

This 1,995 sq. ft. fully renovated commercial property is a premier business opportunity offering exceptional drive-by exposure. Located steps from the Olympic Promenade and Memorial Park, it blends professional workspace with high-end indoor/outdoor amenities to maximize team productivity and client appeal.

## Property Overview

- **Size:** 1,995 SF main level + ~600 SF basement
- **Year Renovated:** 2014

## Key Highlights & Features

- **Prime Location:** Situated in a high-exposure corridor near the Olympic Promenade and Memorial Park.
- **Modern Office Spaces:** Multiple private offices designed to accommodate a growing team, completely modernized in 2014.
- **Indoor/Outdoor Flow:** Features a highly desired, relaxing courtyard complete with a **built-in gas fireplace**—perfect for informal gatherings, brainstorming sessions, or client meetings.
- **Workplace Amenities:** Includes a fully equipped, frequently utilized staff kitchen.
- **Secure Parking & Storage:** Fenced-in rear lot with custom-built exterior shelving.
- **Bonus Space:** Approximately 600 sq. ft. of clean, dry basement space perfect for secure on-site storage.



## **Ideal Uses**

- Professional Office (Real Estate, Insurance, Financial)
- Medical or Wellness Spa
- Boutique Retail or Creative Agency
- Specialty Service Business



## **Exposure & Access**

- High daily traffic count with excellent curb appeal
- Dedicated private parking spots
- Easy access for clients and employees alike