



## 145 Cascade Place Suites 106 & 109, Burlington WA

### Highly Visible Retail Space(s)



FOR  
LEASE

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Highly visible retail space in Burlington Washington. Centrally located near Cascade Mall, Fred Meyer, Target and many other amenities. Easily access from I-5.

There is an opportunity to combine two adjacent spaces for a total of 2,505 SF.

Suite 106 is 1,336 SF and Suite 109 is 1,205 SF. Both units contain:

- Restroom
- Rear Office & Storage
- Heating & Air Conditioning
- Main entry Marquee sign (70 ft. Pylon Signage on Burlington Blvd.)



**Rentable SF (106/109):** 1336 SF / 1,205 SF

**Ample Parking:** 120 uncovered

**Base Rent:** \$16 - \$18/ SF + NNN (\$7.70)

**Zoning:** C-1 (Commercial)

**Traffic Counts:** 24,812 per day

### Gage Commercial Real Estate

📍 1313 E Maple St. Suite 217  
Bellingham, WA

☎ (360)-483-0508

### Greg Martineau, CCIM

☎ (360) 820-4645

✉ Greg@GageCRE.com

### Tracy Carpenter

☎ (360) 303-2608

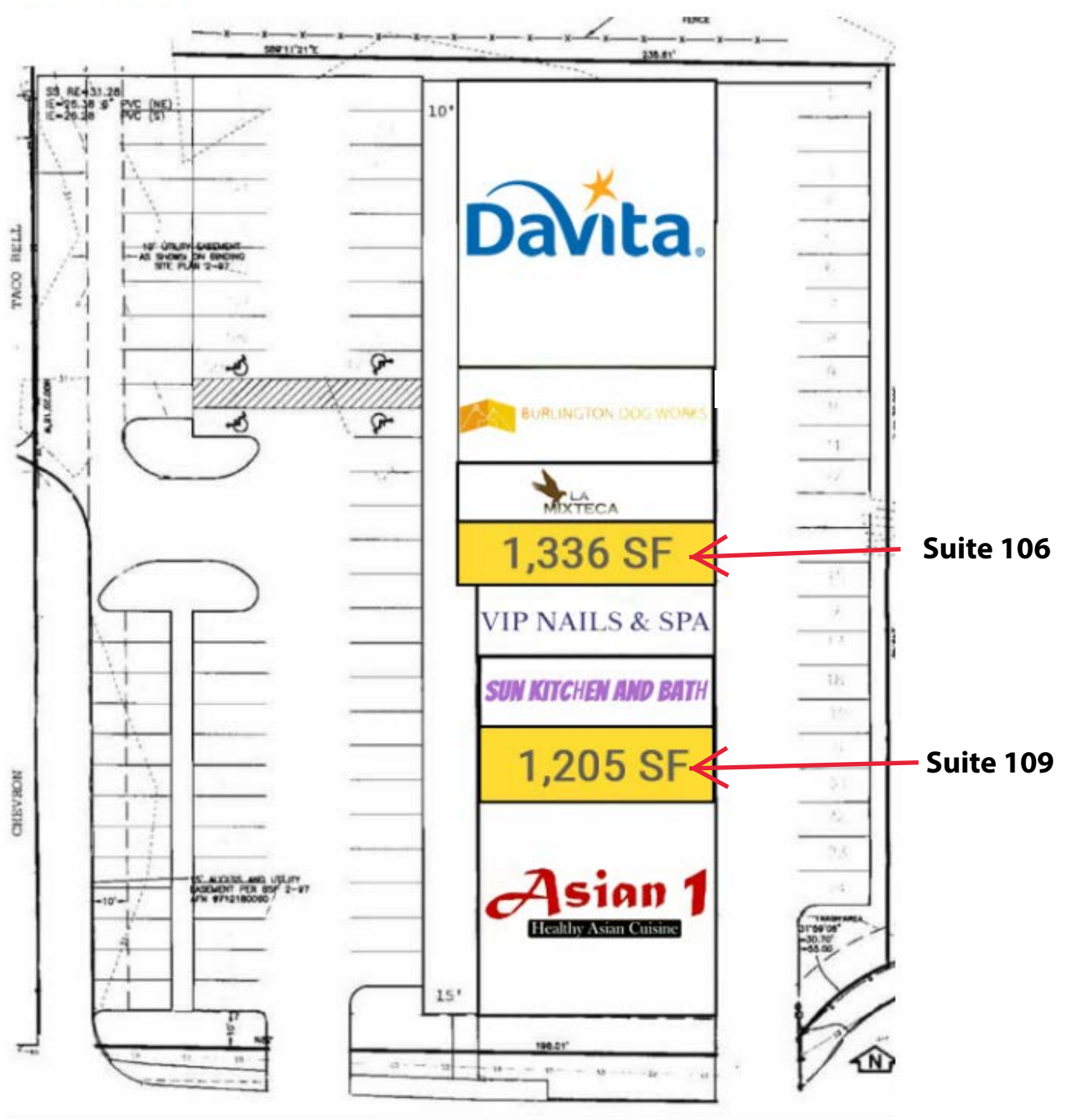
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*Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.*



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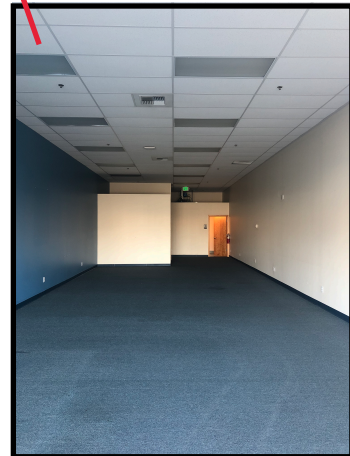
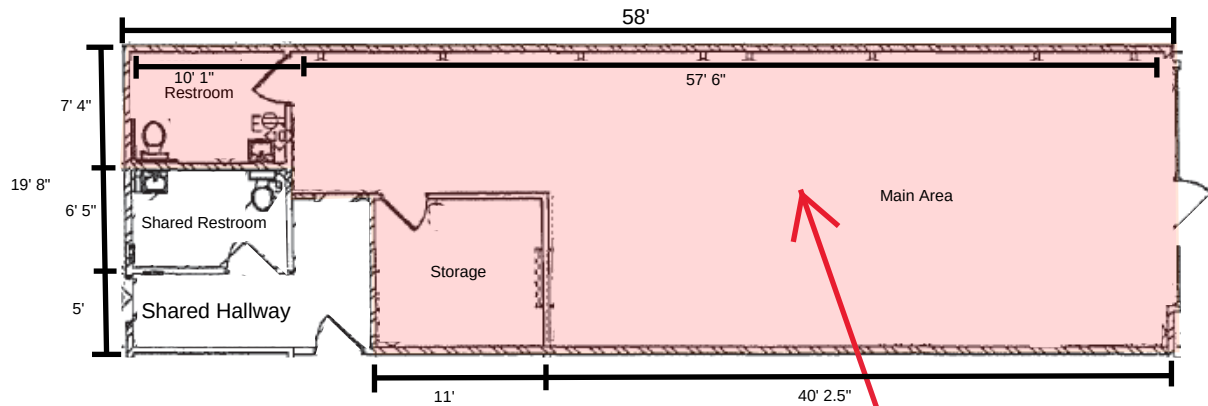
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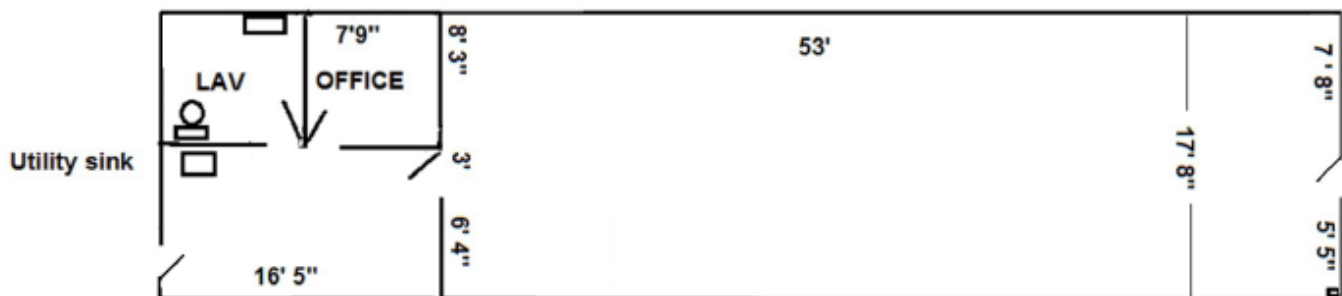
## 145 Cascade Place Suites 106 & 109, Burlington WA

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#### Suite 106- 1336 SF



#### Suite 109- 1205 SF



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## 145 Cascade Place Suites 106 & 109, Burlington WA

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#### Nearby Businesses



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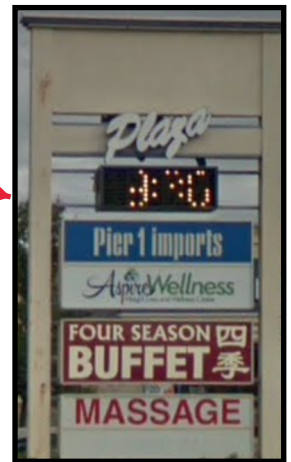




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### Nearby Businesses- Close Up



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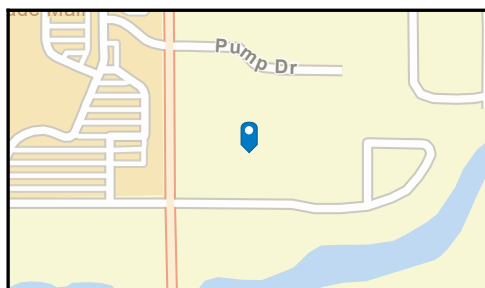
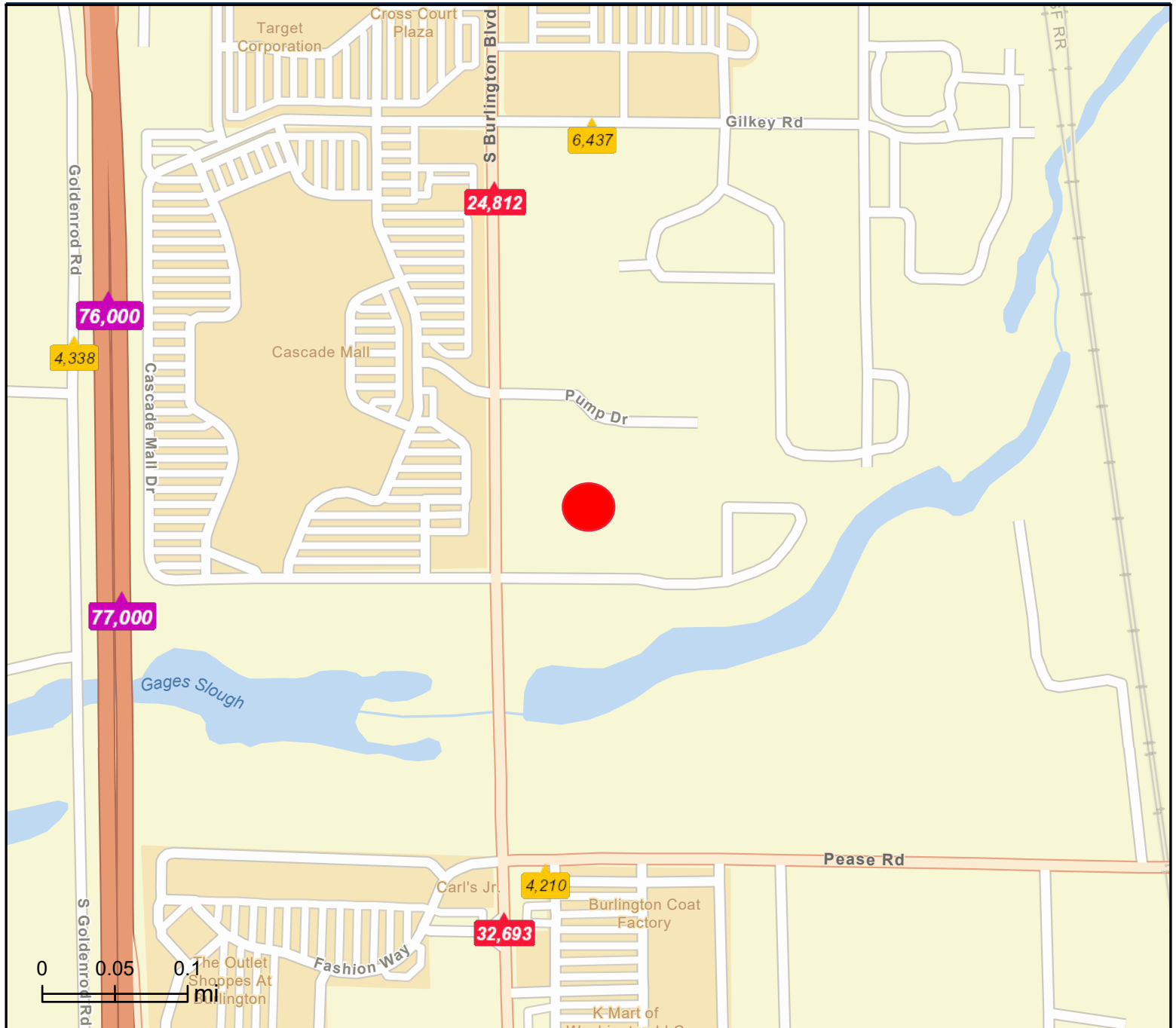
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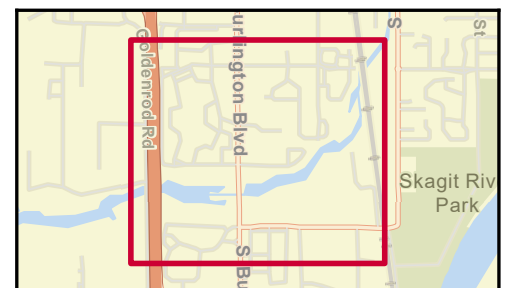
## Traffic Count Map - Close Up

145 Cascade Pl, Burlington, Washington, 98233  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 48.46064  
Longitude: -122.33441



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

March 17, 2021