



SAMMAMISH

V I L L A G E



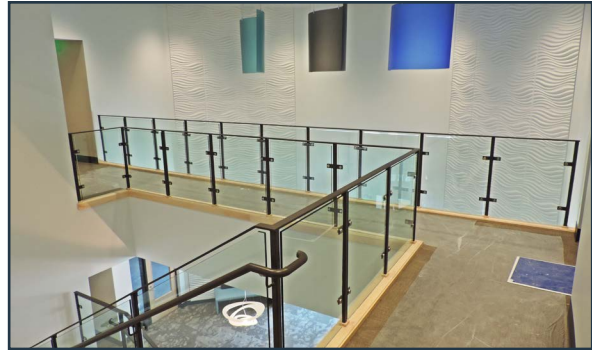
OFFICE/MEDICAL SPACE FOR LEASE

22620 SE 4TH STREET | SAMMAMISH, WA 98074



CBRE

PROPERTY OVERVIEW



BUILDING HIGHLIGHTS

IN THE HEART OF SAMMAMISH COMES SAMMAMISH VILLAGE THE FIRST MIXED-USE DEVELOPMENT IN THE SAMMAMISH TOWN CENTER

GREAT VISIBILITY AND EASY ACCESS TO PARKING

ADJACENT TO NEW METROPOLITAN MARKET AND 48,400 SF OF ADDITIONAL RETAIL

163 APARTMENT UNITS COMPLETE THE PROJECT TO THE WEST



BUILDING OVERVIEW

BUILDING SIZE	30,815 RSF
AVAILABLE	FIRST FLOOR: 3,998 RSF (DIVISIBLE)
PARKING RATIO	3.76/1,000 SF (NO COST)
EST. OPERATING EXPENSES	\$9.78/SF (INCLUDES CAM, INSURANCE AND PROPERTY TAX)
EXISTING TENANTS	ALLEGRO PEDIATRICS DR. ASHA MADHAVAN DDS DR. KELLEY FISHER, DDS FIRST TECH FEDERAL CREDIT UNION IRG PHYSICAL THERAPY NURTURE KIDS DENTISTRY PORTH PERSONALIZED ORTHODONTICS

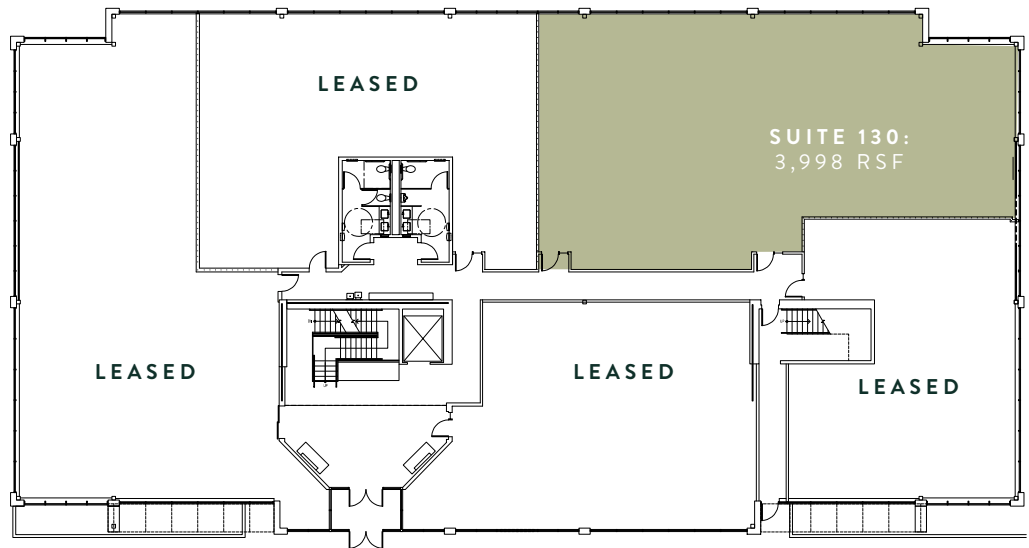
CONCEPTUAL LAYOUTS

FIRST FLOOR

3,998 RSF (ADDITIONAL DIVISIBLE OPTIONS)

LAYOUT 1

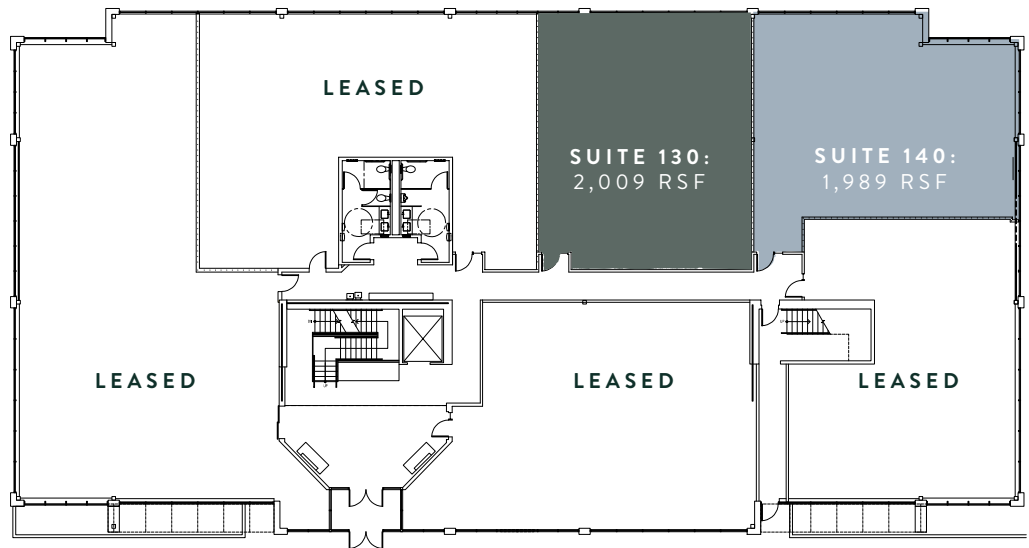
SUITE 130: 3,998 RSF



LAYOUT 2

SUITE 130: 2,009 RSF

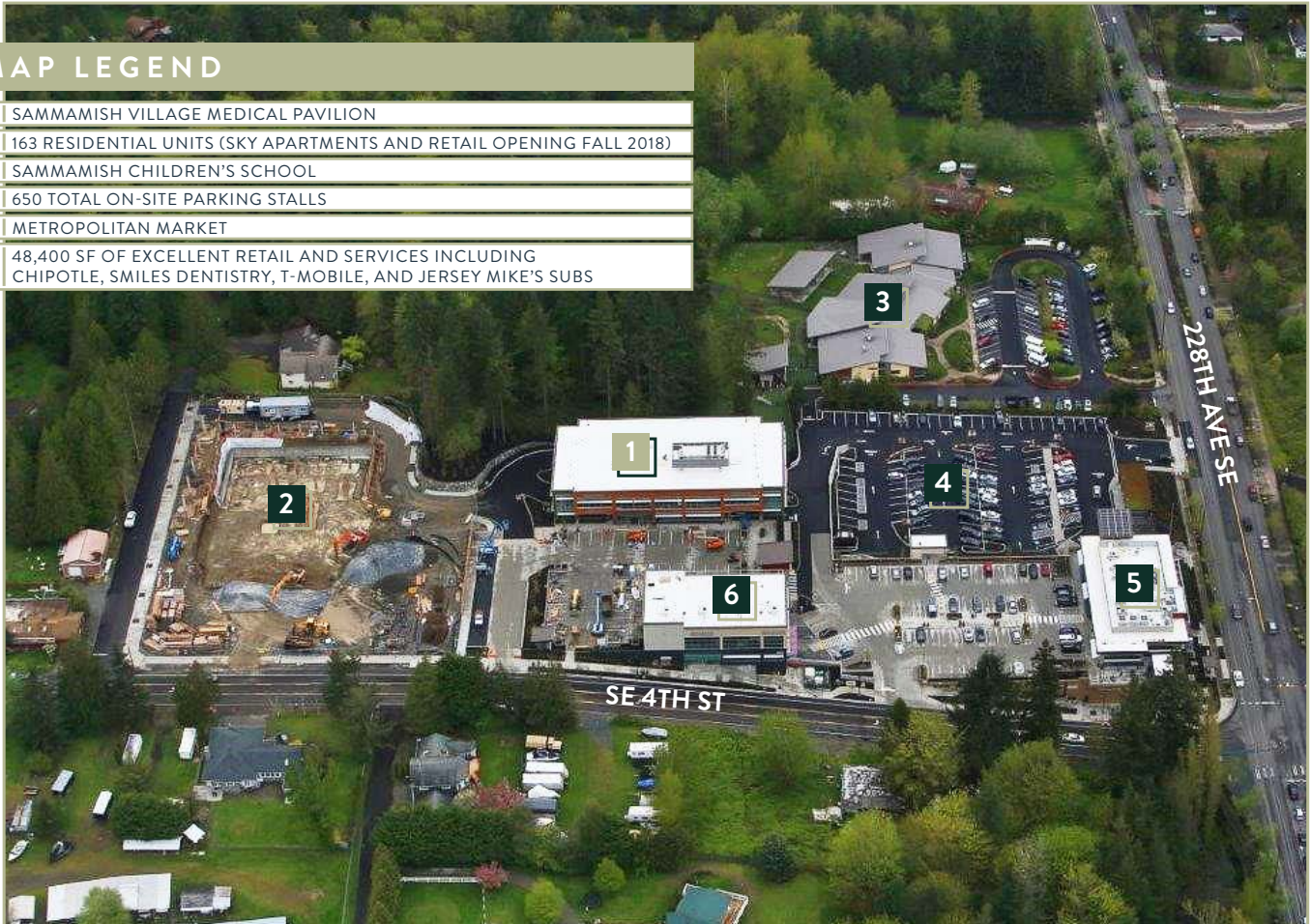
SUITE 140: 1,989 RSF



SAMMAMISH VILLAGE OVERVIEW

MAP LEGEND

1. SAMMAMISH VILLAGE MEDICAL PAVILION
2. 163 RESIDENTIAL UNITS (SKY APARTMENTS AND RETAIL OPENING FALL 2018)
3. SAMMAMISH CHILDREN'S SCHOOL
4. 650 TOTAL ON-SITE PARKING STALLS
5. METROPOLITAN MARKET
6. 48,400 SF OF EXCELLENT RETAIL AND SERVICES INCLUDING CHIPOTLE, SMILES DENTISTRY, T-MOBILE, AND JERSEY MIKE'S SUBS



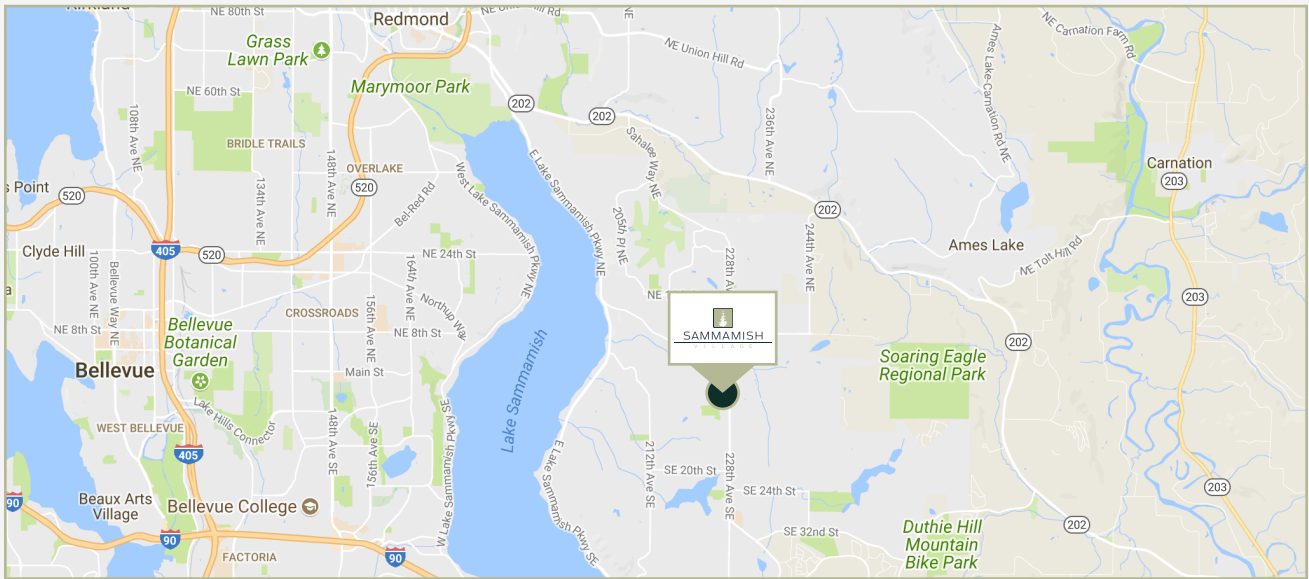
METROPOLITAN MARKET





SAMMAMISH

VILLAGE



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