THE VERGE - AUBURN

FOR LEASE: 1,554 SF

109 S DIVISION ST | AUBURN, WA

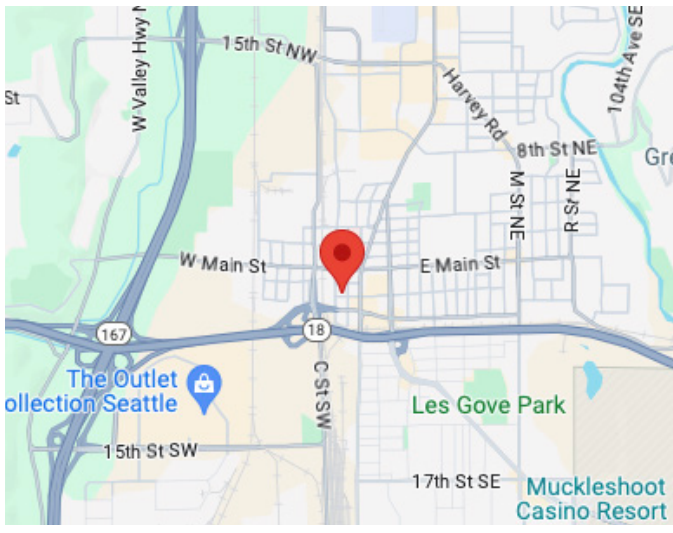
NEW CONSTRUCTION CORNER RETAIL @ AUBURN STATION

LEASE INFORMATION

Suite	Available Size	Lease Rate	Lease Type	Sprinklers	Clear Height
Retail B	1,554 SF	$28/SF/Year	NNN	Yes	18'

PROPERTY HIGHLIGHTS

- Immediately adjacent to Auburn Station averaging almost 1K commuters/day
- Warm shell condition with generous TI packages available
- 18ft ceilings and abundant natural light
- Immediate access to Hwy 18 on/off ramps
- Ground Floor retail in a 226 unit apartment building
- Over 1,000 apartment units in immediate vicinity
- Walking radius population of 40,000+
- Hood shaft available in 1,554 SF unit



NEIL WALTER COMPANY

FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

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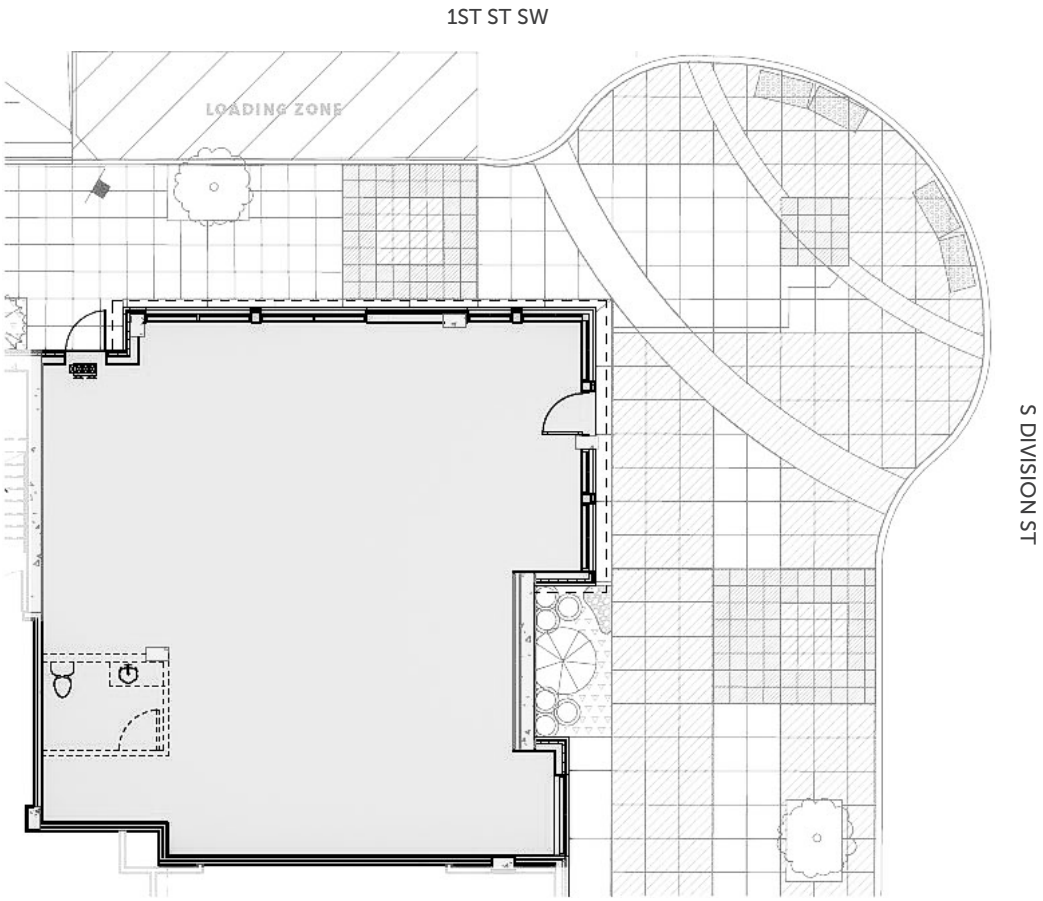
SUITE B

1,554 SF



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BEN DAVIDSON
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550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com

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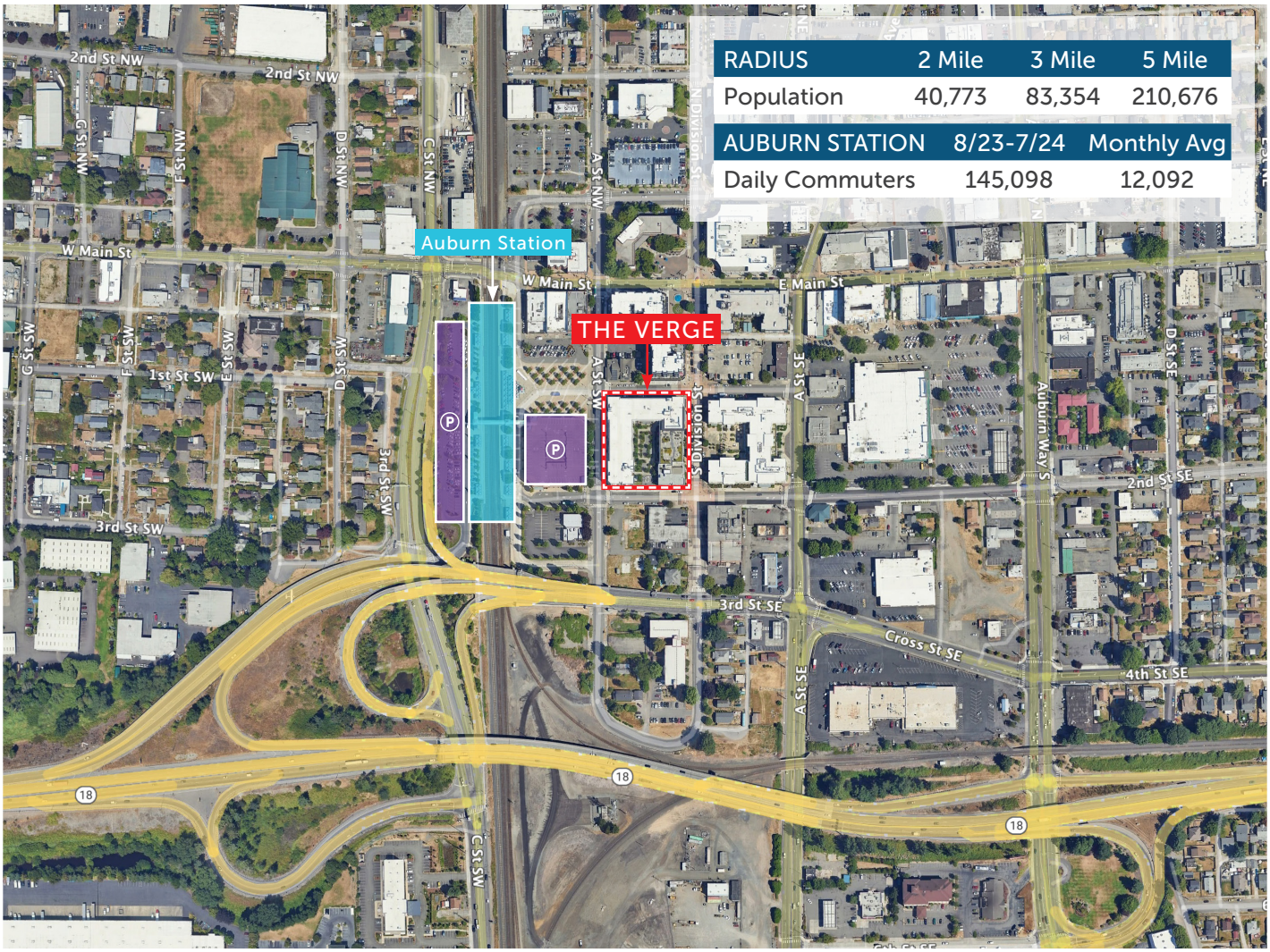

RADIUS	2 Mile	3 Mile	5 Mile
Population	40,773	83,354	210,676

AUBURN STATION	8/23-7/24	Monthly Avg
Daily Commuters	145,098	12,092

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