

OFFERING MEMORANDUM

VENTURE COMMERCE CENTER

*±1,913 SF Two-Story Office
Condo Available in Snoqualmie
Ridge's Premier Business Park*

8024 BRACKEN PL SE | SNOQUALMIE, WA

km Kidder
Mathews

THE OFFERING

Rare opportunity to own a well-appointed, two-story office condominium in Venture Commerce Center

The unit offers an efficient layout with three private offices, a conference room, kitchenette, and open bullpen – ideal for a professional or service-based user. Furniture may be made available with the sale. Minutes from I-90 and surrounded by quality ownership and established users

ADDRESS	8024 Bracken Pl SE, Snoqualmie, WA
BUILDING / UNIT	Building B / Unit 8024
TOTAL SIZE	±1,913 SF
CONFIGURATION	Two stories, all office
LAYOUT	3 private offices, conference room, kitchenette, bullpen
FURNITURE	May be made available with sale
ZONING	Business Park (BP)
YEAR BUILT	2008
ASKING PRICE	\$670,000 (\$350/SF)

\$670K

ASKING PRICE

\$350

PRICE/SF

±1,913 SF

TOTAL SIZE



SITE PLAN

Unit 8024 is in Building B with access to dedicated parking and primary drive aisles.



FLOOR PLAN

- 3 private offices

Conference room

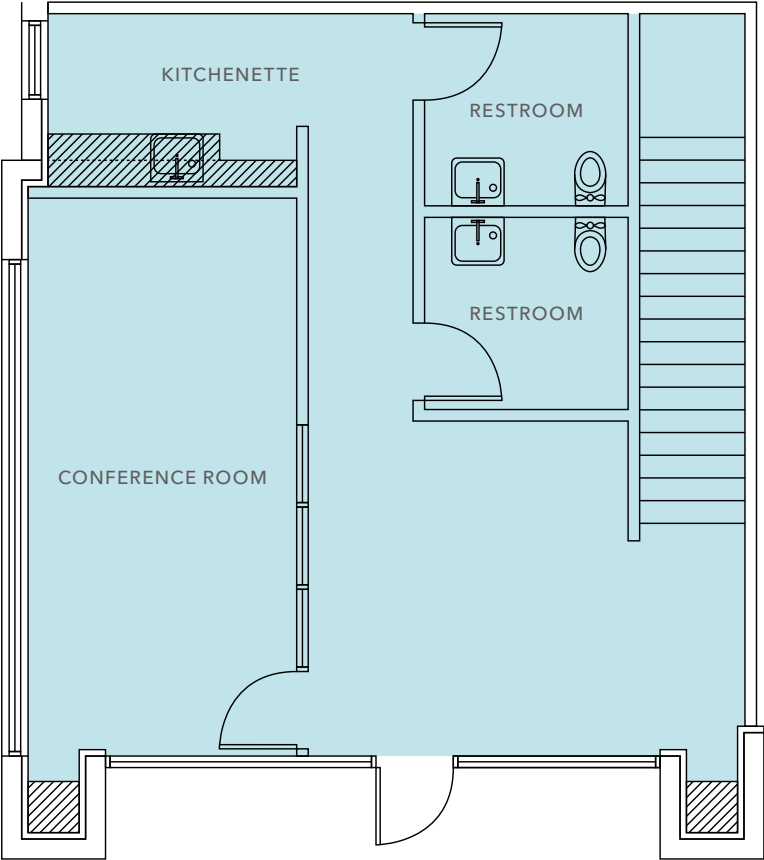
Kitchenette
- Open bullpen

Two stories

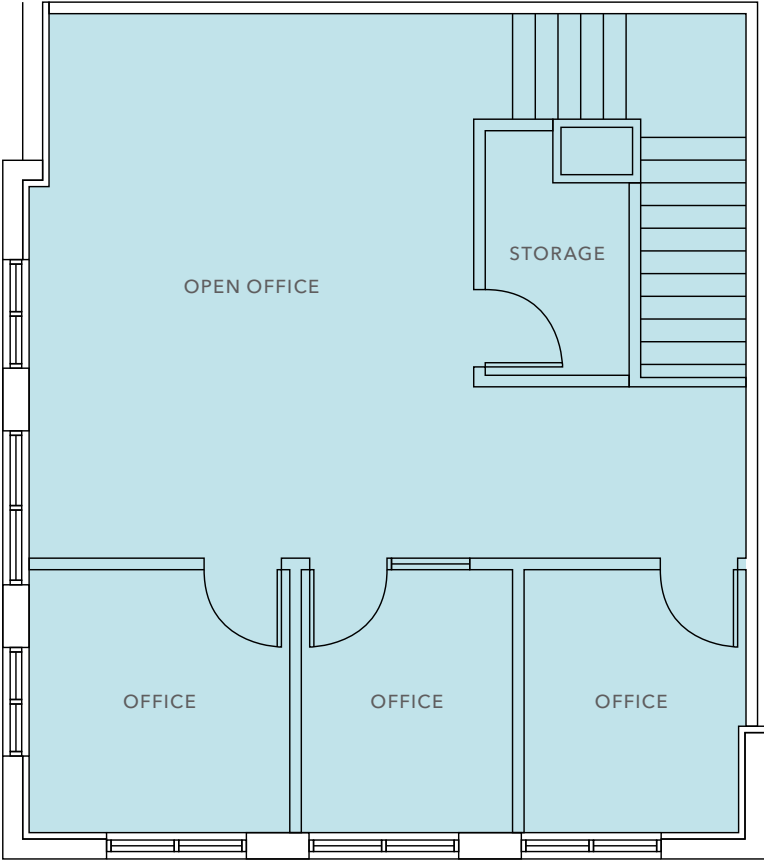
Furniture available

±1,913 SF
TOTAL SIZE

\$670K
ASKING PRICE



FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW



Located in the heart of Snoqualmie Ridge Business Park, near SE Center Street and Bracken Place SE. The property provides excellent access to I-90 and is surrounded by strong local amenities including Safeway, Starbucks, and The Club at Snoqualmie Ridge.

12 MIN *25 MIN* *34 MIN*
TO ISSAQUAH TO BELLEVUE TO SEA-TAC AIRPORT

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2025)	9,378	18,996	26,100
PROJECTED POPULATION (2030)	9,148	18,549	25,649
MEDIAN AGE	37.7	38.6	39.6

INCOME & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
ESTIMATED AVG HH INCOME (2025)	\$282,601	\$253,742	\$244,135
PROJECTED AVG HH INCOME (2030)	\$284,010	\$255,696	\$245,452
ESTIMATED MEDIAN HH INCOME (2025)	\$220,649	\$201,969	\$193,038
PROJECTED MEDIAN HH INCOME (2030)	\$220,464	\$203,038	\$193,252
ESTIMATED PER CAPITA INCOME (2025)	\$90,907	\$84,968	\$84,428
TOTAL BUSINESSES	332	681	1,175
TOTAL EMPLOYEES	3,651	6,783	10,559
WHITE-COLLAR WORKERS	81.6%	79.8%	78.9%
BLUE-COLLAR WORKERS	18.4%	20.2%	21.1%
WORK AT HOME	25.0%	26.7%	25.9%

5-MILE RADIUS

26,100	1,175	10,559
EST. 2025 POPULATION	TOTAL BUSINESSES	TOTAL EMPLOYEES

Data Source: ©2026, Sites USA



Local Employers

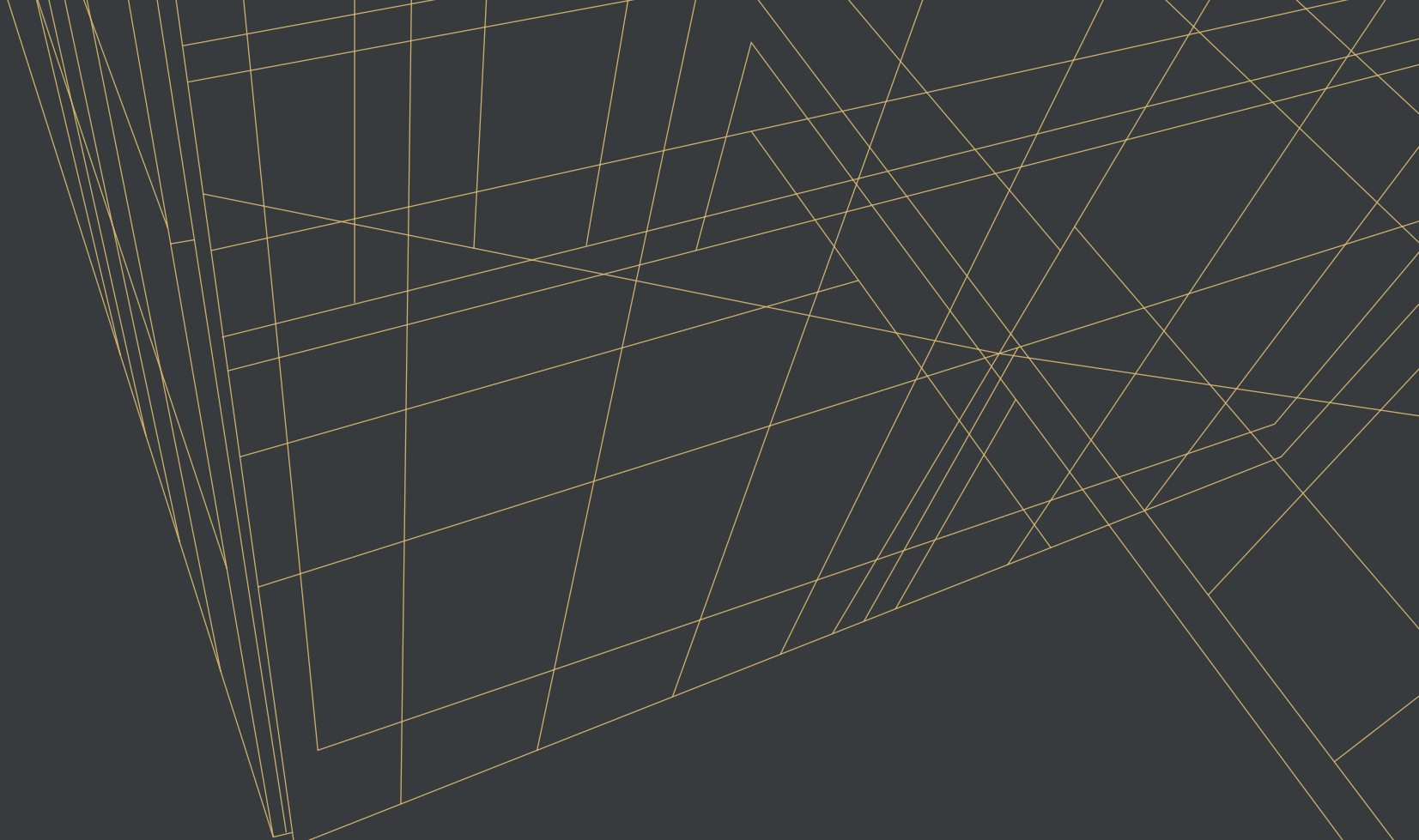
Brawner & Company	Microconnex
Cascade Mountain Tech	Puget Sound Energy
Gladiator Technologies	Spacelabs Healthcare
HO Sports Company	Technical Glass Products
LKD Aerospace	Zetec



EXAMPLE FINANCING SCENARIO

For illustrative purposes only. All figures are estimates and subject to change. Buyer to verify all loan terms, rates, and payments directly with their lender.

PURCHASE PRICE	\$670,000
LOAN PROGRAM	Conventional (owner-user)
DOWN PAYMENT	15% (\$100,500)
LOAN AMOUNT	\$569,500
INTEREST RATE (EST.)	5.29%
AMORTIZATION	25 years
MO. PRINCIPAL & INTEREST	±\$3,425/mo
ANNUAL DEBT SERVICE	±\$41,100
ALL-IN MONTHLY OWNERSHIP	
- MORTGAGE P&I	\$3,426/mo
- CAM / HOA	\$660/mo
- PROPERTY TAX	\$479/mo
Estimated All-In	±\$4,565/mo



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