



Available for Lease
4,988 sf Office Space

Waterworks Building

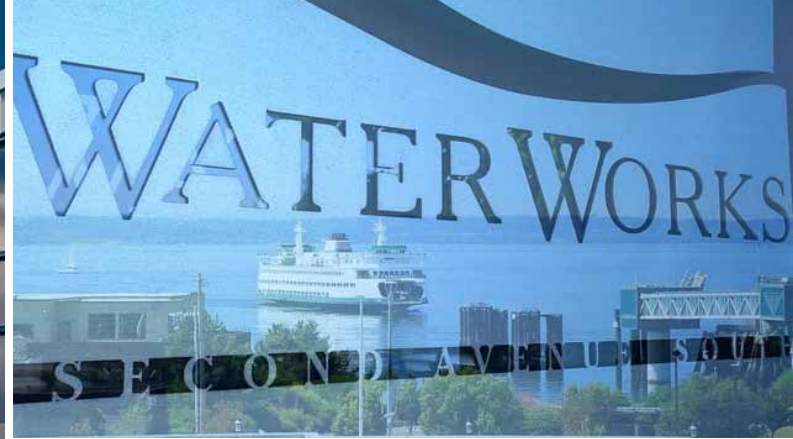
123 2nd Avenue South | Edmonds, WA 98020

Ernie Velton

ErnieV@jshproperties.com
425.283.5471

Reese Velton

ReeseV@jshproperties.com
425.283.5484



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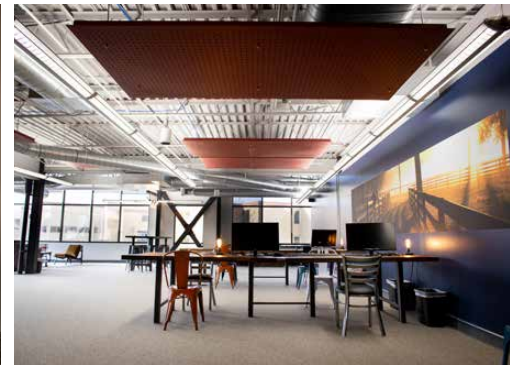
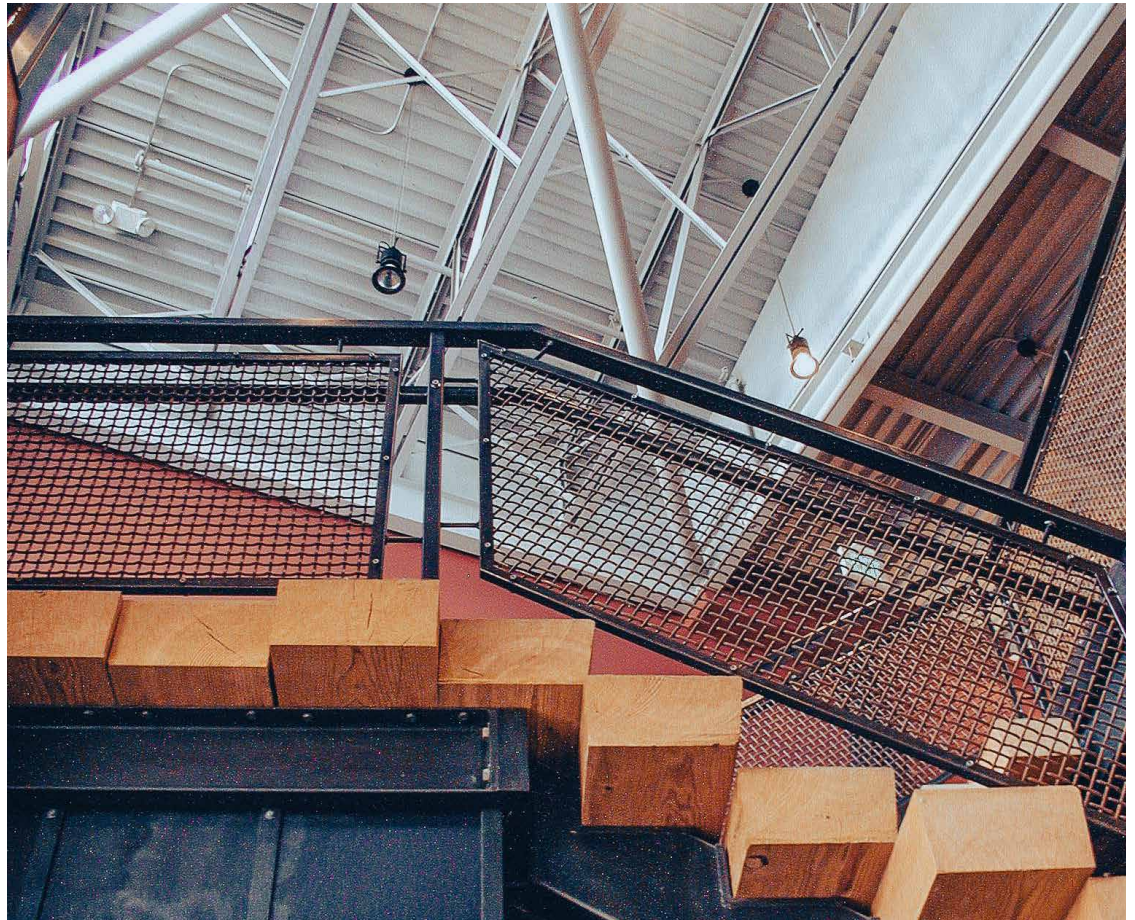
7325 166TH AVE NE, SUITE F260, REDMOND, WA 98052

425.455.0500 | jshproperties.com

Waterworks Building

Location Highlights

- ⌚ Modern, creative space
- ⌚ Class A Office located steps from restaurants, coffee houses, art galleries, and shops in beautiful Downtown Edmonds, Washington. A short walk from the ferry dock, from the train, and the park-n-ride.
- ⌚ Exquisite interior architecture and designer features
- ⌚ Onsite coworking space, **Workhorse**, offers a 3,000 SF Conference & Event Space available for up to 100 people, includes use of the kitchen, coffee, a kegorator, projector and tables
- ⌚ Opportunities to collaborate with other businesses at **Workhorse**
- ⌚ Underground parking, controlled access, elevator
- ⌚ Walk Score: 85 (Very Walkable)
- ⌚ Entertain clients at numerous outdoor cafés along the waterfront.
- ⌚ Run along the water or walk to several fitness centers
- ⌚ Enjoy numerous Edmonds events and activities



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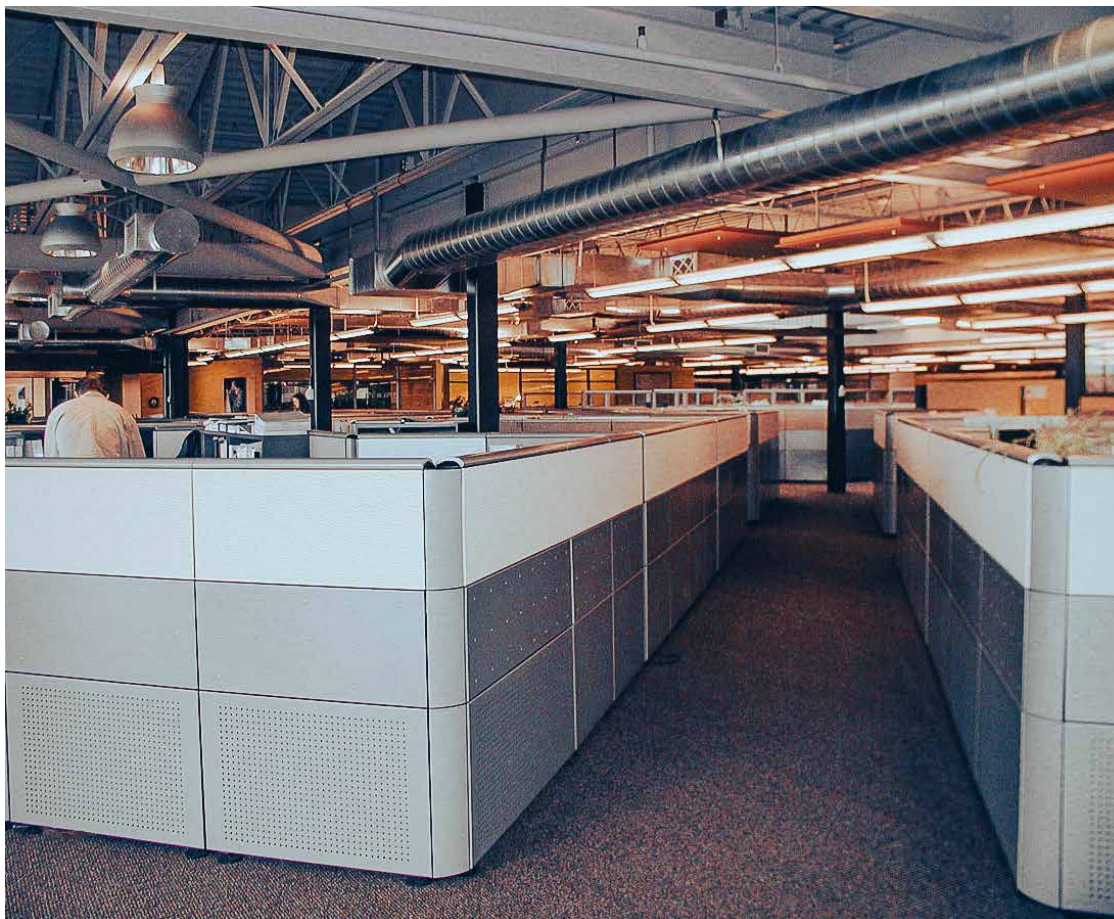
AVAILABLE	SIZE	ASKING RENT	NNN
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Suite 200	4,988 RSF (demisable)	\$28/sf NNN	\$7.85/sf
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- ⌚ Available immediately
- ⌚ 5 Private Offices, Conference Room, Server/Storage room, Kitchen
- ⌚ Existing workstations are owned by the Landlord and are available to a new tenant
- ⌚ Sweeping mountain and Puget Sound views
- ⌚ Open industrial ceiling with skylight
- ⌚ Sound dampening suspended ceiling clouds
- ⌚ Highly customizable top quality work stations

WITH BLAZING-FAST WI-FI INTERNET CONNECTIONS, YOU'LL BE ABLE TO HANDLE VIDEO CALLS EASILY WITH NO LAG.

- ⌚ Private high speed cable and Comcast wifi networks using shared connection
- ⌚ Private connection to city fiber optic line



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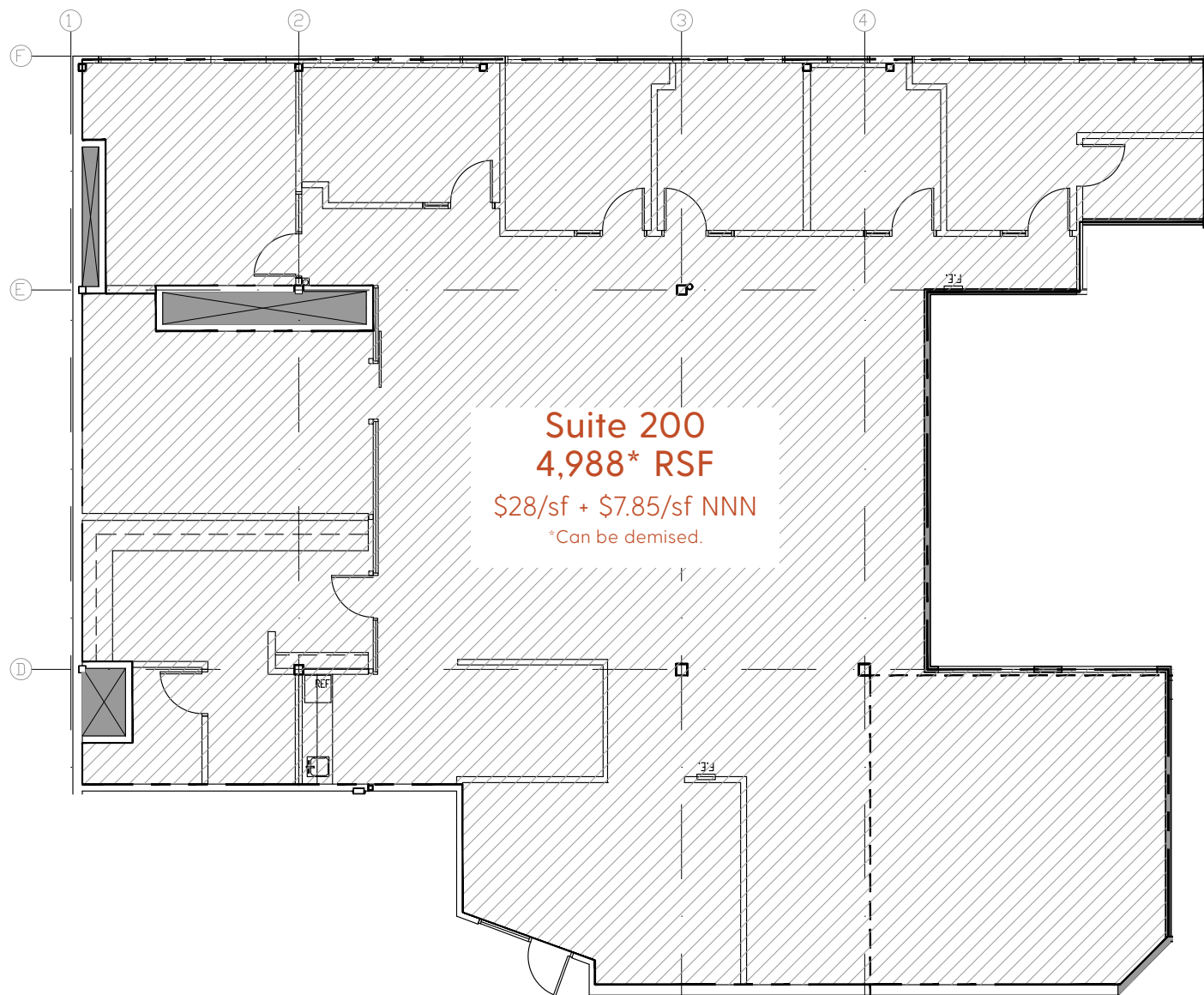
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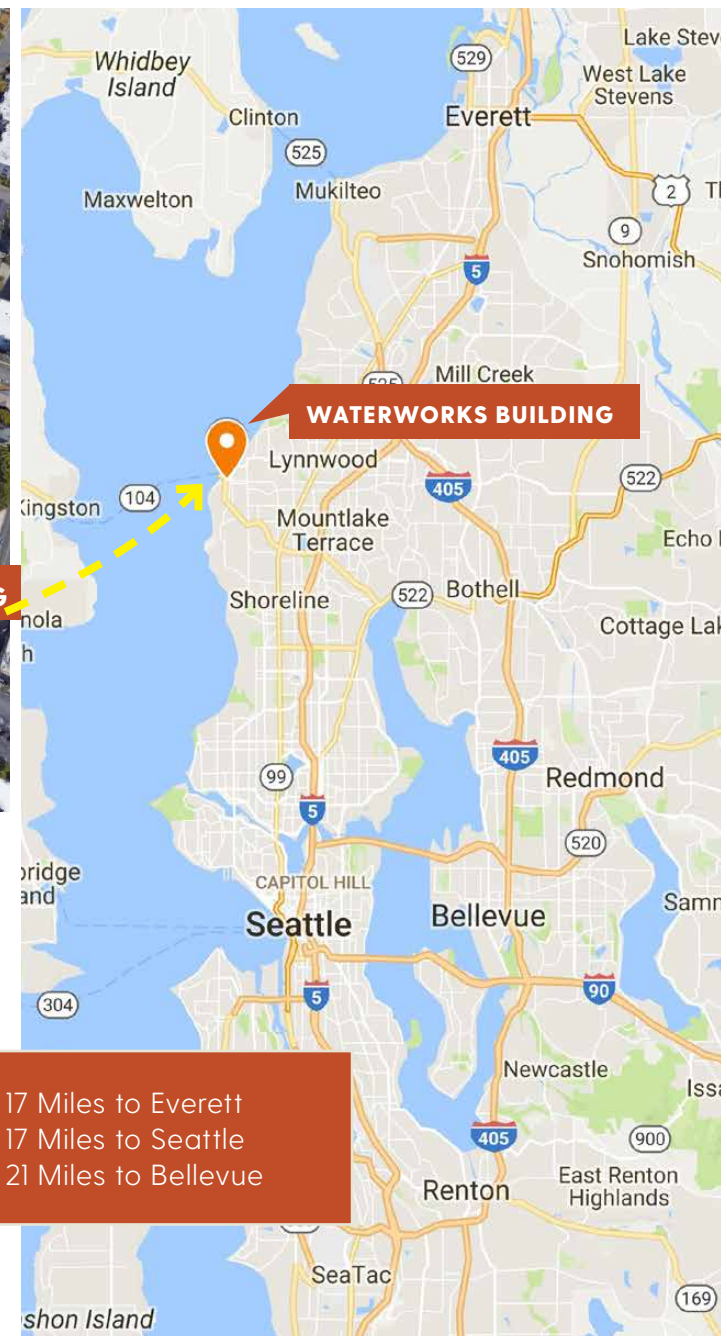
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Edmonds Waterfront

- Ⓢ A waterfront location gives you beach access that allows you to fish and walk along the shore. Views of the Puget Sound are also available.
- Ⓢ Beautiful Tenant Improvements And Creative Work Environment
- Ⓢ Conveniently located near shopping centers and restaurants.
Transportation isn't an issue either, as it is close to the ferry, bus, and train.
- Ⓢ 1.25 Parking Stall/1,000 Sf Available At No Cost. Ample Offsite Parking

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