

OFFICE BUILDING FOR SALE

# Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



## OFFERING SUMMARY

Available For Owner/User: 3,120 SF

Sale Price: \$3,350,000

Building Size: 5,420

## PROPERTY HIGHLIGHTS

- Class A medical space in downtown Sammamish
- Fully built-out with front reception, 9 exam rooms, lab room, procedure room, x-ray room, and staff lounge
- Signage available on main road entering Sammamish with over 23,000 cars daily
- Nearby tenants include Trader Joe's, Safeway, Starbucks, MOD Pizza, Taco Time, and Jimmy John's
- Sammamish is the fastest growing city in the Puget Sound region
- Upstairs tenant is a dentist paying \$44.06 PSF + utilities

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005  
425.576.8700 | agmrealestate.com

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*The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.*

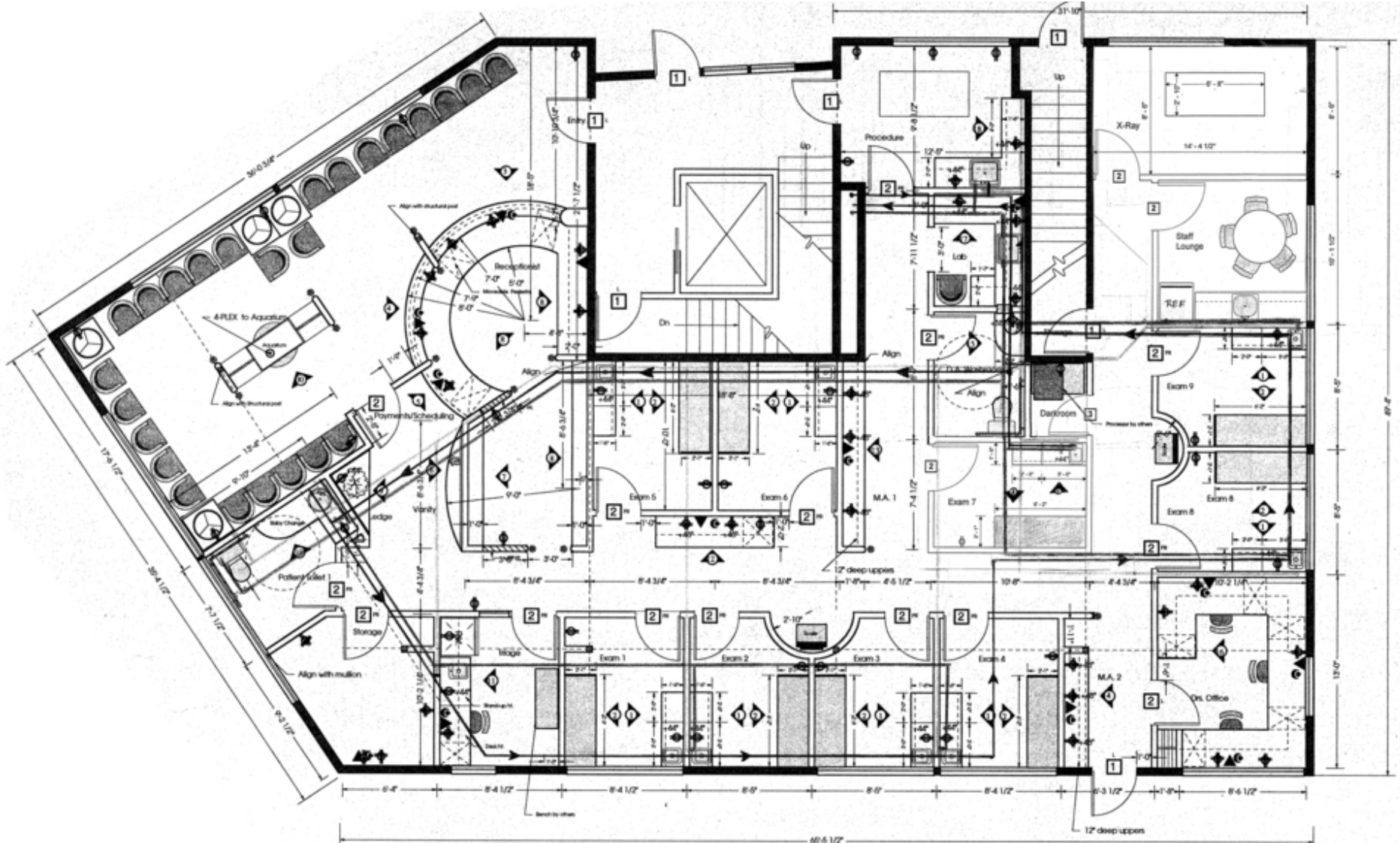
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,989	48,646	126,168
Median age	36.4	36.7	37.4
Median age (Male)	36.3	36.8	36.6
Median age (Female)	37.3	36.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,336	16,237	44,800
# of persons per HH	3.0	3.0	2.8
Average HH income	\$146,151	\$149,869	\$138,387
Average house value	\$599,219	\$652,851	\$662,020

*\* Demographic data derived from 2010 US Census*

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