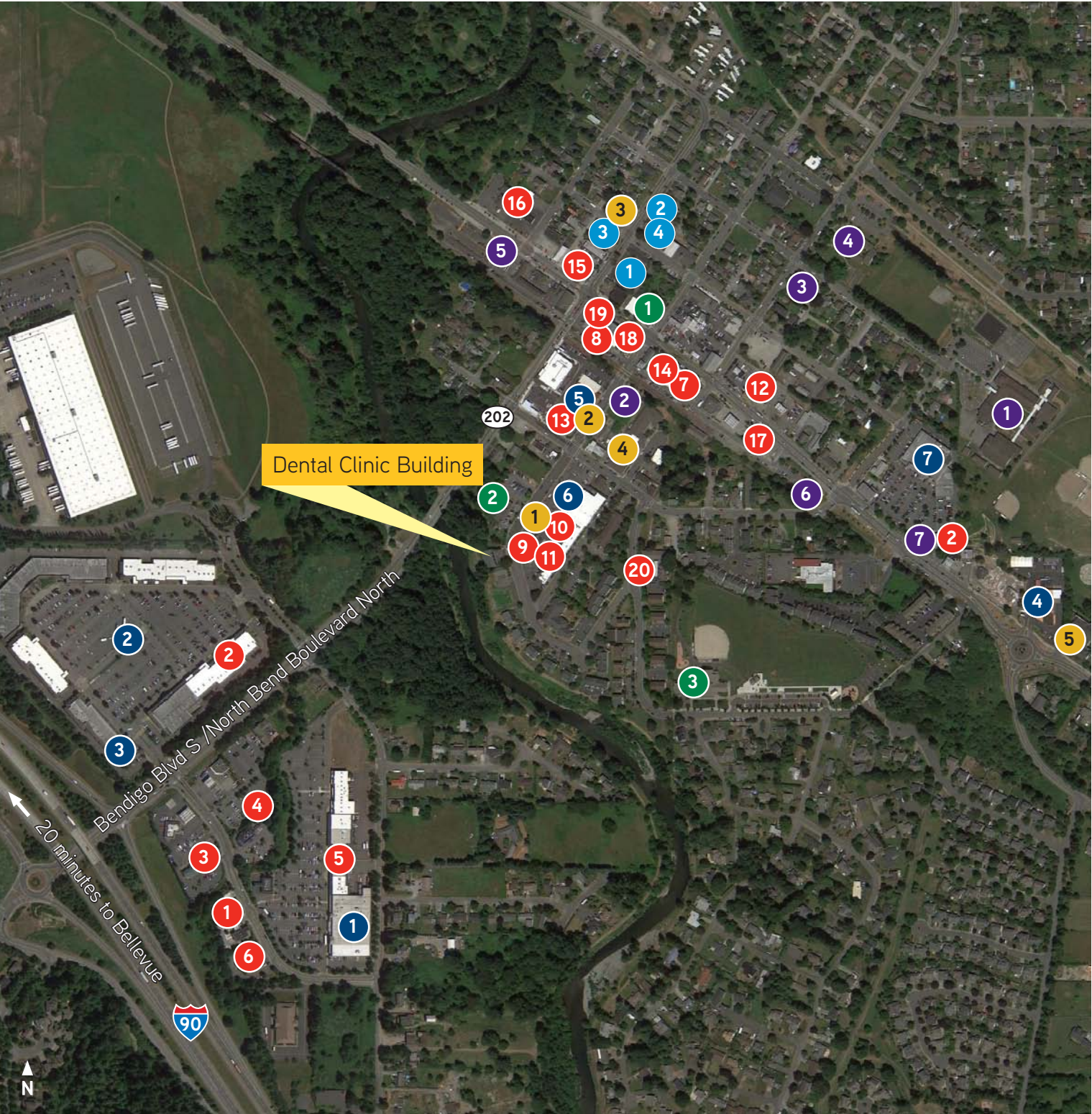
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Food/Restaurants	
1	Starbucks
2	Subway
3	McDonald's
4	Burger King
5	Jay Berry's Pizza
6	Arby's
7	North Bend Bar & Grill
8	Twede's Cafe
9	Teriyaki Town
10	El Caporal Mexican Restaurant
11	The Swirl Frozen Yogurt
12	Scott's Dairy Freeze
13	Frankie's Pizza
14	Chang Thai Cuisine
15	Pioneer Coffee
16	Pour House Bar & Grill
17	Rock-O's Diner
18	Boxleys Jazz Club
19	Euro Lounge Cafe
20	Double R Diner
Retail	
1	Safeway
2	North Bend Premium Outlets
3	Nike Factory Store
4	Les Schwab Tire Center

5	Verizon
6	State of Washington Driver's License Office
7	QFC
Banking	
1	Bank of America
2	Umpqua Bank
3	Opus Bank
4	Sterling Bank
Medical	
1	North Bend Physical Therapy
2	Meadow Brook Urgent Care
3	Snoqualmie Valley Clinic
4	Regency Assisted Living
5	Red Oak Assisted Living
Community	
1	North Bend City Hall
2	Mount Si Senior Center
3	Si View Community Center
School	
1	North Bend Elementary School
2	Mountain Valley Montessori
3	North Bend Montessori
4	Two Rivers School
5	Higher Learning Martial Arts
6	Summit Classical Christian School
7	Ignite Dance and Yoga

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