

Office / Medical space available by Swedish Edmonds
Close to Edmonds Community Collage
Great Access to I-5 / Close to Edmonds
Parking Ratio 1 per 300 Sq. Ft.
\$13.75 Per Sq. Ft. + NNN
5% Commission paid to agents

Diana Clay
Clay Enterprises, LLC
425-776-1234 / Diana@Clayenterpriseswa.com



Clay Enterprises, LLC
2002 196th St SW
Lynnwood, WA 98036
Ph: (425) 776-1234
Fax: (425) 775-9736
Email:
Diana@Clayenterpriseswa.com

7500 212th St SW
Edmonds, WA 98020

Suite 108

420 Sq. Ft. @ \$14.00 per Sq. Ft. Annually plus NNN
Base Rent per Month \$ 490.00
NNN Per Month 155.40
Total Monthly Rent \$645.40

AVAILABLE ON JUNE 15, 2017

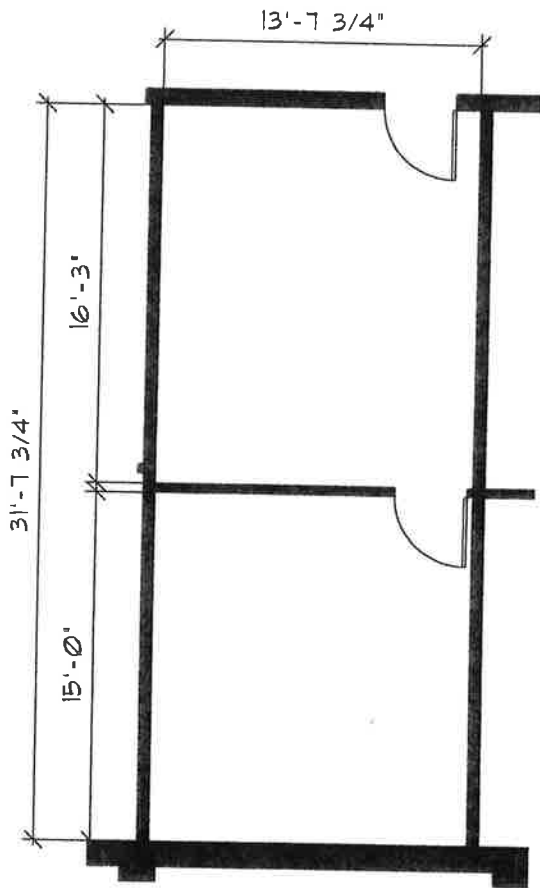
Suite 214

869 Sq. Ft. @ \$14.00 per Sq. Ft. Annually plus NNN
Base Rent per Month \$1,013.83
NNN per Month 321.53
Total Monthly Rent \$1,335.36

AVAILABLE ON JULY 15, 2017

Suite 218

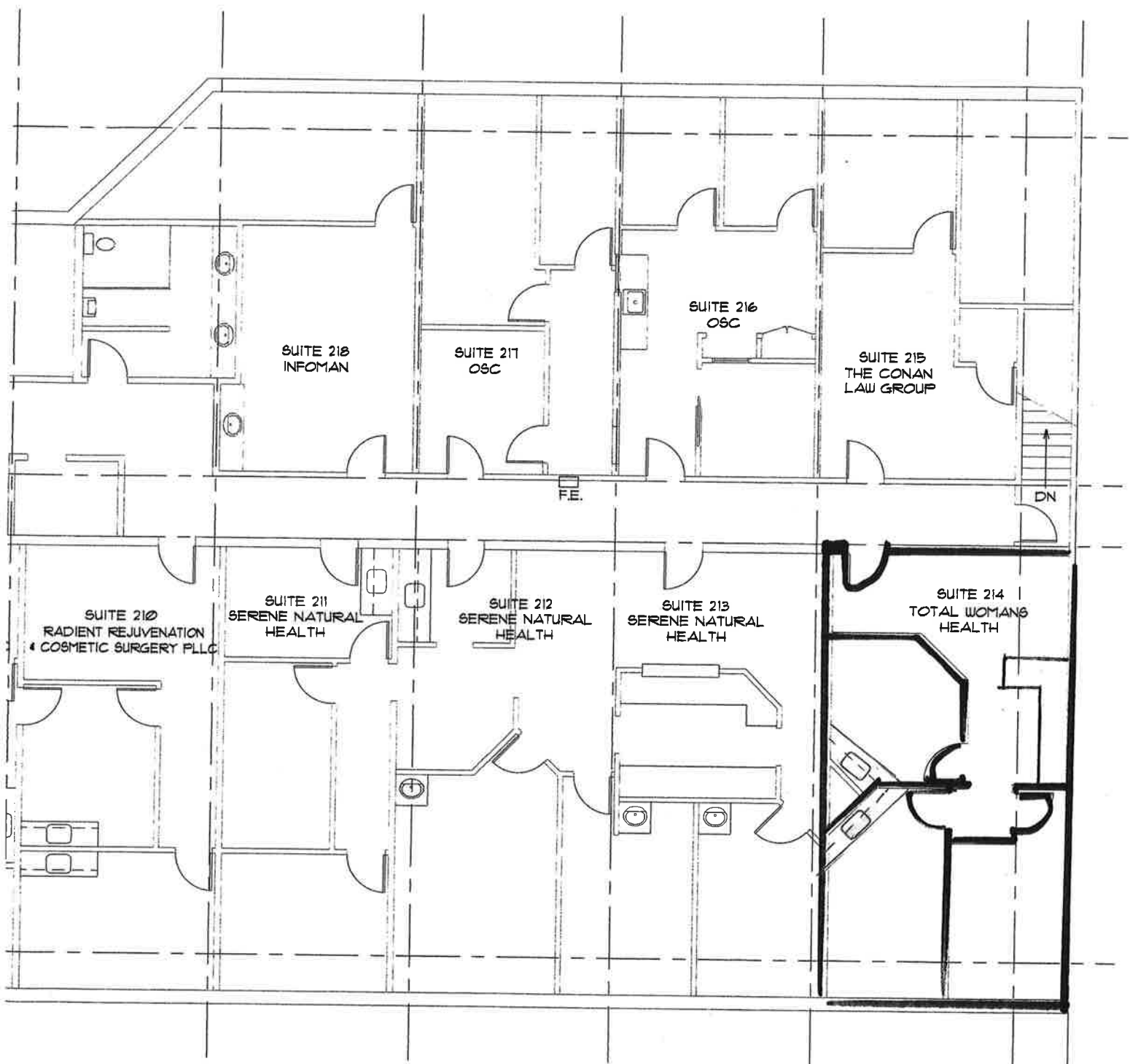
624 S. Ft. @ \$14.00 per Sq. Ft., Annually plus Triple Net Fee
Base Rent per Month \$ 728.00
NNN Fee per Month \$ 230.88
Total Monthly Rent \$ 958.88



Suite 108

420 S.F.





12,385 S.F.

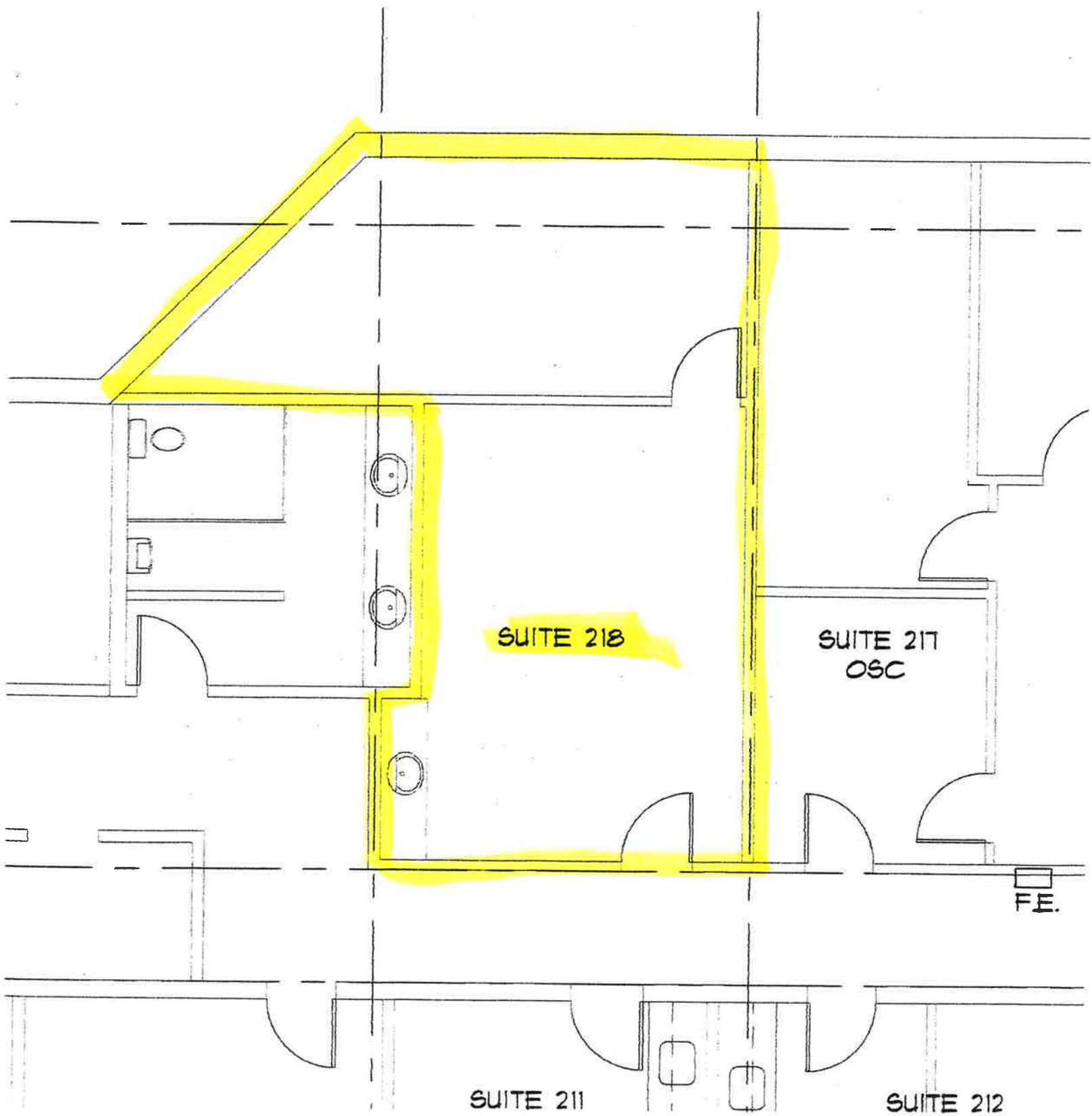
SCALE: 3/32" = 1'-0"



Partners
Architectural Design Group, Inc.

8383 158th Ave NE STE 380 REDMOND, WA 98052 PHONE: 425 636-8006

PROJECT: 7500 BUILDING
 LOCATION: EDMONDS, WASHINGTON
 DATE: FEBRUARY 16, 2016



SUITE 218

SUITE 217
OSC

SUITE 211

SUITE 212

FE.

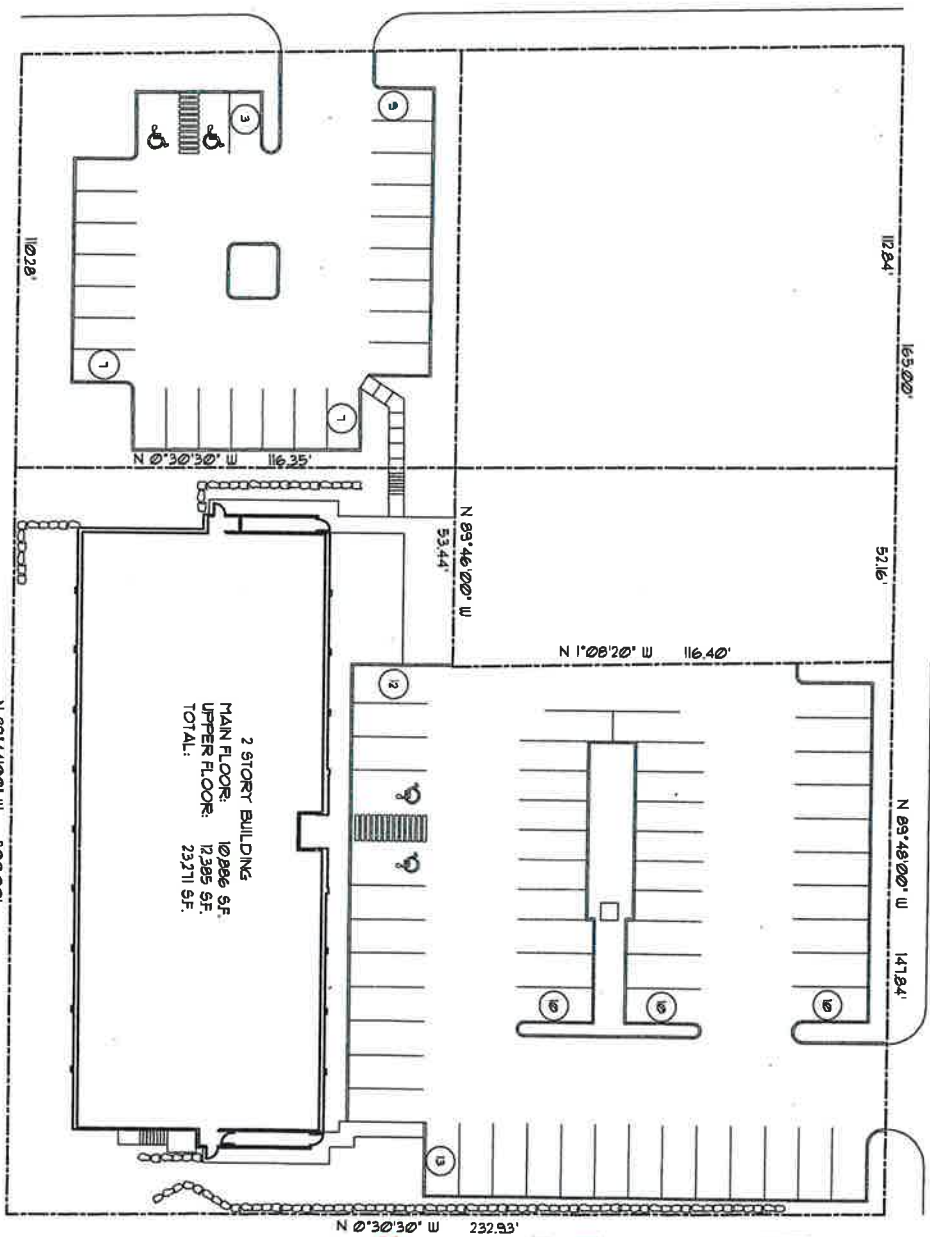
7500 BUILDING

TRIPLE NET EXPENSE FOR 2017 – WORKSHEET BASED ON 2016 EXPENSES

PROPERTY INSURANCE PREMIUM (2017)	\$1,248.82
COMMON AREA UTILITIES	\$14,095.78
LANDSCAPE MAINTENANCE	\$9,107.60
WINDOW WASHING	\$620.00
COMMON AREA JANITORIAL & SUPPLIES	\$14,359.99
GARBAGE	\$4,688.55
ELEVATOR MAINTENANCE	\$1,643.61
HVAC MAINTENANCE (HEAT PUMPS)	\$16,048.81
PEST CONTROL	<u>\$1,248.36</u>
	\$63,061.52
15% ADMINISTRATIVE FEE	\$9,459.22
REAL ESTATE TAX (2017)	<u>\$27,418.21</u>
ANNUAL EXPENSES	\$99,938.95
BUILDING SQUARE FOOTAGE	22,092
ANNUAL TRIPLE EXPENSE PER SQ.FT.	4.52
MONTHLY TRIPLE EXPENSE PER SQ. FT.	0.37

7500 Building

EDMONDS, WASHINGTON



7500 2170N N.S. SW
Edmonds, WA 9

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