

# 8303 Falls Avenue Building for Lease

Remodeled office/retail building in historic downtown!  
See our Virtual Tour at [cookreservices.com](http://cookreservices.com)



## Cook Real Estate

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Discount Real Estate Company!**



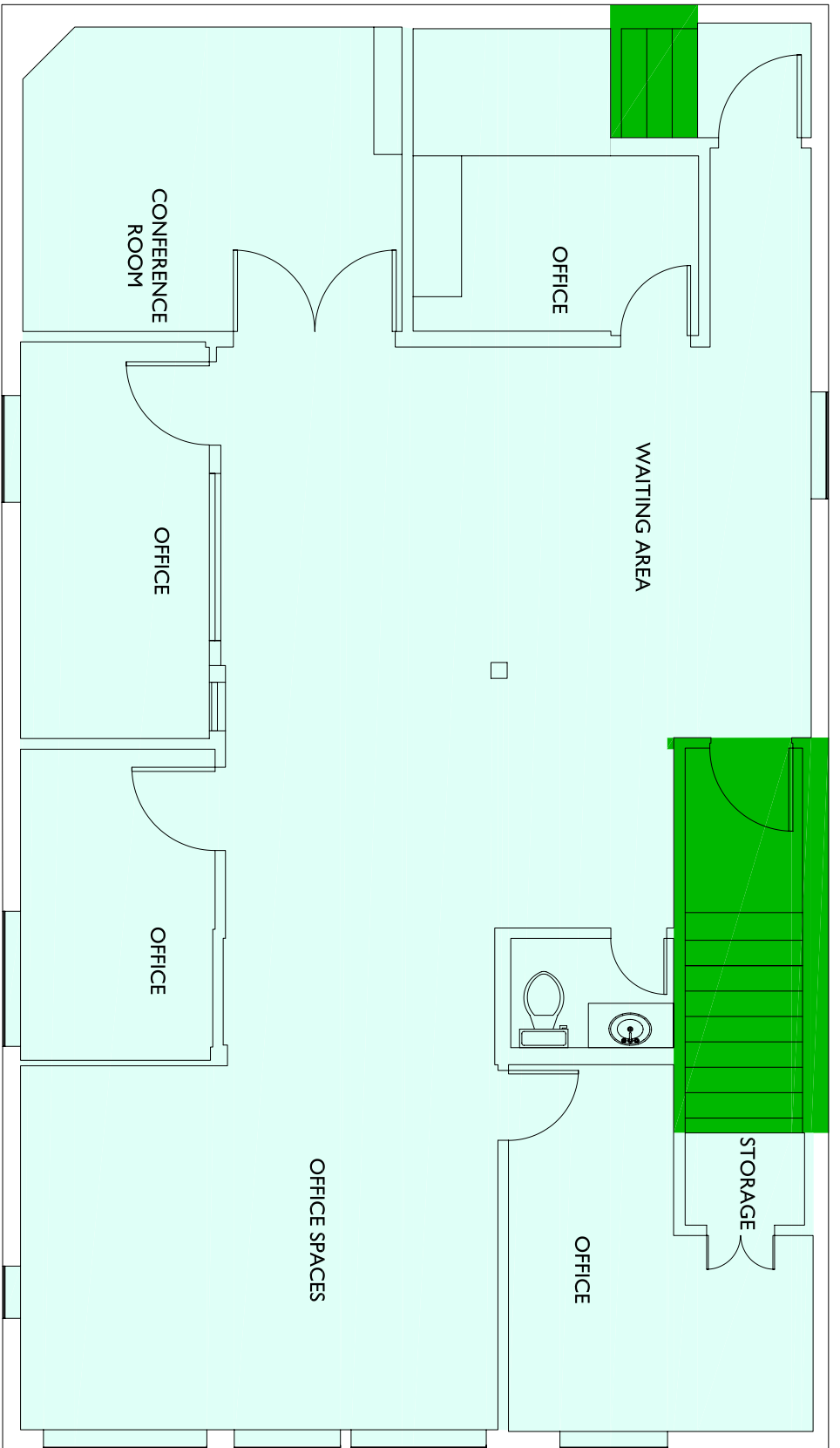
## Features

- Zoned Commercial
- 2<sup>nd</sup> floor office suite
- Approx. 1,380 sq.ft. available
- High pedestrian & traffic count
- Easy access to I-90 & SR 202
- Plenty of storage
- New paint and carpeting
- Built in 1928 and renovated in 2006
- Access to retail areas of the building
- Plenty of parking on the street!

- \$14.00/sq.ft. or \$1,610.00/mo. plus triple-net
- 3 to 5 year lease, longer term upon approval
- CBA# 42211
- 8303 Falls Avenue, Snoqualmie
- View by appointment only – please call listing office

With high pedestrian traffic, this building is close to amenities and has plenty of street parking. Excellent high-traffic location with easy access to I-90 and SR 202. This second floor office suite has a separate entrance and access to the retail areas of the building. The current floor plan features four private offices, common work space, reception area, conference room and a private bathroom. Come and see this great office space - please call our office for a private tour. **See our Virtual Tour at [cookreservices.com](http://cookreservices.com)**





FALLS AVE



**FLOOR SUMMARY**      **SQ. FT.**  
 Total Rentable 1,380  
 Total Usable 1,380  
 Combined R/U 1,000

**SUITE #**      **USABLE**      **RENTABLE**  
 Suite 8103      1,380      1,380

Floor Common 0  
 Building Common 0  
 Total Vertical 95

Wes Sorstolke 8102 Railroad Avenue SE Snoqualmie, WA 98065		Snoqualmie Falls Candy Factory 8102 Railroad Avenue SE Snoqualmie, WA 98065		Floor Plan <h1 style="text-align: center;">2</h1>		Scale 			
Client		Subject		Floor		Scale		Measured: August 2006      Project: C6-187	

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