

# The Adriana

22525 7th Ave S | Des Moines, WA 98198



## Property Highlights

- Brand New 119-Unit Mixed Use Senior Apartment Building
- Located Near The Des Moines Waterfront
- High Visibility Frontage in Downtown Des Moines
- 2 Commercial Spaces For Lease
- 775sf & 987sf
- \$18/sf
- \$3NNN Triple Net

## Prepared By

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## PROPERTY DESCRIPTION

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### Executive Summary

Venture Real Estate Group, LLC is pleased to present, The Adriana. There are currently two commercial spaces for lease. The first space is 775 sf at \$18/sf plus \$3NNN the second space is 987 sf at \$18/sf plus \$3NNN parking is negotiable. Both spaces are a blank canvas waiting to become your dream office, retail, medical, or flex space.

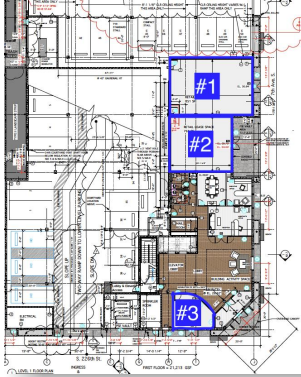
High visibility frontage along 7th Avenue South along with steady foot traffic from The Adriana's residents and visitors will provide great exposure for any business. The Adriana is home to 119 premier, senior-living apartment units, this world-class building offers a select amount of highly-desirable commercial space in the heart of Downtown Des Moines in the newly formed Marina District, just steps away from the Des Moines Marina and Waterfront. The roof-top deck offers sweeping views of the Puget Sound and is now open to the public.

Named after part owner and former NBA basketball player, Brian Scalabrine's two daughters, this development is a continuation of the extensive development of the South End Puget Sound Market.

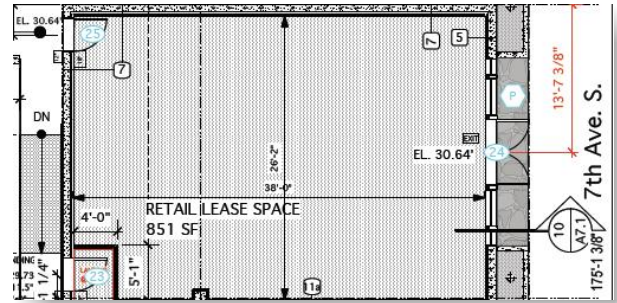


# PROPERTY PHOTOS

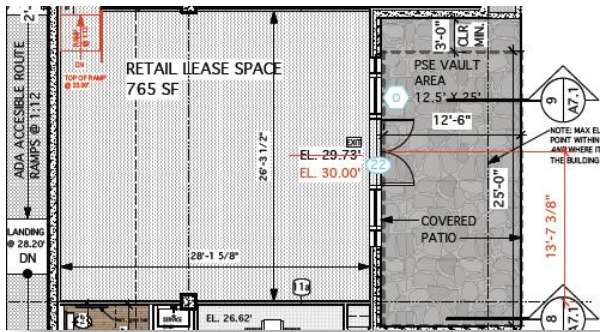
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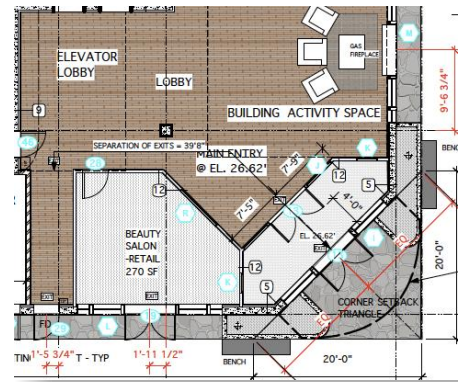
Ground Floor Layout



Space #1: 987 SF



Space #2: 775 SF



Space #3 Jc\_qcb : 270 SF



Street Frontage for Spaces #1 & #2



Space #3 Directly Next to Grand Entrance

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# LOCATION MAP

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