

PEAK INNOVATION CENTER



*Industrial Space
For Lease/Sale*

12,000
AVAILABLE SF

\$24.00
LEASE RATE (PLUS NNN)

24'
CLEAR HEIGHT

12,000 SF available

6 grade level doors

400 amps of 3-phase 208 power

24' minimum clear height

Built-to-suit office space

Additional yard/parking potentially available

Available Q4 2024

Ideal for service/retail uses such as auto service & repair

KRAIG HEETER, SIOR
206.248.7313
kraig.heeter@kidder.com

MATT MCLENNAN, CCIM, SIOR
206.722.1458
matt.mclennan@kidder.com

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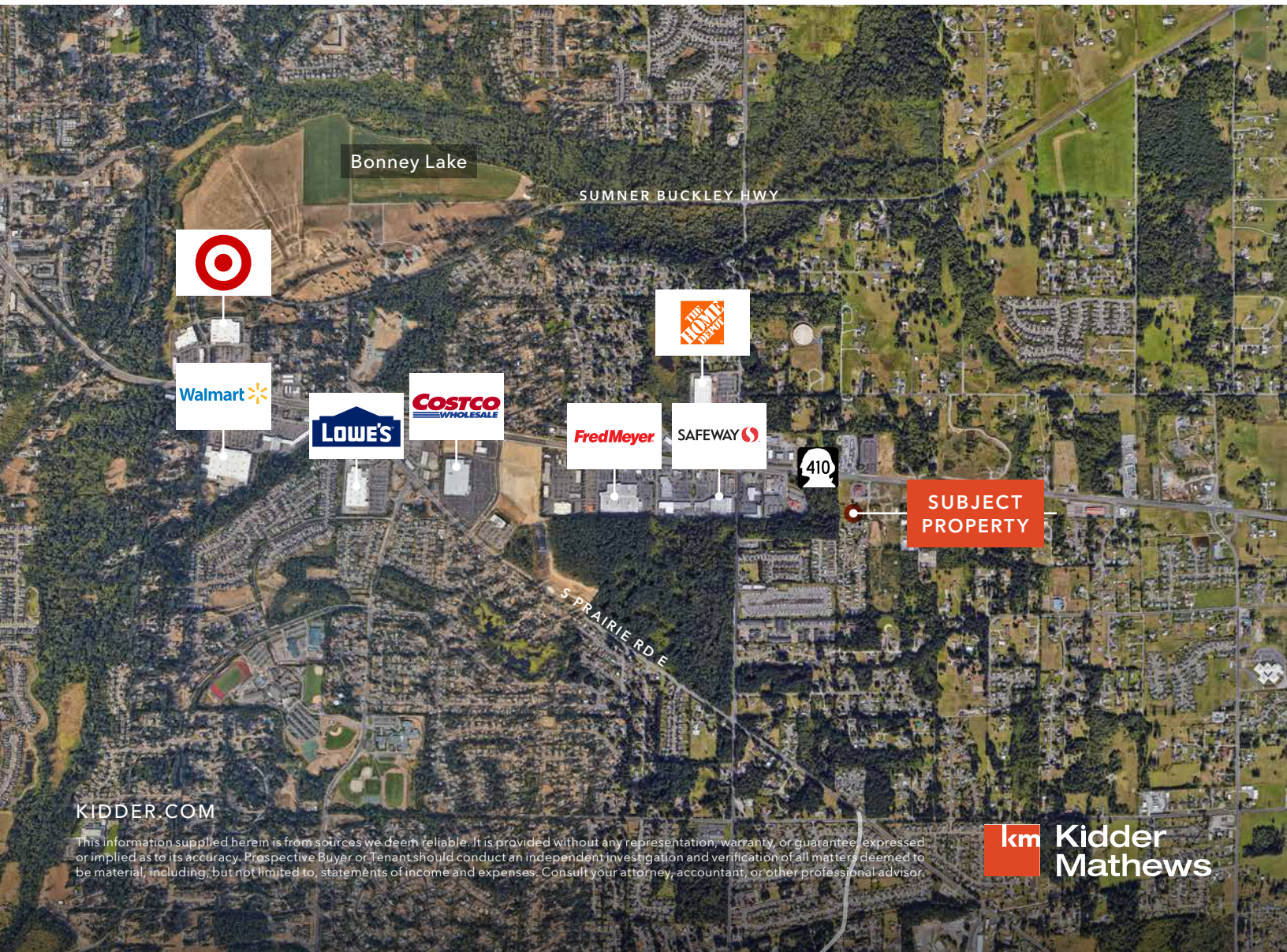
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POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	5,973	46,894	77,090
2028 PROJECTION	6,627	50,818	83,248
PROJECTED GROWTH 2023 - 2028	654 (2.2%)	3,924 (1.7%)	6,158 (1.6%)

HOUSEHOLDS

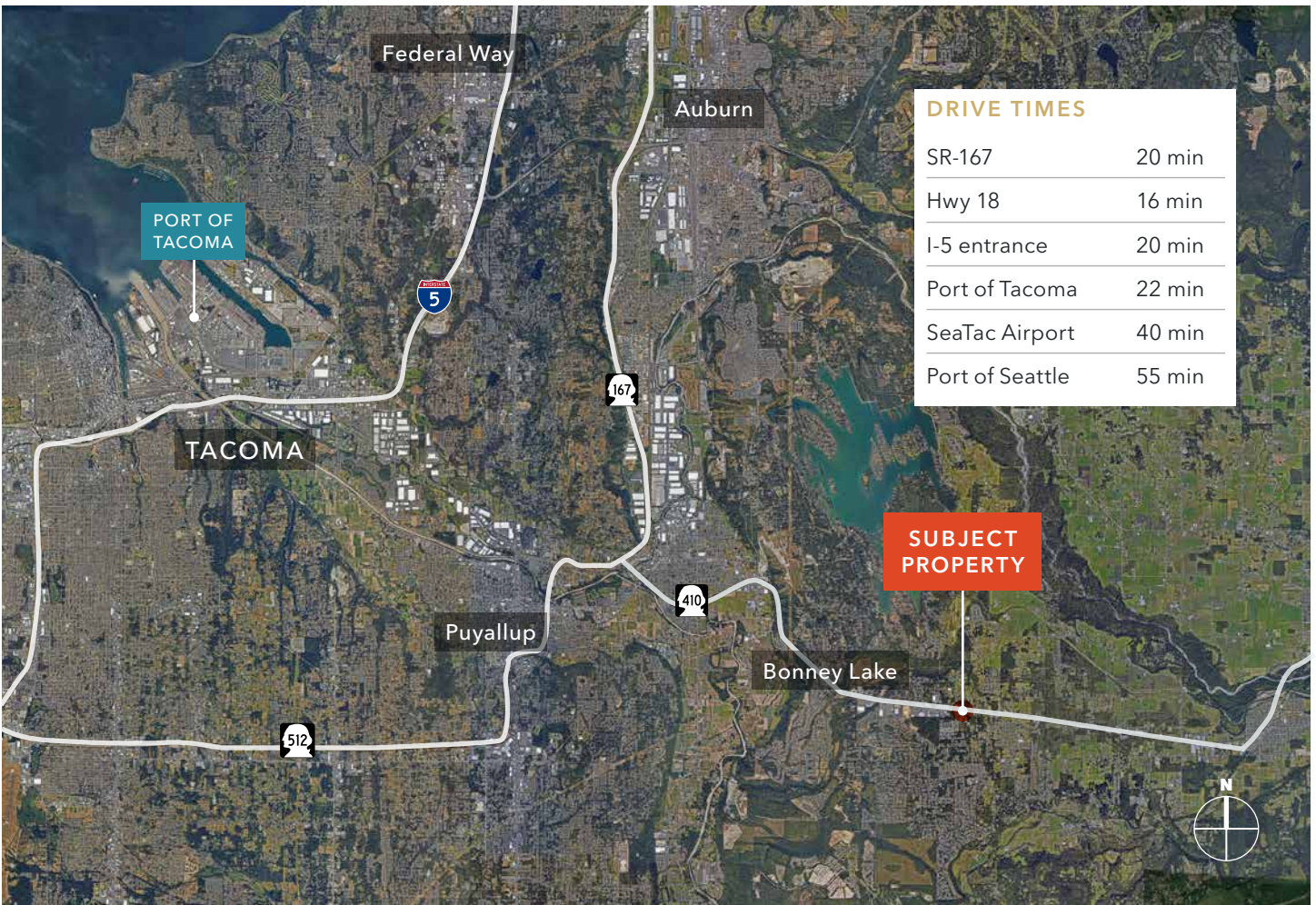
	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,071	15,961	26,954
2028 PROJECTED	2,395	18,021	30,270
2020 CENSUS	1,974	15,383	25,894
GROWTH 2023 - 2028	324 (3.1%)	2,060 (2.6%)	3,317 (2.5%)



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