

Property Summary

2850 Lake Washington Rd
For Lease



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is proud to present this turnkey office for lease on Lake Washington Rd. This recently renovated space offers flexibility for any office/professional use. The layout includes two restrooms, three private offices, an open area for cubicles or a conference room and a reception area. The property also features strong signage with direct exposure to Lake Washington Rd, providing strong visibility and branding potential. Available as soon as possible.

LOCATION DESCRIPTION

Positioned at the signalized corner of Wickham Rd and Lake Washington Rd, this property offers excellent visibility and steady daily traffic counts. The corner location provides easy access, strong exposure, and convenient connectivity to surrounding residential and commercial areas.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Number of Units:	2
Available SF:	1,400 SF
Lot Size:	0.72 Acres
Building Size:	6,521 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,949	23,320	42,799
Total Population	10,302	54,995	104,151
Average HH Income	\$82,231	\$89,199	\$106,994

HAYDEN BROUILLETTE

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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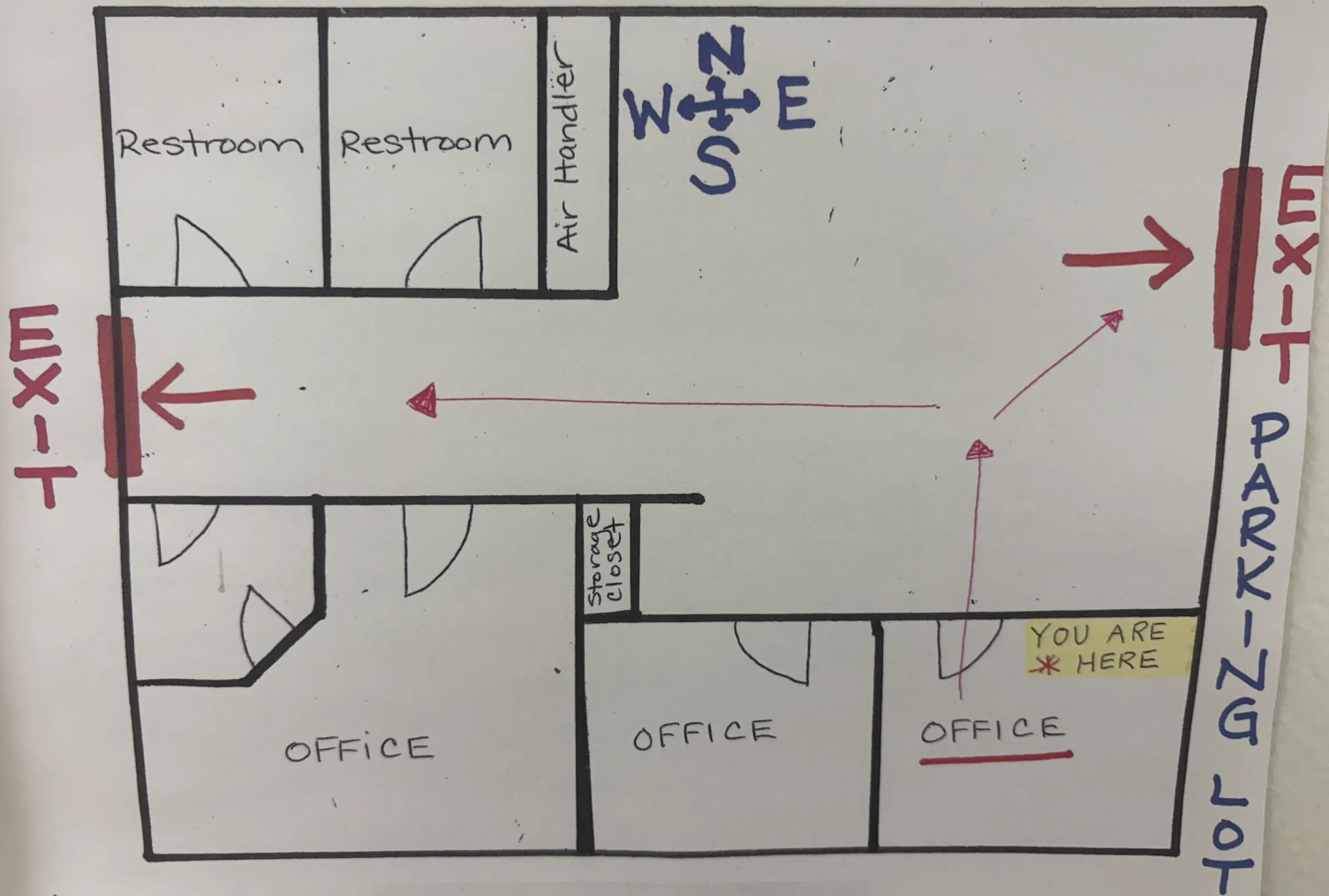


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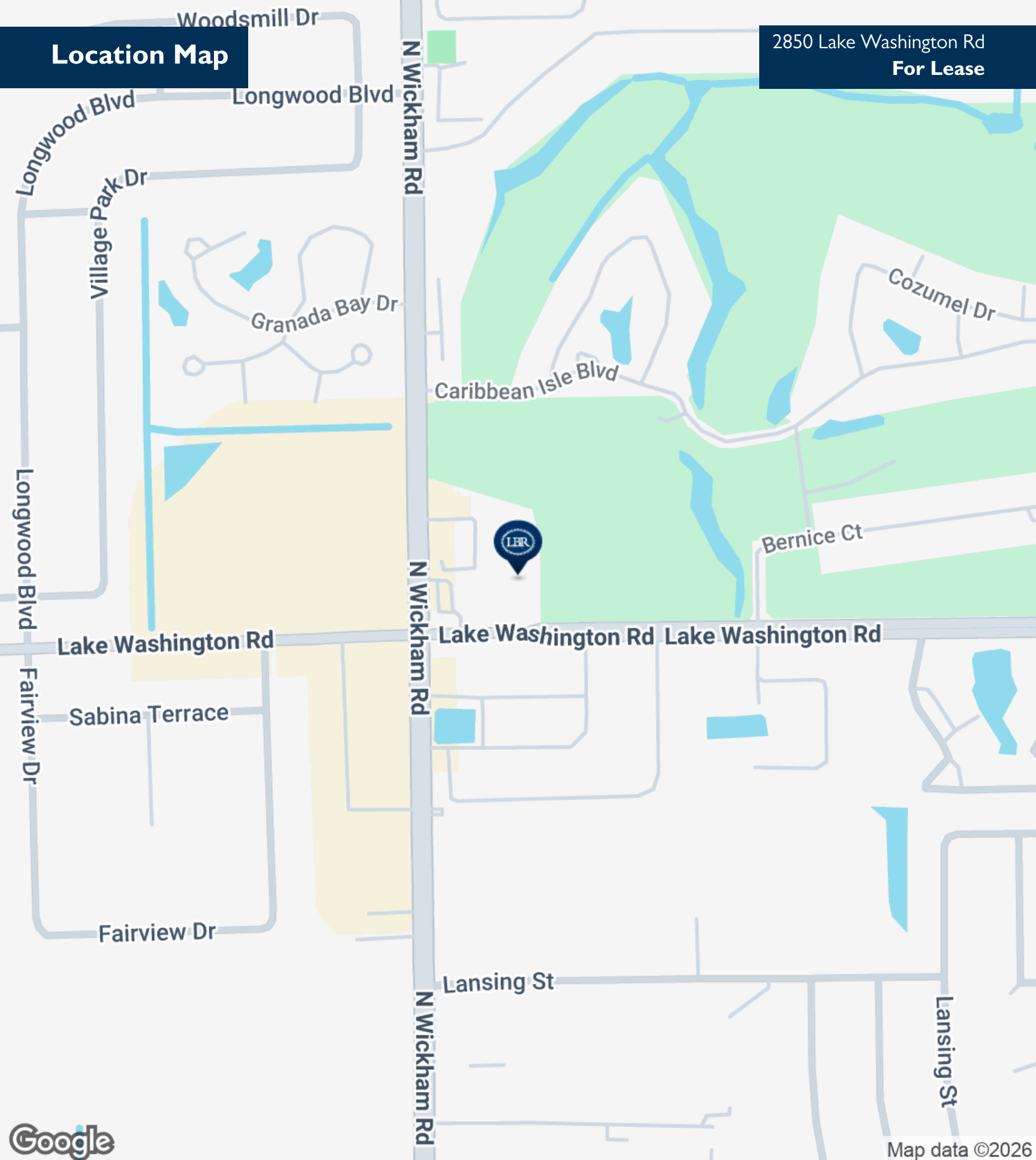
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LBR LIGHTLE
BECKNER
ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

Location Map

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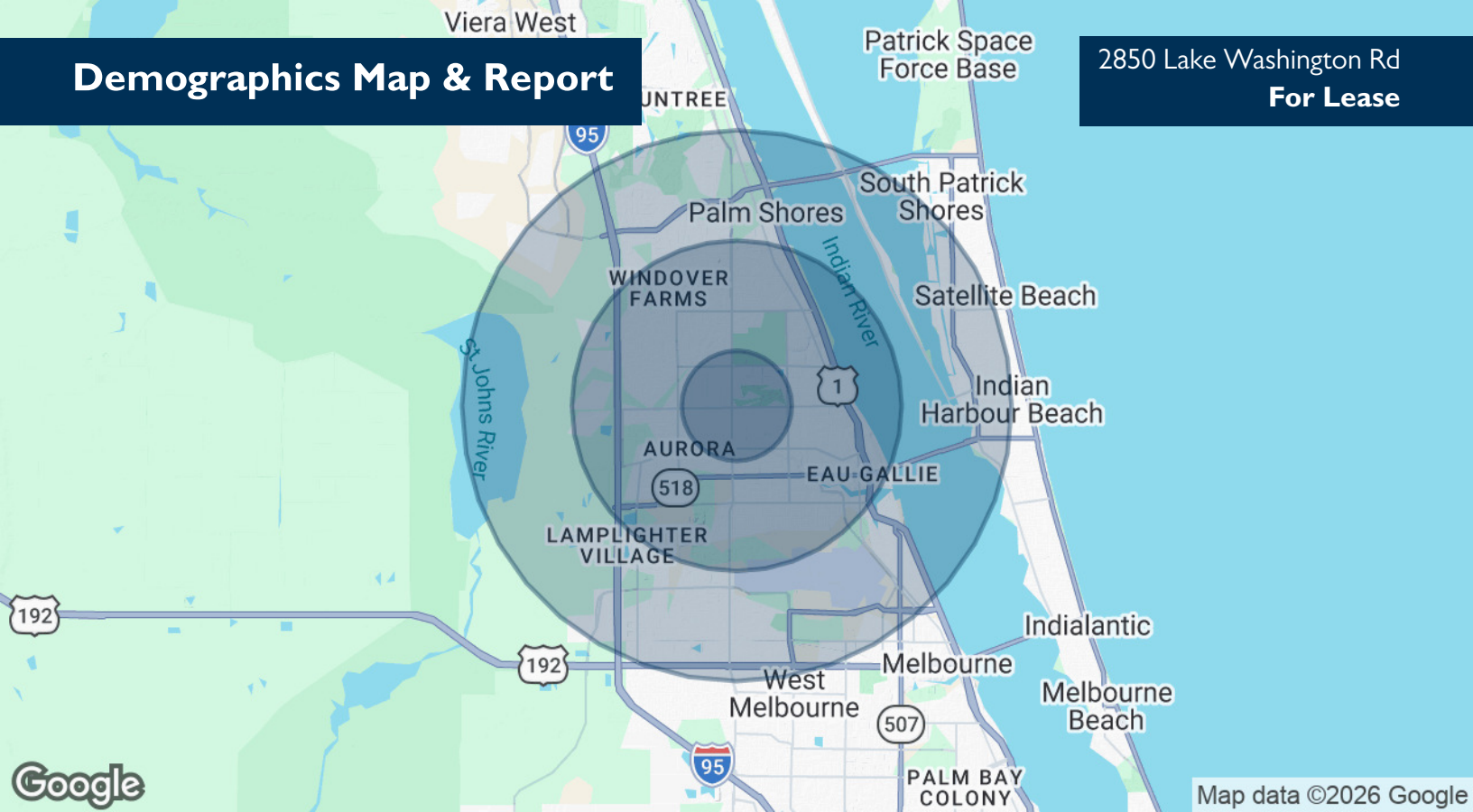
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,302	54,995	104,151
Average Age	42.5	44.9	45.7
Average Age (Male)	42.1	43.5	44.5
Average Age (Female)	41.6	45.7	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,949	23,320	42,799
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$82,231	\$89,199	\$106,994
Average House Value	\$321,276	\$363,621	\$404,030

2023 American Community Survey (ACS)

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