

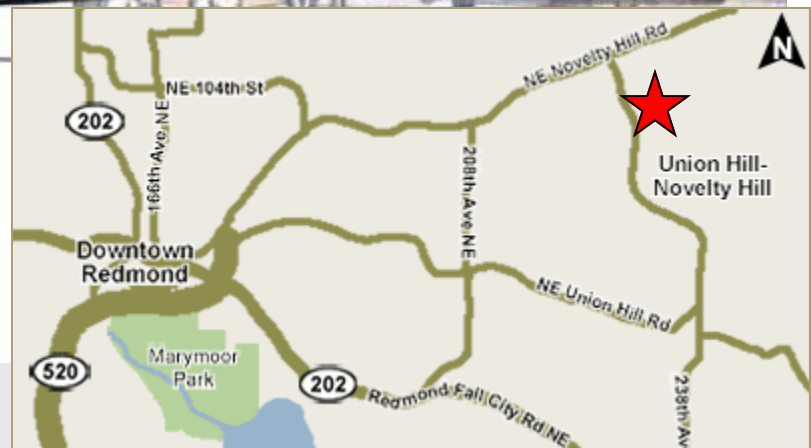
TRINITY BUSINESS CENTERS

23055 NE 102nd St, Redmond, WA

BUILD-TO-SUIT OFFICE/FLEX FOR SALE



TRINITY
BUSINESS CENTERS



- Customizable commercial condominiums for sale!
- New 3.12-acre office/flex development in Redmond Ridge neighborhood
- 39,487 SF office/flex available—see page 2 for price list
- Discounts for multiple units and unfinished space
- Great location in a rapidly growing area
- Ample on-site parking
- Close to Trilogy Golf Club and award-winning The Lodge at Redmond Ridge apartment community
- Adjacent to young residential community of 3,500+ homes
- Responsive local developers

For more information contact:

Ryan Olson

rolson@wallaceproperties.com

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com



The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



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PRICE LIST

Unit	Price	No. of Floors	Office SF	Warehouse SF
A	\$274,300	1	844	0
B	\$289,900	1	892	
C	\$334,000	1	500	890
D	\$323,325	1	500	919
E	\$404,175	1	500	1,381
F	\$399,275	1	500	1,353
G	\$348,850	1	500	1,062
H	\$253,850	1	500	502
I	\$284,475	1	500	597
J	\$444,275	1	1,367	0
K	\$518,100	2	1,727	0
L	\$261,100	1	870	0
M	\$560,775	2	1,486	657
N	\$559,208	2	1,486	646
O	\$561,008	2	1,486	660
P	\$438,900	2	1,463	0
Q	\$578,275	2	1,567	842
R	\$579,600	2	1,932	0
S	\$578,275	2	1,567	842
T	\$438,900	2	1,463	0
U	\$561,008	2	1,486	0
V	\$559,208	2	1,486	646
W	\$559,208	2	1,486	646
X	\$289,900	2	892	0
Y	\$274,300	1	844	0

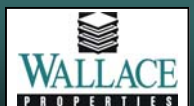
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SAMPLE PURCHASE OPTIONS

Sample Purchase Option #1*—Conventional Commercial Loan

Purchase Price: \$274,300	Loan to Value: 80%
Down Payment (20%): \$54,860	Loan Term: 5 years
	Loan Amortization: 25 years
Total Loan Request: \$219,444	Interest Rate (As of 2/25/10): 5.49%
Estimated Soft Costs;	
Loan Fee (Waived): \$0	
Appraisal (approx.): \$3,200	
Title Insurance/Escrow: \$1,600	
Total Soft Costs: \$4,800	
Total Cash Required: \$59,660	
Total Loan Request: \$219,444	
Total Monthly Payment	
(Principal & Interest): \$1,346.24	

Sample Purchase Option #2*—Conventional Commercial Loan

Purchase Price: \$559,208	Loan to Value: 80%
Down Payment (20%): \$111,842	Loan Term: 5 years
	Loan Amortization: 25 years
Total Loan Request: \$447,366	Interest Rate (As of 2/25/10): 5.49%
Estimated Soft Costs;	
Loan Fee (Waived): \$0	
Appraisal (approx.): \$3,200	
Title Insurance/Escrow: \$1,600	
Total Soft Costs: \$4,800	
Total Cash Required: \$116,642	
Total Loan Request: \$447,366	
Total Monthly Payment	
(Principal & Interest): \$2,744.55	

Information courtesy of:
Jimmy Ng
Business Bank Officer
US Bank
(206) 890-9589

*All costs, terms and conditions are estimates. The actual final terms and conditions are subject to review and approval by US Bank.

For more information contact:

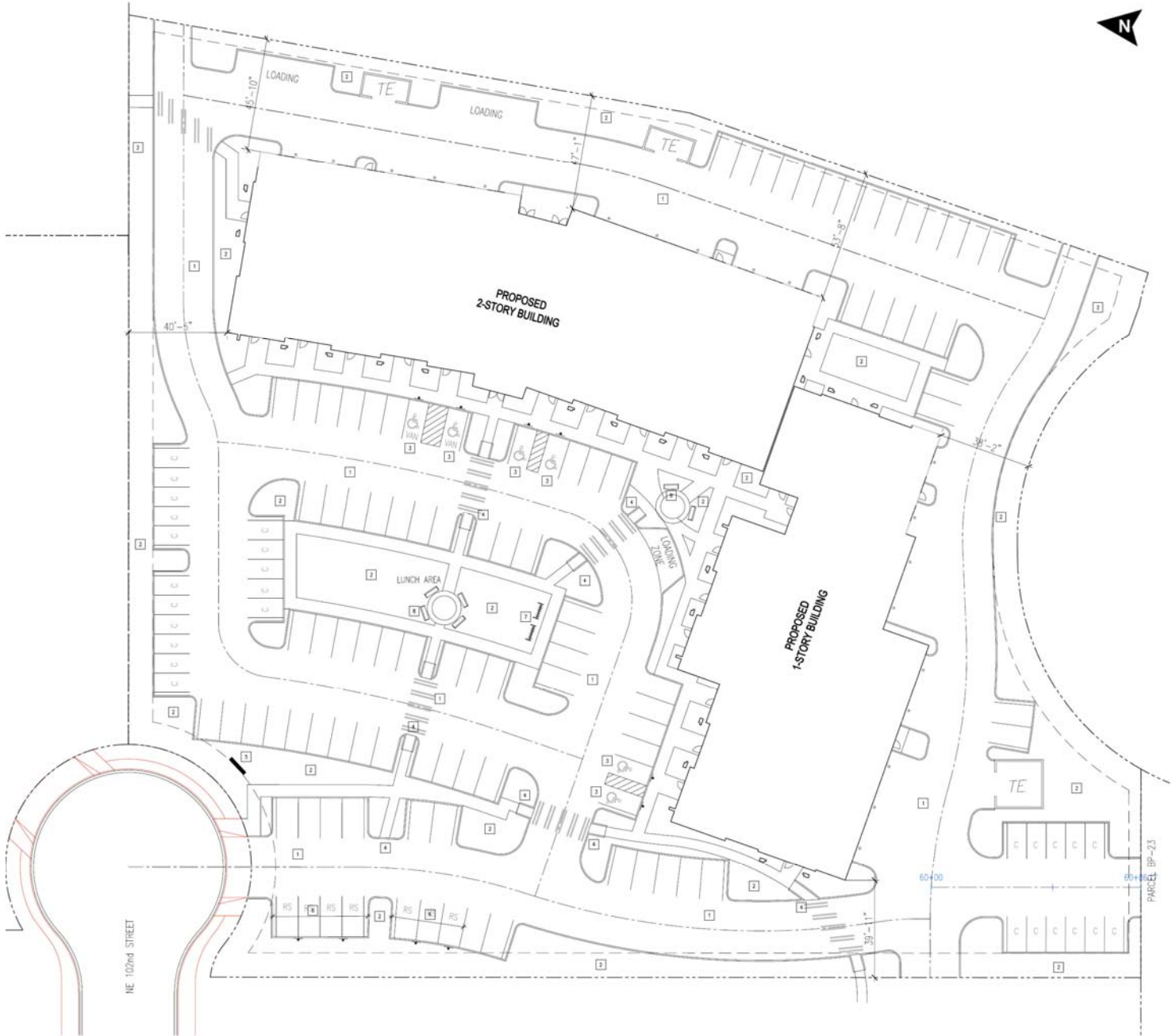
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SITE PLAN



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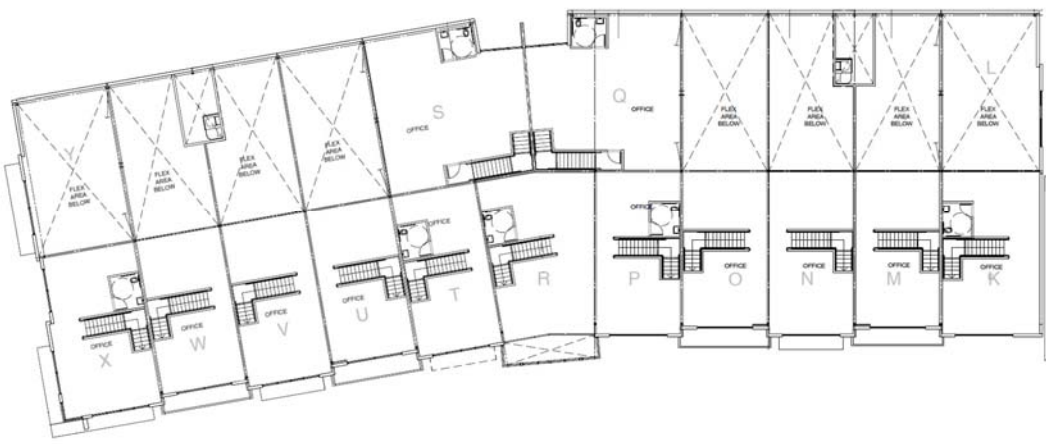
BUILD-TO-SUIT OFFICE/FLEX FOR SALE

SPACE PLANS

First Floor



Second Floor



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