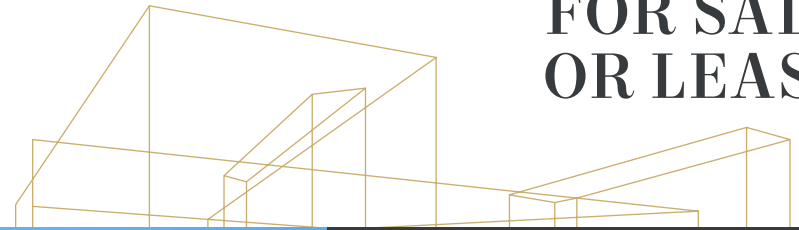




# Pacific Ridge Professional Center

22613 PACIFIC HIGHWAY S, DES MOINES, WA

## FOR SALE OR LEASE



Sale price  
**\$3,500,000**

Quality Class A office building in  
outstanding location in Des Moines

Starting at \$17.00 to \$19.00  
PSF, NNN

8,358 RSF currently available  
(divisible to 2,000 RSF)

Ample free parking

Monument signage and building  
signage possible on Pacific Highway  
South

Immediate access to I-5



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Mathews**

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FOR SALE / LEASE

# Pacific Ridge Professional Center

22613 PACIFIC HIGHWAY S, DES MOINES, WA



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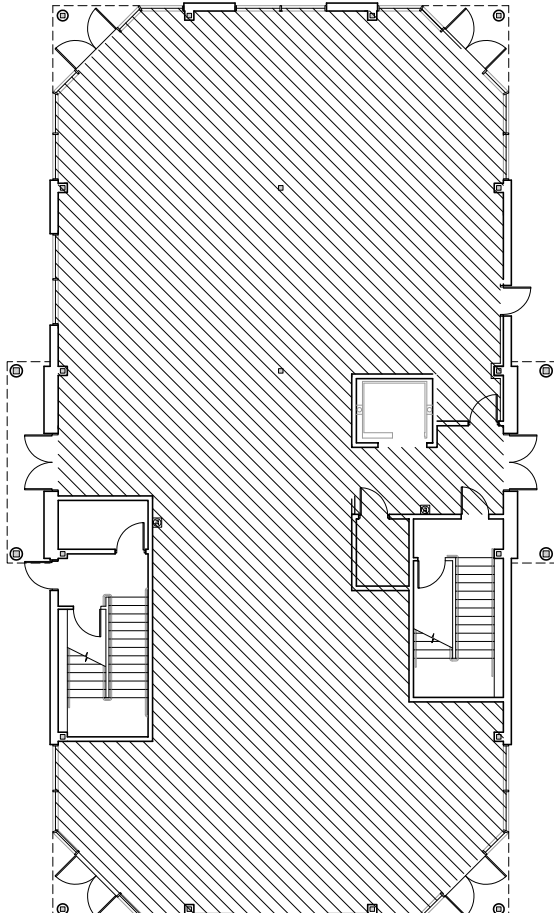
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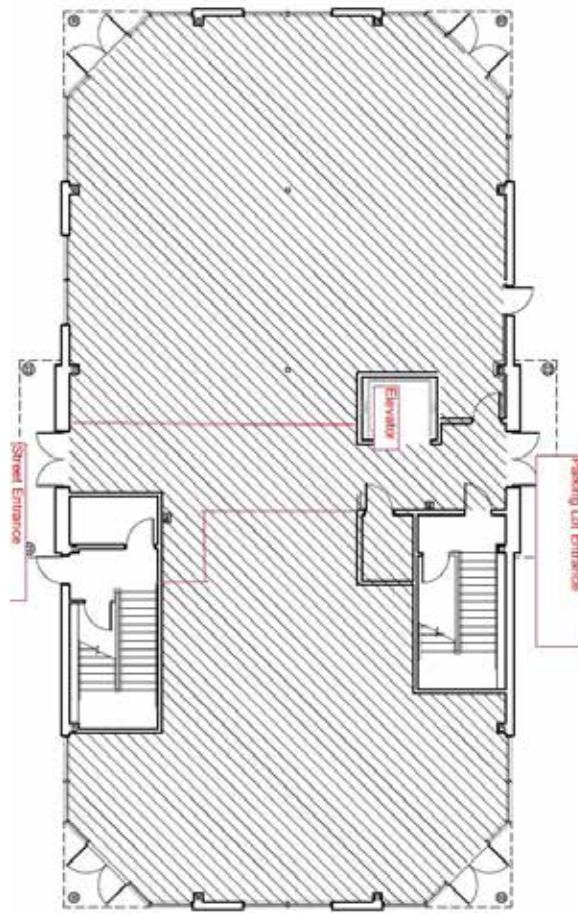
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## First Floor Plans



GROUND FLOOR - 4,106 RSF



GROUND FLOOR DIVIDED

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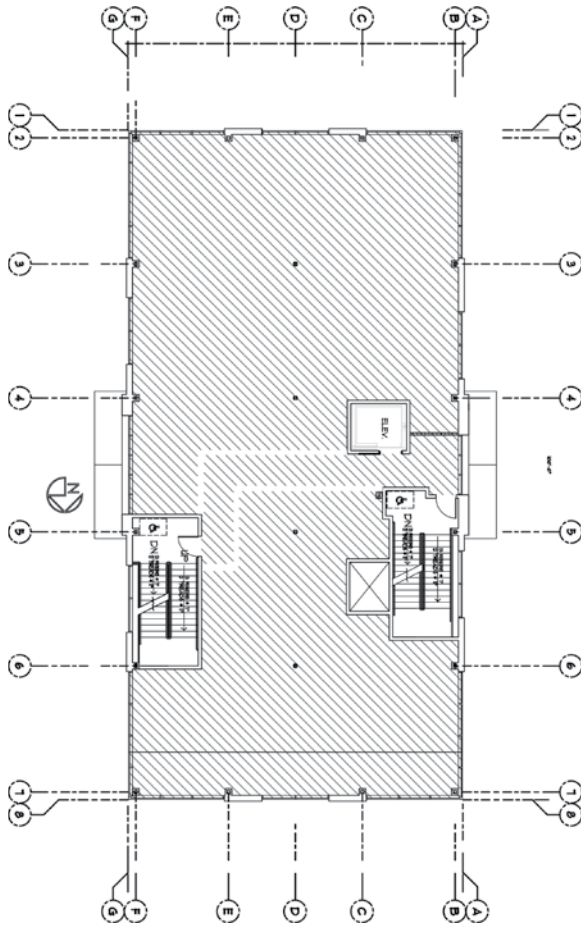


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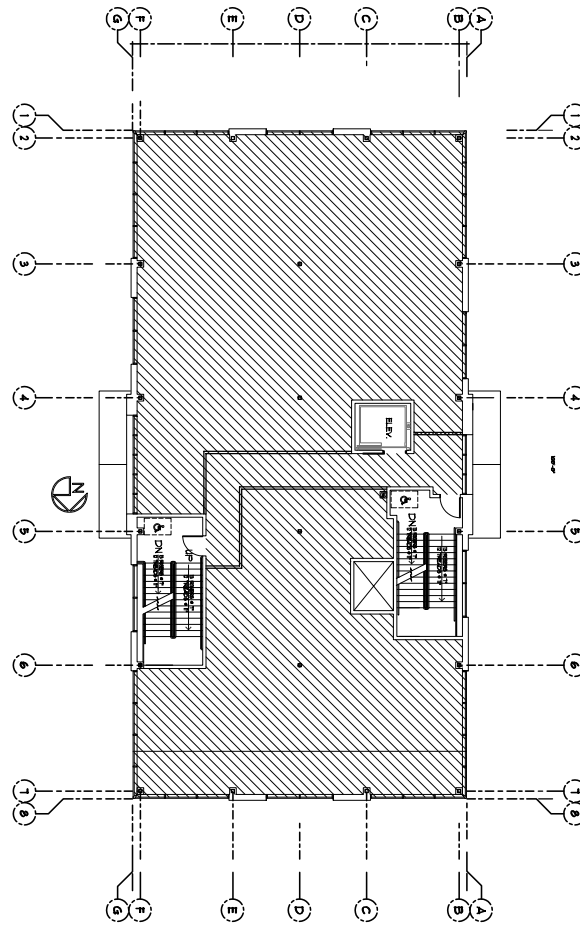
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## Second Floor Plans



SECOND FLOOR - 4,252 RSF



SECOND FLOOR DIVIDED

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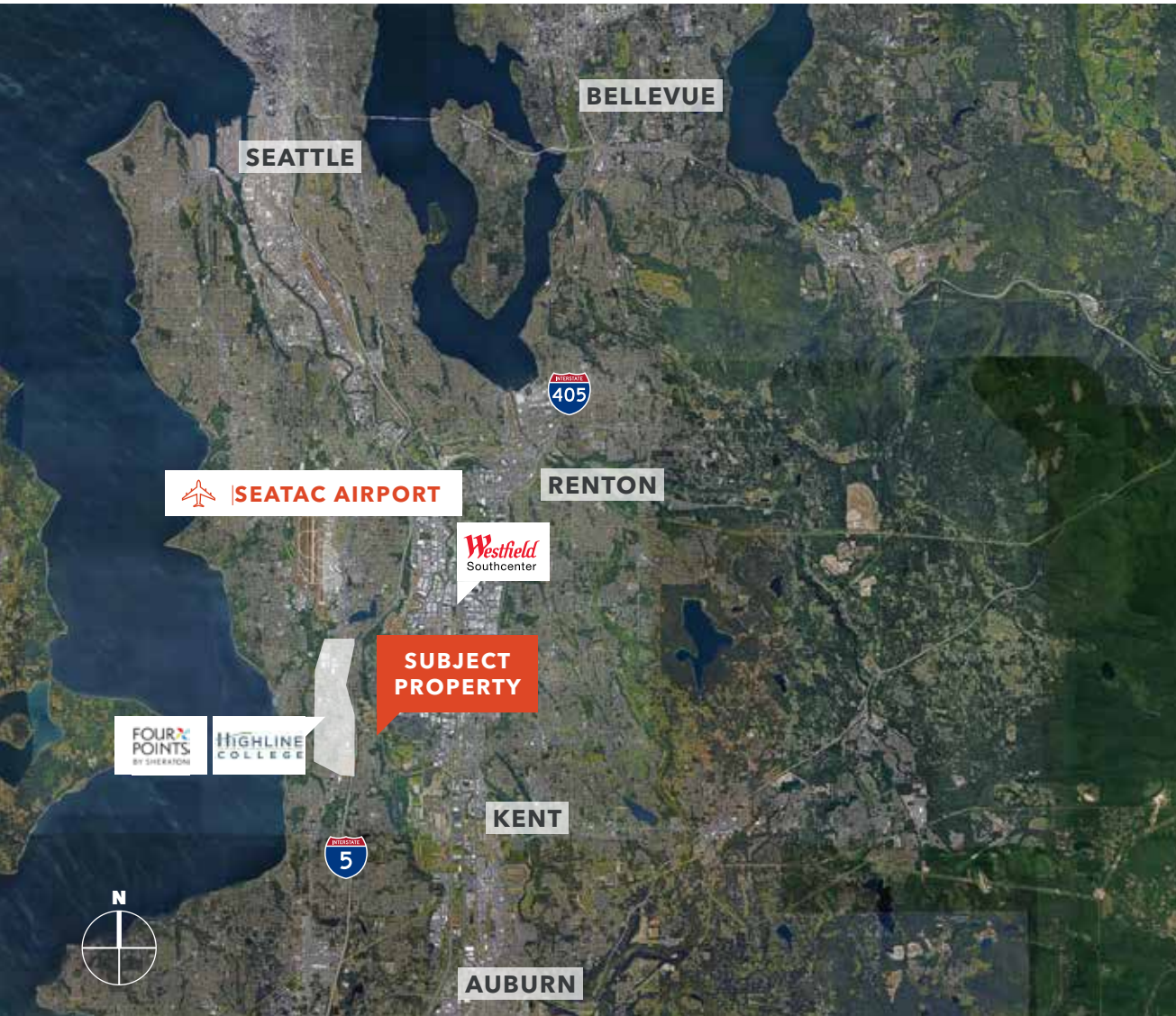
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## DRIVE TIMES

| Destination                | Miles | Time   |
|----------------------------|-------|--------|
| Downtown Seattle           | 17.6  | 25 min |
| Downtown Bellevue          | 20.3  | 33 min |
| Downtown Tacoma            | 17.6  | 21 min |
| SeaTac Airport             | 9.6   | 14 min |
| Westfield Southcenter Mall | 6.1   | 9 min  |
| Kent Station               | 11    | 11 min |

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