

**7500 BUILDING FOR SALE**

**100% LEASED**

**24,512 SF OFFICE BUILDING**

**NEARBY:**  
SWEDISH MEDICAL CENTER  
EDMONDS COMMUNITY COLLEGE



# OFFERING MEMORANDUM 7500 BUILDING

7500 212<sup>TH</sup> STREET SW | EDMONDS, WA 98026

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 **JSH | PROPERTIES, INC.**

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The 7500 Building is a 100% leased, 24,512 SF, office building condominium located adjacent to Swedish Medical Center – Edmonds, Edmonds Community College, and the I-5/I-405 corridor in Snohomish County. The building is conveniently situated within 2 miles of downtown Edmonds, and the Edmonds Ferry, and 3 ½ miles from Alderwood Mall and Lynnwood’s retail core.

This offering is for the controlling 97.4% interest in the condominiums. One suite (644 SF) is owned by its tenant-occupier.

### PROPERTY OVERVIEW

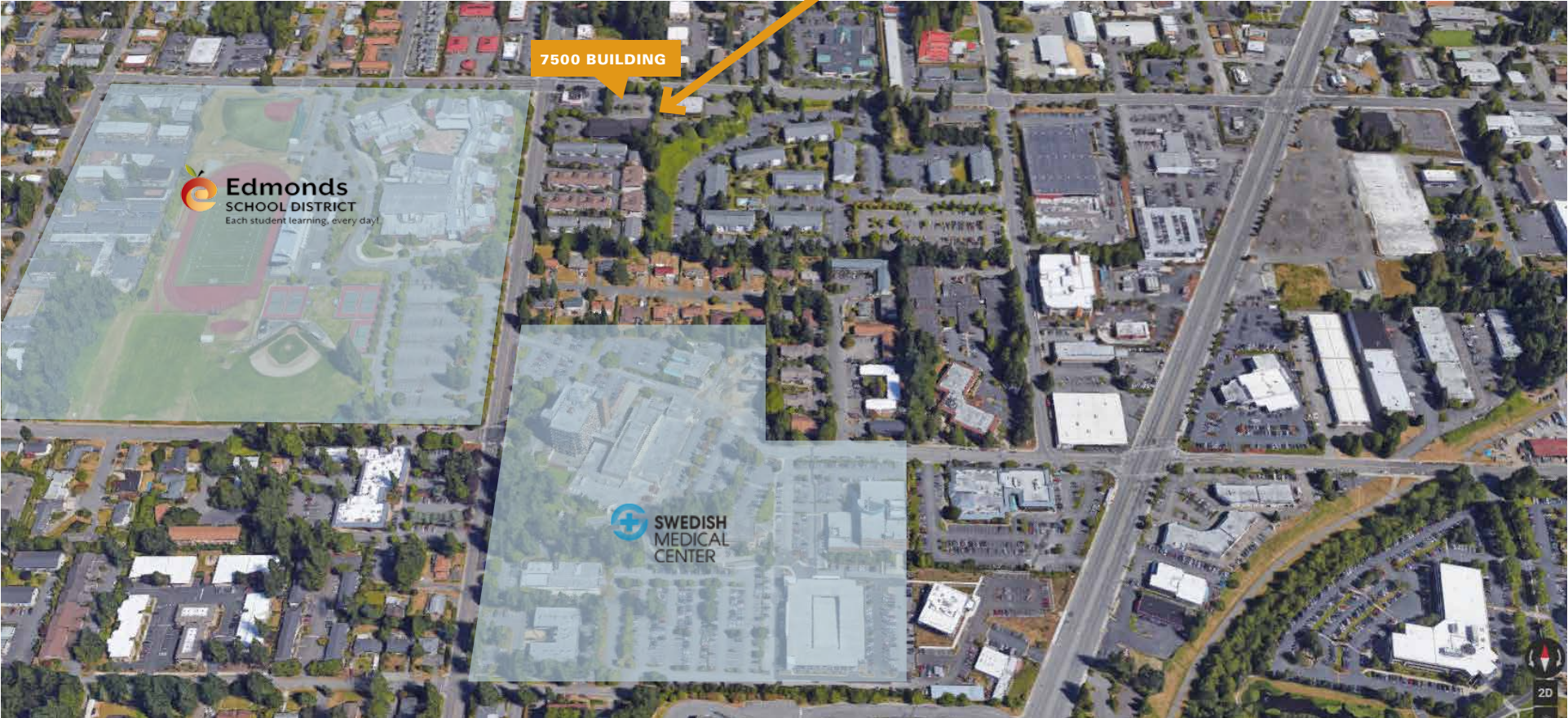
PRICE:	\$4,088,000
CAP RATE:	7.0%
PRICE/SF:	\$182.67
OCCUPANCY:	100%
RENTABLE SF:	22,379
TOTAL BUILDING SF:	24,512
LOAD FACTOR:	7.9%
LAND AC:	0.91
YEAR BUILT:	1985
BUILDING TYPE:	WOOD FRAME
PARKING:	79 STALLS
FINANCING:	FREE AND CLEAR



7500 BUILDING **AERIAL CLOSEUP**

The third largest city in Snohomish County, Edmonds has many characteristics: a growing economic base, diverse marketplace, excellent school system, and outstanding quality of life that make it an excellent location to locate, start or grow a business.

<http://www.edmondswa.gov/doing-business/bring-your-business-to-edmonds.html>



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.