

# THE VERGE - AUBURN

FOR LEASE: 472 SF & 1,554 SF

109 S DIVISION ST | AUBURN, WA

## NEW CONSTRUCTION CORNER RETAIL @ AUBURN STATION

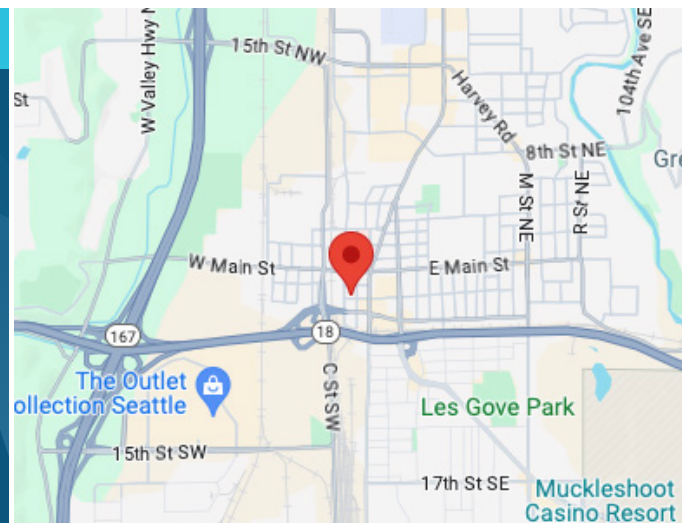


### LEASE INFORMATION

Suite	Available Size	Lease Rate	Lease Type	Sprinklers	Clear Height
Retail B	1,554 SF	\$28/SF/Year	NNN	Yes	18'
Retail A	472 SF	\$28/SF/Year	NNN	-	-

### 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



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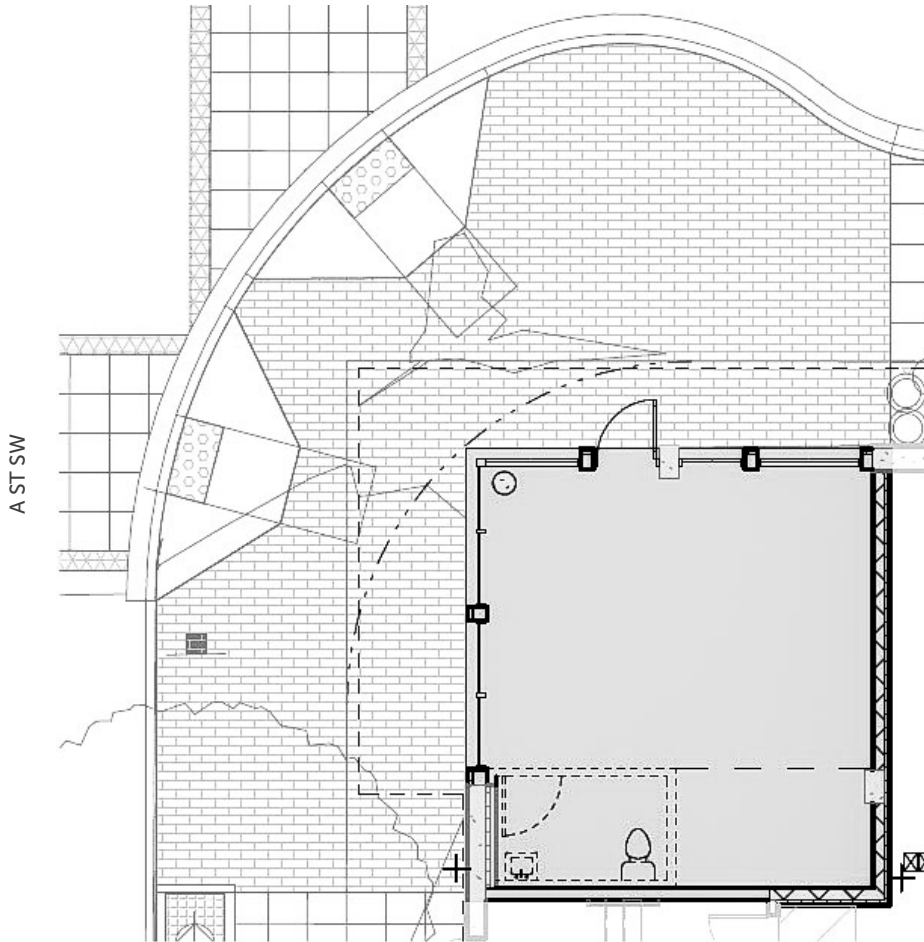
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**SUITE B**  
1,554 SF

1ST ST SW



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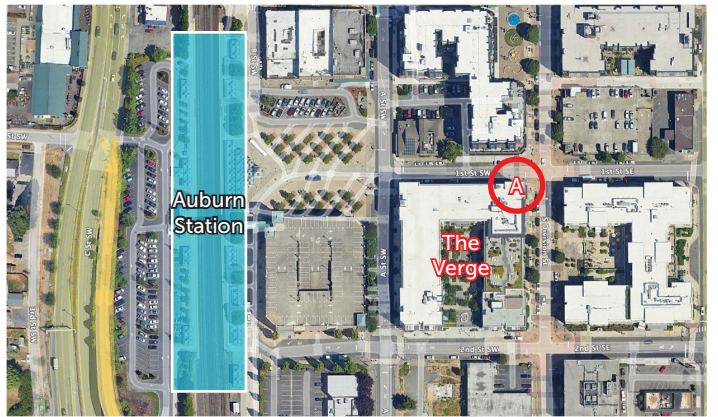
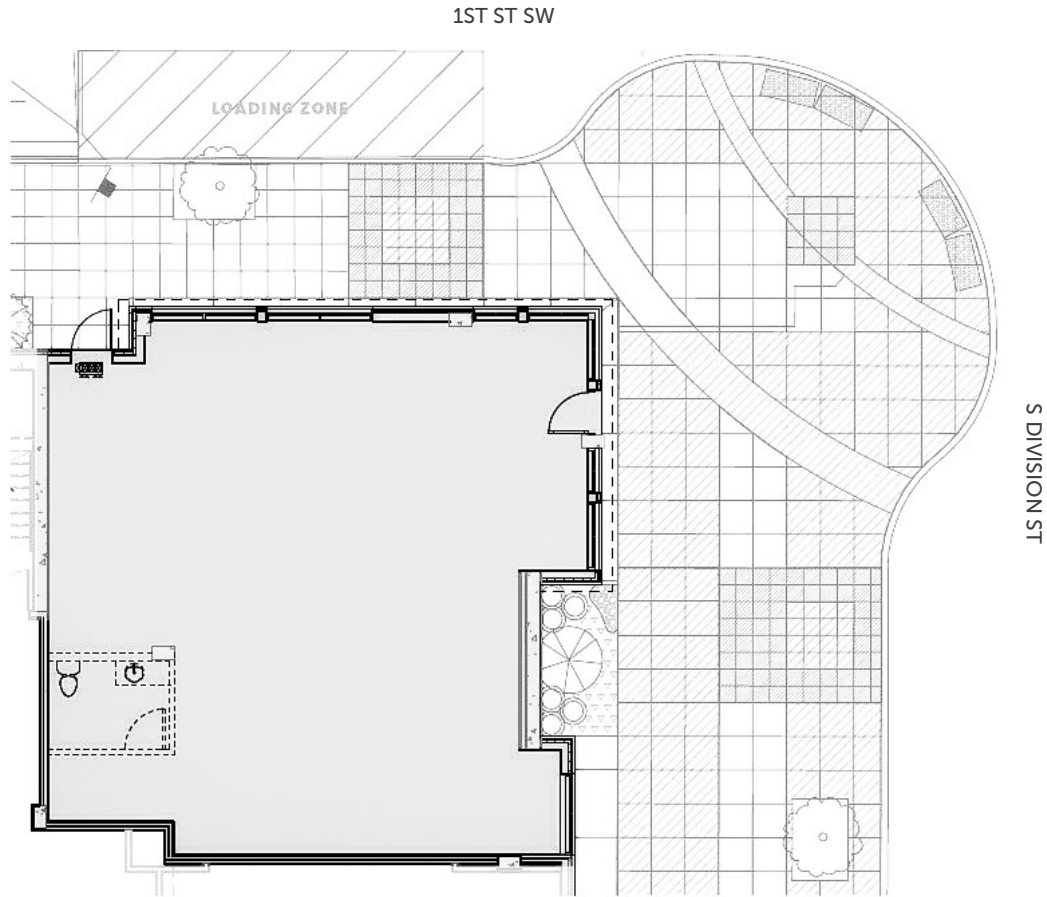
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SUITE A  
472 SF



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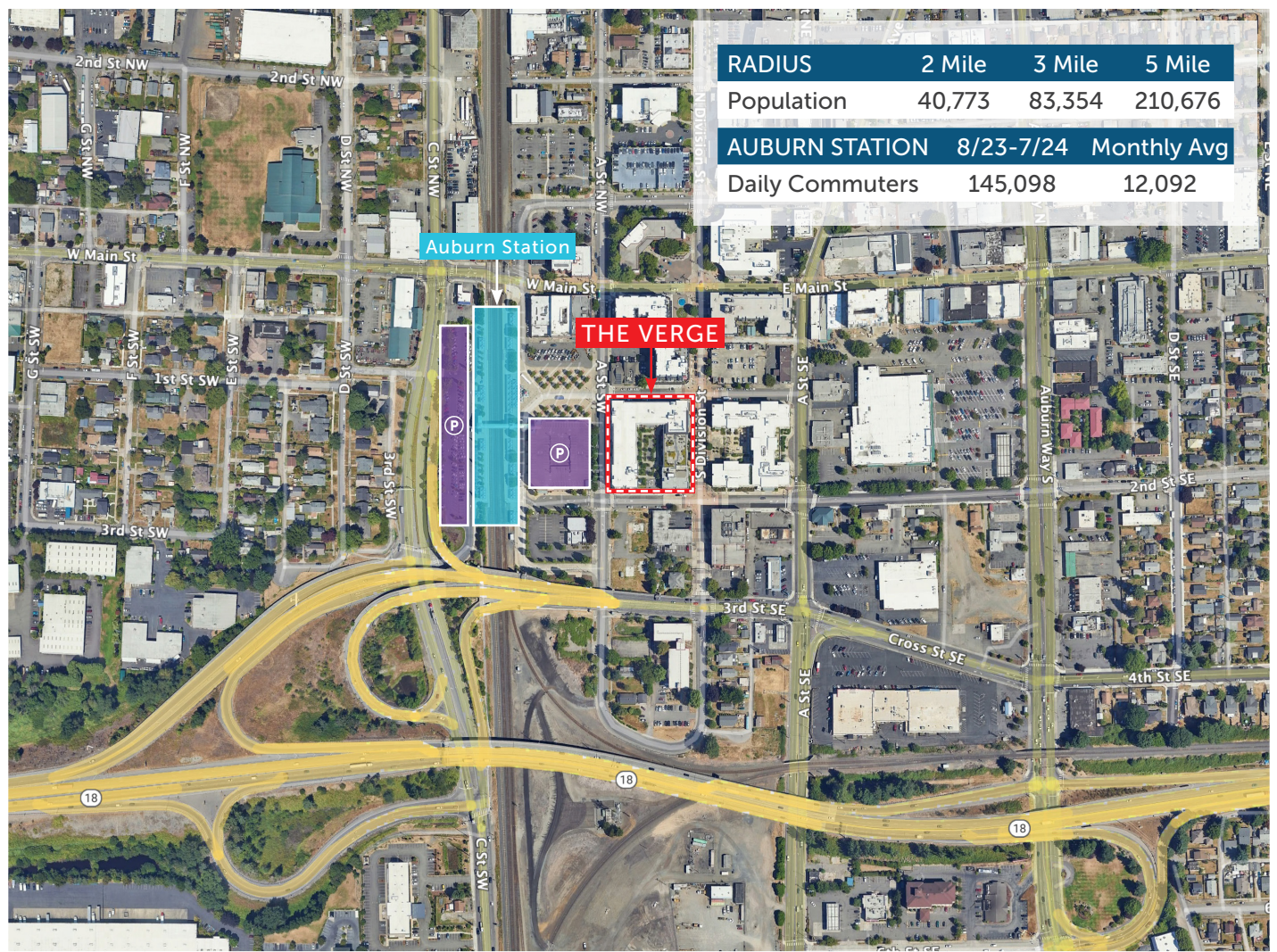
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