



## Single Tenant Opportunity

OFFICE ■ RETAIL ■ BEVERAGE ■ FOOD SERVICE ■ BEAUTY SALON

Unique single tenant opportunity in downtown Everett across from Funko and local institution, Karl's Bakery. Highly walkable location with both county and city courthouses and government offices located two blocks away; business and personal services as well as daytime and evening food and beverage options are within a short walk. Recent multi-family developments have added over 670 units to downtown Everett with more than 250 units in planning and permitting.

The available street level space boasts high ceilings, three private offices, open works area, reception, break room and two restrooms. Parking off the rear of the property offers up to four parking stalls. Nearby Port Gardner Garage offers hourly, daily and monthly parking. Please contact us to schedule a viewing of the space and to learn more about this opportunity.



### Contact

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|                      |                            |
|----------------------|----------------------------|
| Building SF          | ~4,393                     |
| <b>Available RSF</b> | <b>~4,393</b>              |
| Lease Rate           | \$14.50 - \$22.00 SF Gross |
| Land SF              | 9,147                      |
| Zoning               | UM                         |
| Parking              | Up to 4 stalls on-site     |
| Year Built           | 1928                       |

Centrally located in downtown Everett with quick access to Interstate 5, State Route 2, Highway 99 and Everett's waterfront. Everett Transit stops along Hewitt Avenue provide direct access to Everett Station and regional transit options.



