

REGENCY GROUP INC. PRESENTS

# Mercer Island - Caledonian Office Building **1350sf FOR LEASE/ONLY 1 SPACE LEFT**

3023 80TH AVE SE, MERCER ISLAND, WA 98040



**AVAILABLE OCTOBER 2010**

**1350 SQ. FT.  
SPACE 201**

**2850 RECENTLY LEASED**

**REGENCY GROUP INC.**

11711 SE 8TH STREET, SUITE 310  
BELLEVUE, WA 98005

**ROBB TURNER, EXCLUSIVE BROKER**

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This is a great property close to restaurants, buses and downtown Mercer Island with easy access to all freeways. A two minute walk to beautiful Mercerdale Park . Building owner also a tenant occupying the balance of the building so management is readily available.

Space is in "turn-key" condition previously occupied by a law firm who is moving to larger quarters elsewhere.

3 privates, conference room, work room, reception area or up to 4 private offices.

- Classy space in a great location
- DSL ready
- Close to I-90 & all amenities
- Easy access to Seattle/Bellevue
- Private balcony
- 2 free on site assigned parking spaces
- Ample free street parking
- **Just \$25psf/full service**

