

RETAIL & OFFICE
LEASE



Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





LAKE FRONT BUILDING WITH VIEWS & NATURAL LIGHT

Office: 1,415 SF Available

Retail: 1,525 SF Available

FEATURES:

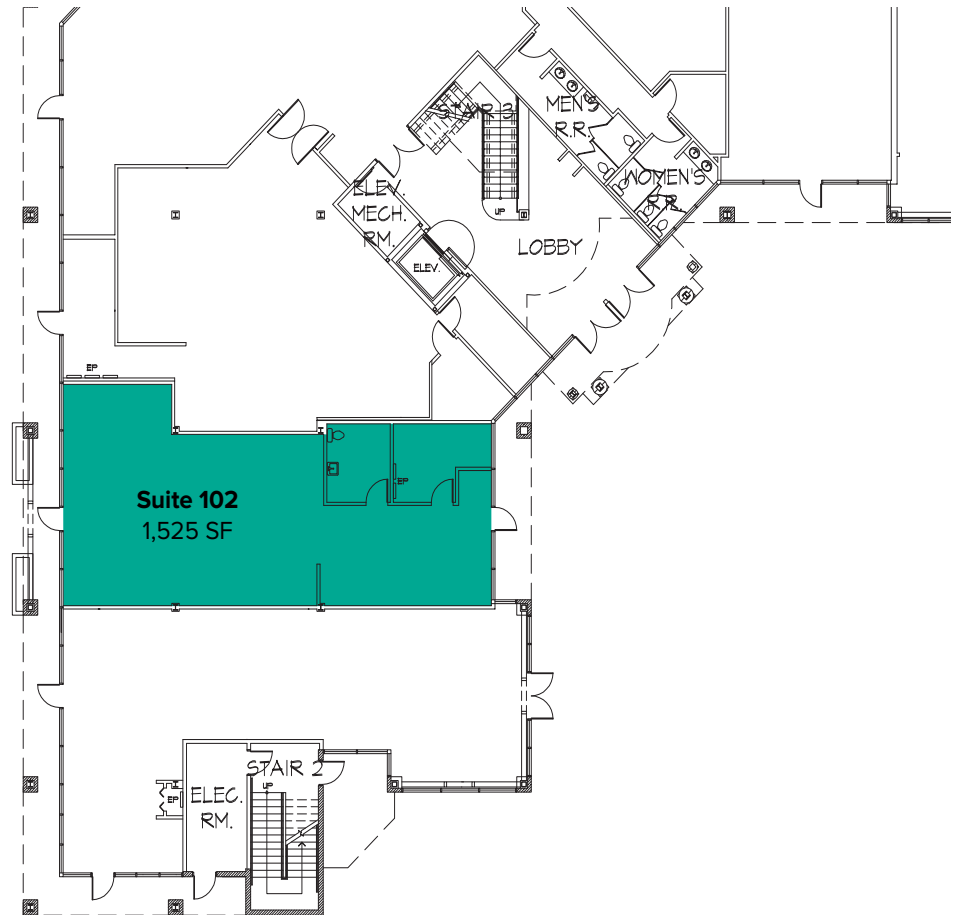
- Two Floors of Office over Ground Floor Retail
- Ready for Tenant Improvements
- Monument Signage Available
- Abundant Parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

FIRST LEVEL FLOOR PLAN (RETAIL)

Suite	Square Feet	Rate
102	1,525 SF	\$25.00/SF, NNN

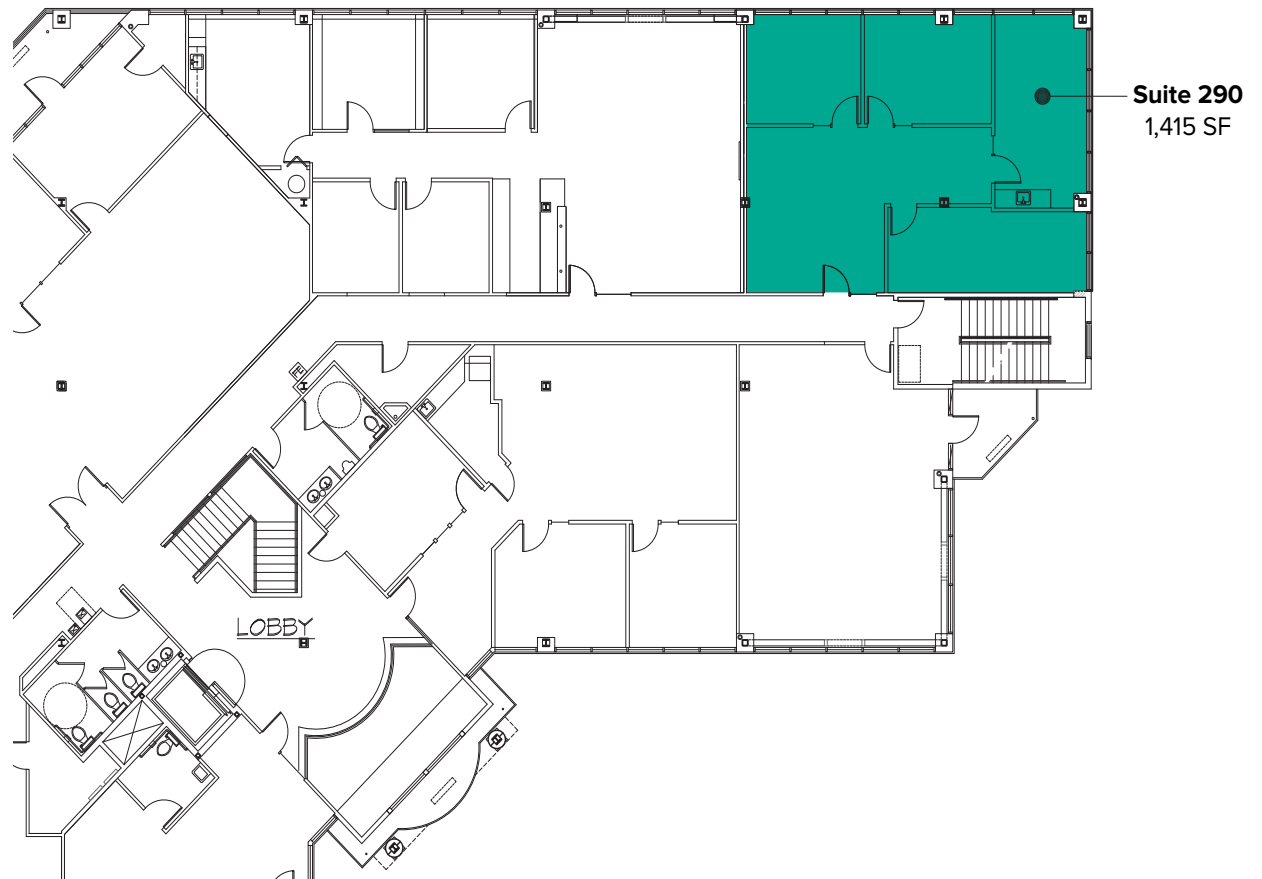
Notes: Former salon space with direct entry, 1 private office, 1 restroom, open work space, and views of Lake Tye. **Available 2/1/2022.**



SECOND LEVEL FLOOR PLAN (OFFICE)

Suite	Square Feet	Rate
290	1,415 SF	\$22.50/SF, NNN

Notes: End cap office space with 2 private offices, 1 conference room, break room with kitchenette, and views of Lake Tye. **Available 7/1/2022.**



LOCATION MAP

