



FOR LEASE  
3927 Colby  
Avenue  
Everett,  
Washington  
98021

# COLBY AVENUE

*Great layout for professional services space in stand-alone building off Colby Ave, in Everett!*

- ◆ 6 Offices, 2 conference rooms, kitchen, storage
  - ◆ High visibility on Colby Ave
    - ◆ Port Gardner area
    - ◆ Easy Access to freeways
  - ◆ 3-5 Reserved parking stalls

**\$15 + NNN**

**Two Floors Combined**

**2,278 SQFT**



Matthew Royal:  
matthew@royalcommercialcorp.com

royal commercial corp.  
611 Market Street | Suite 8  
Kirkland | WA 98033  
425 - 952 - 4000

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## Office Highlights

- Highly visible frontage on Colby Ave
- Stand- Alone Building with 6 offices
- Large kitchen, ample storage
- Exterior signage available
  - 3+ dedicated parking
- TI's Available with Long Lease Term
- Adjacent to Everett Clinic & Major Bus Lines
  - Immediate Availability

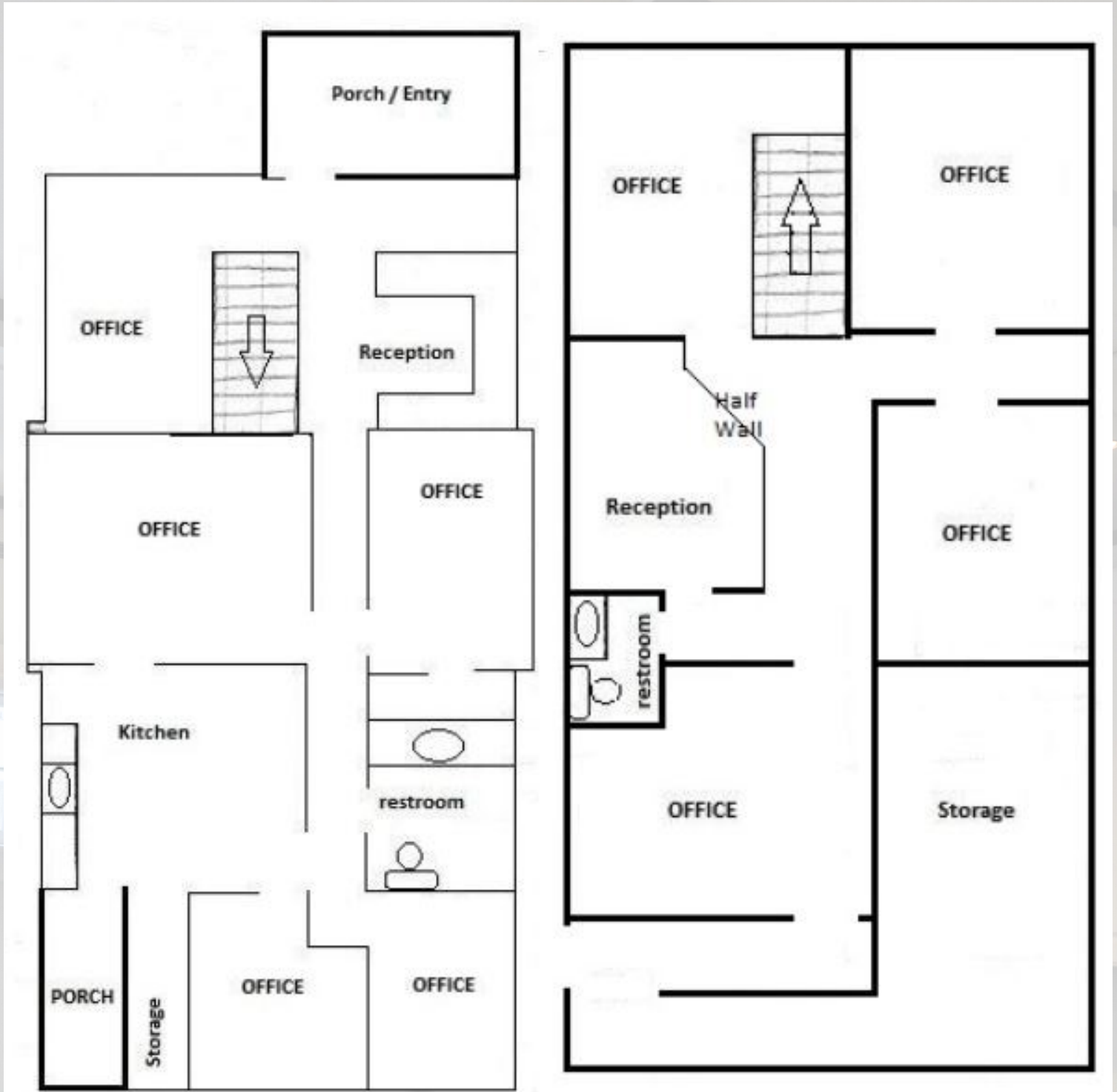


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# Everett, WA 98201 Data & Demographics (As of July 1, 2018)

## POPULATION

Total Population	33,003
Population in Households	29,905
Population in Families	19,653
Population in Group Qtrs	3,098
Population Density <sup>2</sup>	1,860
Diversity Index <sup>3</sup>	55

## HOUSING

Total Housing Units	14,977 (100%)
Owner Occupied HU	5,427 (36.2%)
Renter Occupied HU	8,385 (56.0%)
Vacant Housing Units	1,165 (7.8%)
Median Home Value	\$294,219
Average Home Value	\$357,578

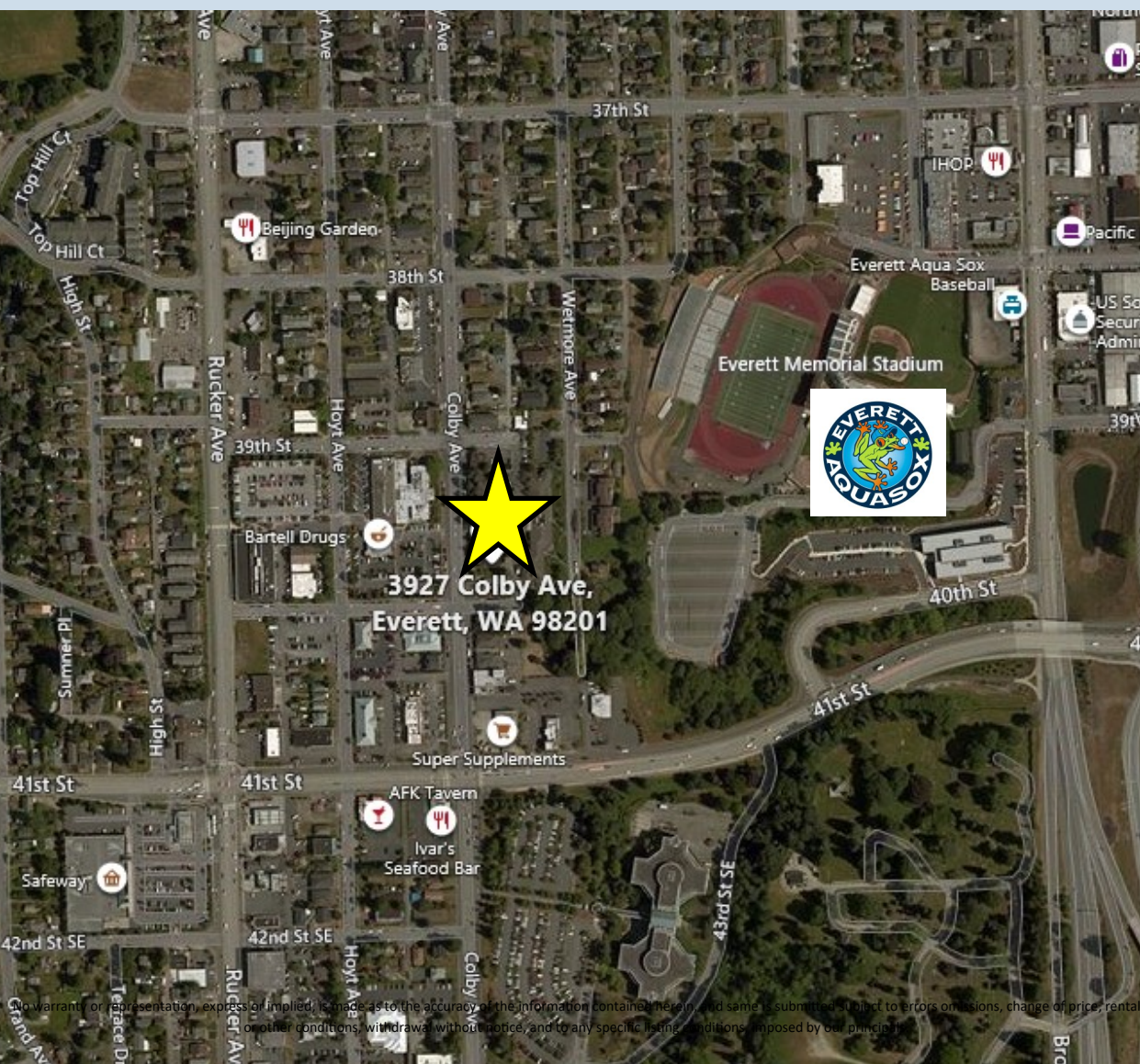
## INCOME

Median Household Income	\$48,804
Average Household Income	\$65,958
Per Capita Income	\$30,262

## HOUSEHOLDS

Total Households	13,812
Average Household Size	2.17
Family Households	6,450
Average Family Size	3

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