

SAMMAMISH WOODS MEDICAL CENTER

3707 PROVIDENCE POINT DR SE
ISSAQUAH, WA

EXCLUSIVELY REPRESENTED BY
THE ANDOVER COMPANY

MIKE HEMPHILL
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FOR LEASE
909 SF - 1,449 SF



BUILDING HIGHLIGHTS

OFFICE BUILDING LOCATED ON THE SAMMAMISH PLATEAU

- All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment.
- Excellent location for medical use, dental use or suburban office use.
- Tremendous demographics in Sammamish Plateau area!
- Outstanding lighted tenant signage along 228th Ave SE.
- Plentiful free 4.0/1000 SF parking ratio.
- Enjoy the pleasant quiet sounds of birds chirping on this gorgeous forested site.
- State-of-the-art telecommunication service through CenturyLink and Comcast Business Cable.



The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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909 SF - 1,449 SF AVAILABLE

| SUITE | TOTAL SF | RENTAL RATE/RSF (NNN) | COMMENTS |
|-------|----------|-----------------------|---|
| A | 1,449 SF | \$33.00/YR | <ul style="list-style-type: none">Four (4) private offices, lunch room, and open area. |
| D | 909 SF | \$33.00/YR | <ul style="list-style-type: none">Four (4) private offices, reception area, and bathroom. |

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FACTS & DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|--------|---------|---------|
| 2022 POPULATION | 9,426 | 73,618 | 151,905 |
| 2027 PROJECTED POPULATION | 10,439 | 81,706 | 164,244 |
| 2020 CENSUS POPULATION | 9,490 | 74,158 | 151,903 |
| 2010 CENSUS POPULATION | 7,840 | 59,569 | 127,420 |
| PROJECTED ANNUAL GROWTH (2022-2027) | 2.1% | 2.2% | 1.6% |
| HISTORICAL ANNUAL GROWTH (2010-2020) | 2.1% | 2.4% | 1.9% |
| 2022 MEDIAN AGE | 40.7 | 37.1 | 38.2 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|--------|---------|---------|
| 2022 HOUSEHOLDS | 3,387 | 25,863 | 54,070 |
| 2027 PROJECTED HOUSEHOLDS | 3,736 | 28,749 | 58,522 |
| 2020 CENSUS HOUSEHOLDS | 3,394 | 25,996 | 54,022 |
| PROJECTED ANNUAL GROWTH (2022-2027) | 2.1% | 2.2% | 1.6% |
| HISTORICAL ANNUAL GROWTH (2010-2020) | 1.2% | 1.7% | 1.3% |

| 2022 BUSINESS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|--------|---------|---------|
| TOTAL BUSINESSES | 307 | 2,943 | 5,932 |
| TOTAL EMPLOYEES | 1,754 | 21,215 | 41,288 |
| EMPLOYEES PER BUSINESS | 5.7 | 7.2 | 7.0 |
| RESIDENTIAL POPULATION PER BUSINESS | 27.1 | 25.3 | 25.5 |

| 2022 INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-------------|-----------|-----------|
| AVG HH INCOME | \$195,956 | \$212,996 | \$205,726 |
| MEDIAN HH INCOME | \$1,173,647 | \$183,409 | \$172,084 |
| PER CAPITA INCOME | \$70,584 | \$74,887 | \$73,328 |

| 2022 RACE/ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| WHITE | 52.6% | 52.9% | 55.2% |
| BLACK OR AFRICAN AMERICAN | 1.5% | 1.6% | 1.9% |
| NATIVE AMERICAN | 0.3% | 0.2% | 0.3% |
| ASIAN | 35% | 34.6% | 31% |
| HAWAIIAN OR PACIFIC ISLANDER | 0.1% | 0.1% | 0.1% |
| OTHER RACE | 5.2% | 5.3% | 5.7% |

| 2022 EDUCATION (AGE 25+) | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|--------|---------|---------|
| ELEMENTARY GRADE 0-8 | 2.1% | 1.3% | 1.8% |
| SOME HIGH SCHOOL GRADE 9-11 | 1.6% | 1.3% | 1.7% |
| HIGH SCHOOL GRADUATE | 6.4% | 6.6% | 7.6% |
| SOME COLLEGE | 11.8% | 11.8% | 12.4% |
| ASSOCIATES DEGREE ONLY | 6.9% | 5.9% | 6.2% |
| BACHELORS DEGREE ONLY | 37.4% | 41.2% | 39.5% |
| GRADUATE DEGREE | 33.7% | 31.9% | 30.8% |

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FACTS & DEMOGRAPHICS

67,328
POPULATION



3.0
AVG HH SIZE



\$229,823
AVG HH INCOME



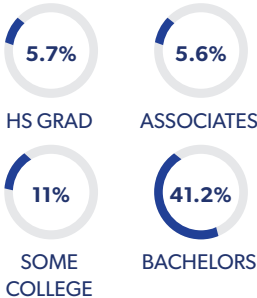
36.8
MEDIAN AGE



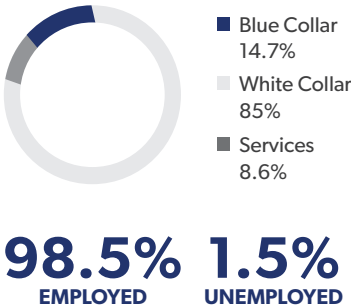
HOME OWNERSHIP



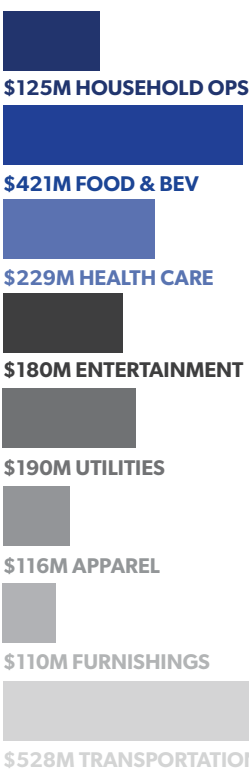
EDUCATION



EMPLOYEEMENT



TOTAL ANNUAL HOUSEHOLD EXPENDITURES

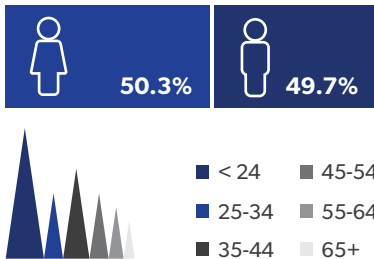


RACE & ETHNICITY

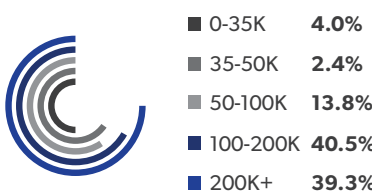
| | |
|------------------|-------|
| WHITE | 52.8% |
| ASIAN | 35.2% |
| PACIFIC ISLANDER | 0.1% |
| AFRICAN-AMERICAN | 1.4% |
| HISPANIC | 6.4% |
| NATIVE AMERICAN | 0.2% |



GENDER & AGE



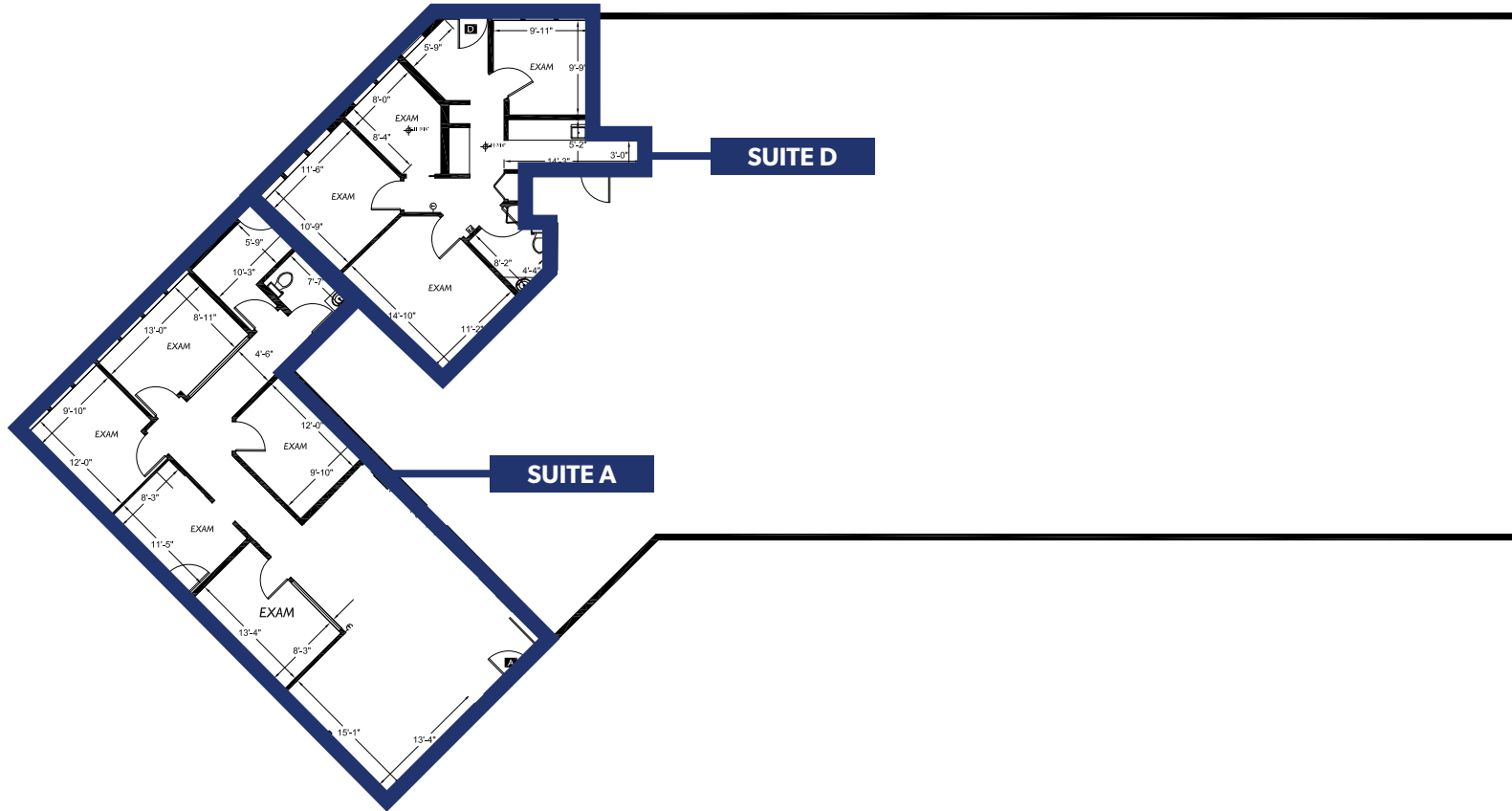
INCOME BY HOUSEHOLD



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Suite A
1,449 SF

Suite D
909 SF

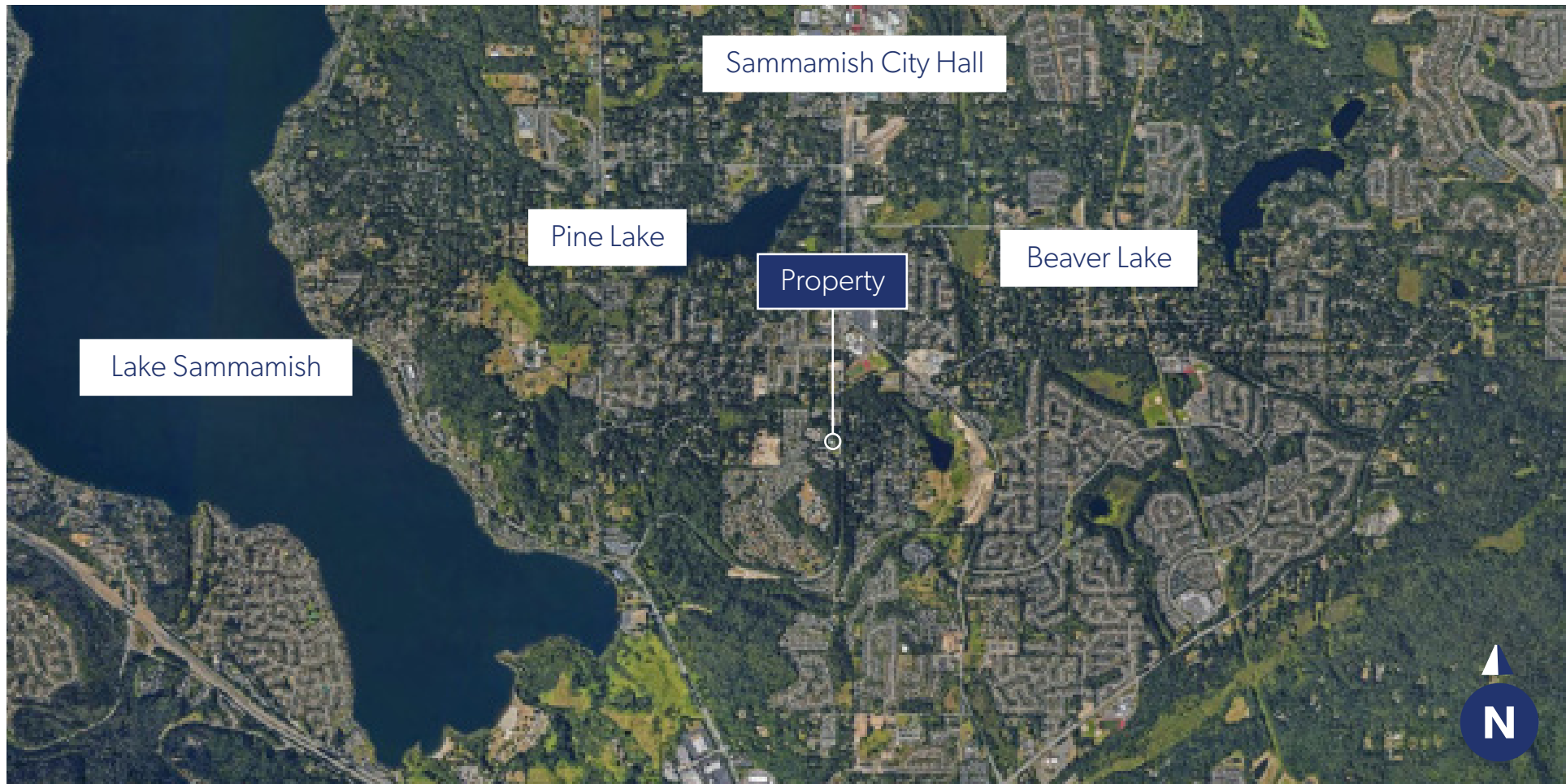


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