

For Sale



Kohles Professional Center — Stanwood, WA



EXCLUSIVELY REPRESENTED BY

John Mitzel, Broker
Commercial Sales & Leasing
360.661.5351
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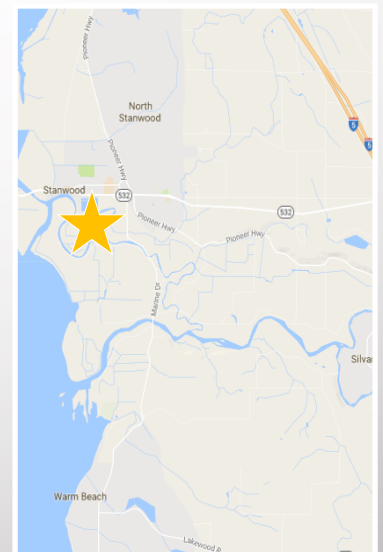
Professional Office Space

26231 72nd Avenue NW
Stanwood, WA 98292

FOR SALE: \$1,795,000

PARCEL #: 32042900202700

- Class A office space
- Newer building with 9' ceilings
- 5 minutes from I5, Exit 213
- 5 different office combinations
- Two story building with elevator
- Full height storage in Basement
- Ample parking
- High end finishes & natural light





Class A Offices | 7 Minutes from I-5 | 5 Suite Combinations Available



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Opportunity for Professional Office Owner User Occupancy and Investment with additional Tenants! The Owner of "Kohles Professional Center" located at 2631 72nd Ave. NW Stanwood, WA is retiring and moving out of one of the best Professional Buildings in North Snohomish County. The building has 5,652 of rentable S.F. on two floors with second floor serviced by an elevator. Also, there is a full height Basement Level that can be used for storage and other uses. This building was built on a 19,166 S.F. lot by the present owner in 2008 after he moved his Law Practice from Seattle to Stanwood. The location is 7 minutes from I-5 exit 212 and is in an area of Professional Services including Medical, Dental, Legal and Consulting. Owner financing may be available for a credit Buyer.



Suite 102



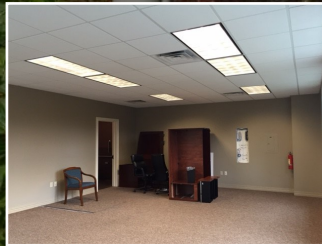
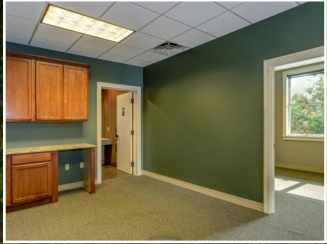
Suite 103



Suite 104



Suite 202



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Additional Interior Photos





NORTH SOUND
COMMERCIAL



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Performa Lease NOI Analysis

Location: 26231 72nd Ave		Square Ft.	Rate	Base Rent \$	Base Rent \$	Cents Per	NNN \$	NNN \$	NNN \$	Total \$	Total \$
NW Stanwood WA 98292		Rentable	per Sq. Ft.	Annual	Monthly	Month	per Sq. Ft.	Annual	Monthly	Annual	Monthly
Building Location 2018											
Suite 101	Leased	750	\$20.12	\$15,088	\$1,257		\$4.85	\$3,638	\$303	\$18,725	\$1,560
Suite 102	Leased	785	\$16.00	\$12,560	\$1,047		\$4.85	\$3,807	\$317	\$16,367	\$1,364
Suite 103	Vacant	785	\$16.00	\$12,560	\$1,047		\$4.85	\$3,807	\$317	\$16,367	\$1,364
Suite 104	Leased	785	\$16.00	\$12,560	\$1,047		\$4.85	\$3,807	\$17	\$16,367	\$1,364
Suite 201	Leased	732	\$21.91	\$16,037	\$1,336		\$4.85	\$3,550	\$296	\$19,587	\$1,632
Suite 202	Vacant	1,290	\$19.00	\$24,510	\$2,043		\$4.85	\$6,257	\$521	\$30,767	\$2,564
Suite 203	Leased	525	\$18.00	\$9,450	\$788		\$0.85	\$2,546	\$212	\$11,996	\$1,000
1 year total		5,652	\$18.18	\$102,765	\$8,564		\$4.85	\$27,412	\$2,284	\$130,177	\$10,848

