



43028

SE NORTH BEND WAY
NORTH BEND, WA



*Basic Space For Rent,
Including Building and Land*

*Perfect for Automotive,
Vehicle Storage or Tow Yard*

FOR LEASE: 1.4 Acres Land and 950 sq ft Building

North Bend

The city of North Bend is a highly livable, highly educated community that has seen a lot of growth in recent years. Located 30 miles from downtown Seattle and its ports, 35 miles from SeaTac Airport, and on the I90 corridor, North Bend is a peak destination to relocate, grow or establish a business.

While it may not have the same level of commercial development as larger cities, North Bend presents opportunities for small businesses and startups looking to establish a presence in a growing market. North Bend also has a close-knit and supportive community that can be advantageous for businesses aiming to create a local customer base.

North Bend's median household income is \$154,392.

- 54% of its residents hold a bachelor's degree or higher.
- Retail sales per capita is \$48,372 (2021)
- 52,000+ travelers each day carried via I-90
- I-90 is a major freight carrier and economic engine for WA State

This property is located just 5 minutes from I-90 and 7 minutes from downtown North Bend.

Property Features

- Occupancy type classification B-Business; grandfathered tow facility/storage use
- Open concept office with restroom
- Adjacent covered garage/storage space
- Secure fenced area
- Ample & free parking on-site
- Lot for multiple vehicle storage/parking
- High visibility with street frontage on North Bend Way





**For leasing
information,
contact:**

Kelly Richardson
Designated Broker
425-395-9580
kellyr@rowleyproperties.com

The information contained herein has been obtained from reliable sources, but is not guaranteed. Photos may not reflect available space.



43028

*SE NORTH BEND WAY
NORTH BEND, WA*

**For leasing information,
contact:**

Kelly Richardson
Designated Broker
425-395-9580
kellyr@rowleyproperties.com



Rowley Properties is a third-generation, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaquah and storage/commercial space in North Bend.

1595 NW Gilman Blvd., Suite 1
Issaquah, WA 98027
(425) 392-6407

Office hours: Monday-Saturday;
8:00am-5:00pm

rowleyproperties.com