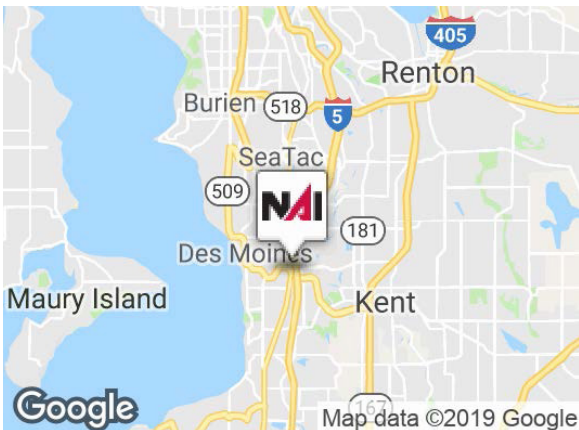


For Sale
Des Moines Office Building
REDUCED PRICE!



Legacy Landing

23040 Pacific Hwy S, Des Moines, WA 98198

- For sale: high exposure transit oriented professional office building
- 19,336 RSF with 13,225 RSF available for owner-user
- Approximately 0.68 acre site directly off I-5, at the intersection of Pacific Highway S and Kent-Des Moines Road
- Adjacent .81 acre development site available for \$1,500,000
- Just .2 miles from planned Sound Transit light rail station & metro-stop directly off-site
- **Reduced Purchase Price: \$3,750,000**

For more information:

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For Sale

Des Moines Office Building

REDUCED PRICE!

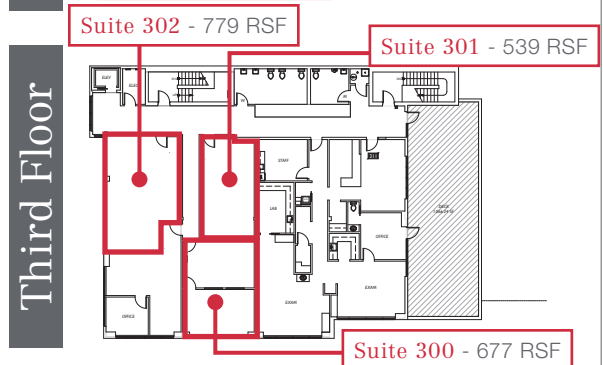
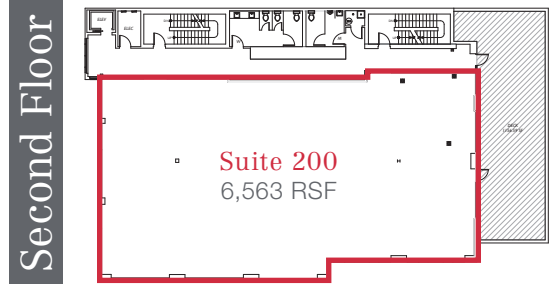
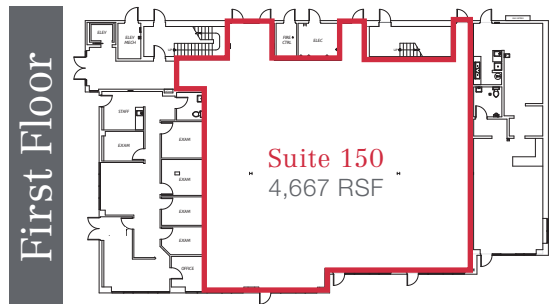


Building Facts:

- Concrete building originally built in 2009 & renovated in 2018
- 19,336 rentable square feet
 - » 4,667 RSF office/retail space available on ground floor
 - » 6,563 RSF office space available on second floor
 - » 1,995 RSF office space available on third floor
- 47 surface parking stalls on site (more parking available on adjacent development site)
- Building signage available
- **Purchase Price: \$3,750,000**

Building Features:

- High-quality finishes & fixtures, including LED lights and new ceiling tiles
- Updated common areas, including elevator lobby, elevator cab, common corridors and restrooms
- Spacious outdoor decks on the 2nd and 3rd floors, available to all tenants
- Expansive views of Puget Sound and the Olympic mountains to the west
- Prominent monument sign, visible to over 30,000 vehicles per day on Pacific Hwy S
- Secured building with keycard access after hours



For Sale
Des Moines Office Building
REDUCED PRICE!

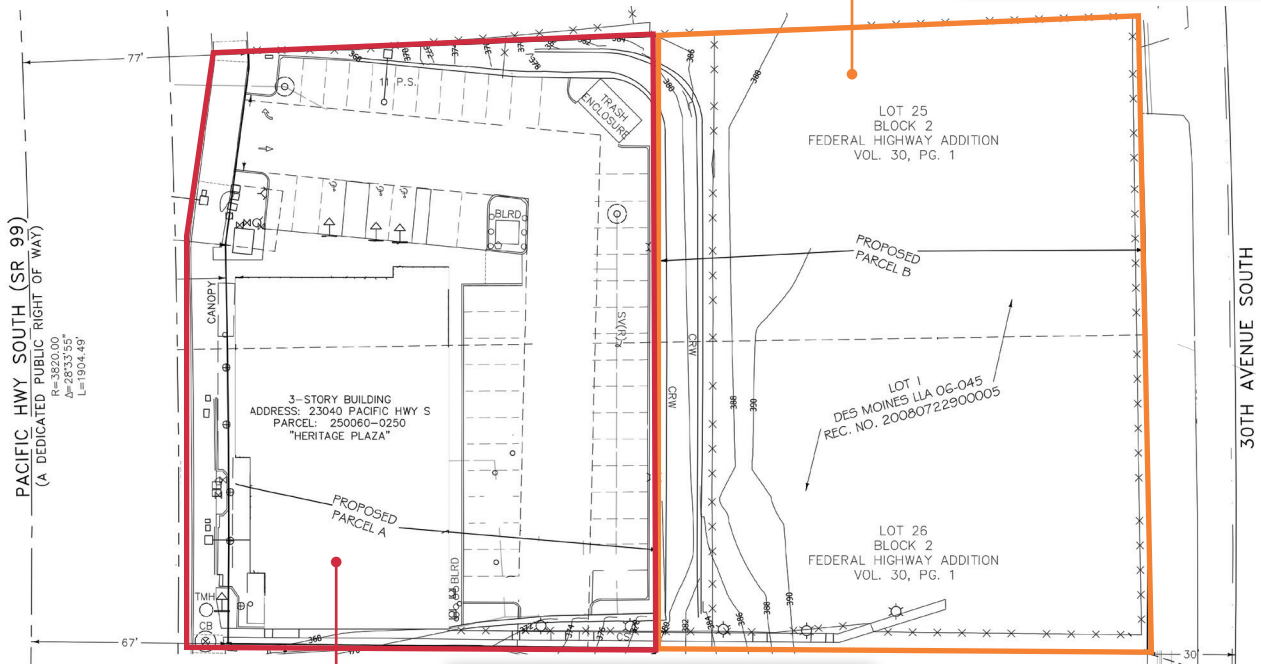
Schematic design for apartment building on neighboring development site

Neighboring Development Site Info:

- Approximately .81 acre (35,212 SF) site – lot line adjustment required
- Unobstructed west-facing views of Puget Sound and the Olympic Mountains
- Zoned PR-C (Pacific Ridge Commercial, city of Des Moines)
- Schematic designs available for 5-story apartment building above 2 levels of structured parking
- Up to 117 units and 132 parking stalls
- Purchase Price: \$1,500,000

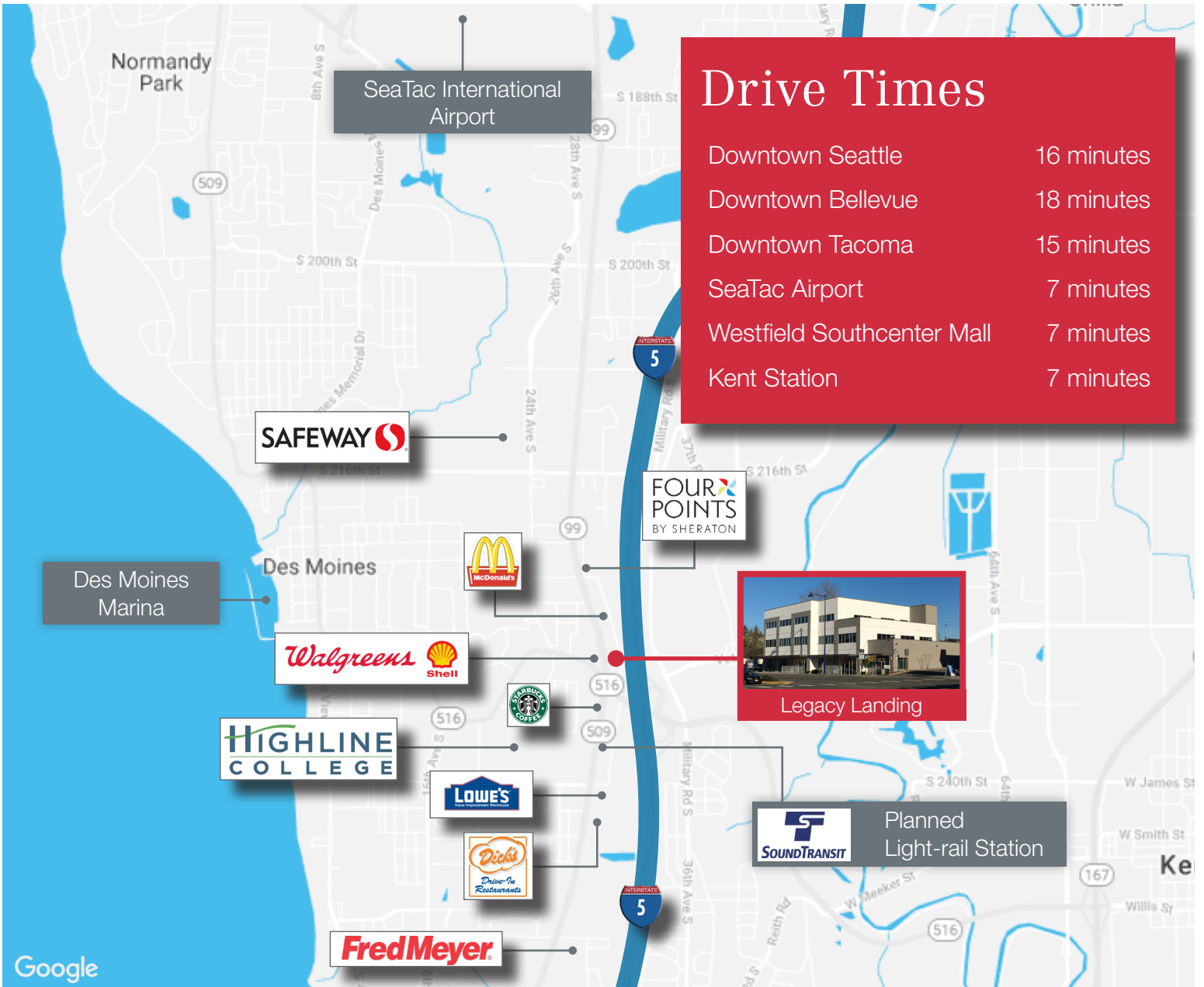


Neighboring Development Site



Legacy Landing Office Building

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 Des Moines Office Building
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