



1 116 FIRST STREET, SNOHOMISH, WA

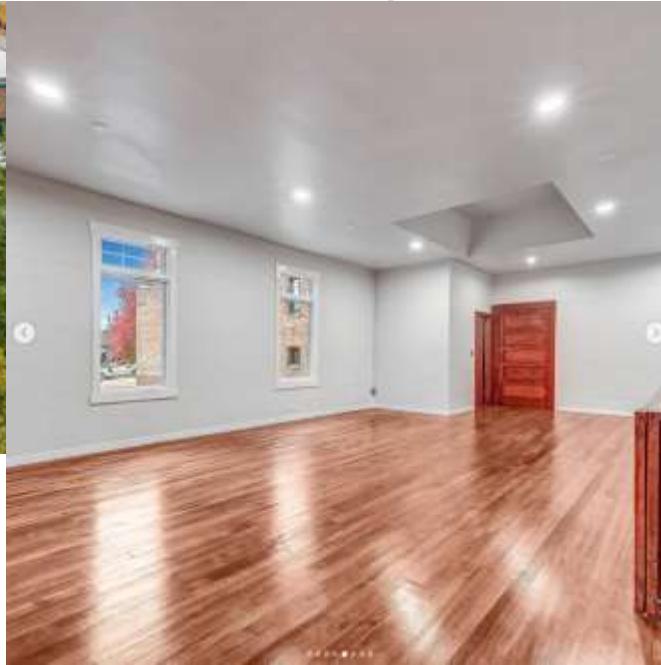


# RETAIL

FOR LEASE | HISTORIC SNOHOMISH

An exceptional retail opportunity, located on the prime shopping corridor of 1<sup>st</sup> street. This 880-square-foot retail space on the mezzanine floor above Le Menagerie, a French country home décor boutique shoppe, is available to lease beginning May 1. With its prominent location and ample foot traffic, it offers a highly desirable leasing option for small business owners who aren't ready to commit to much larger spaces.

**This gem won't be available for long. This is part of the Historic District—a 26-block area along the Snohomish river.**



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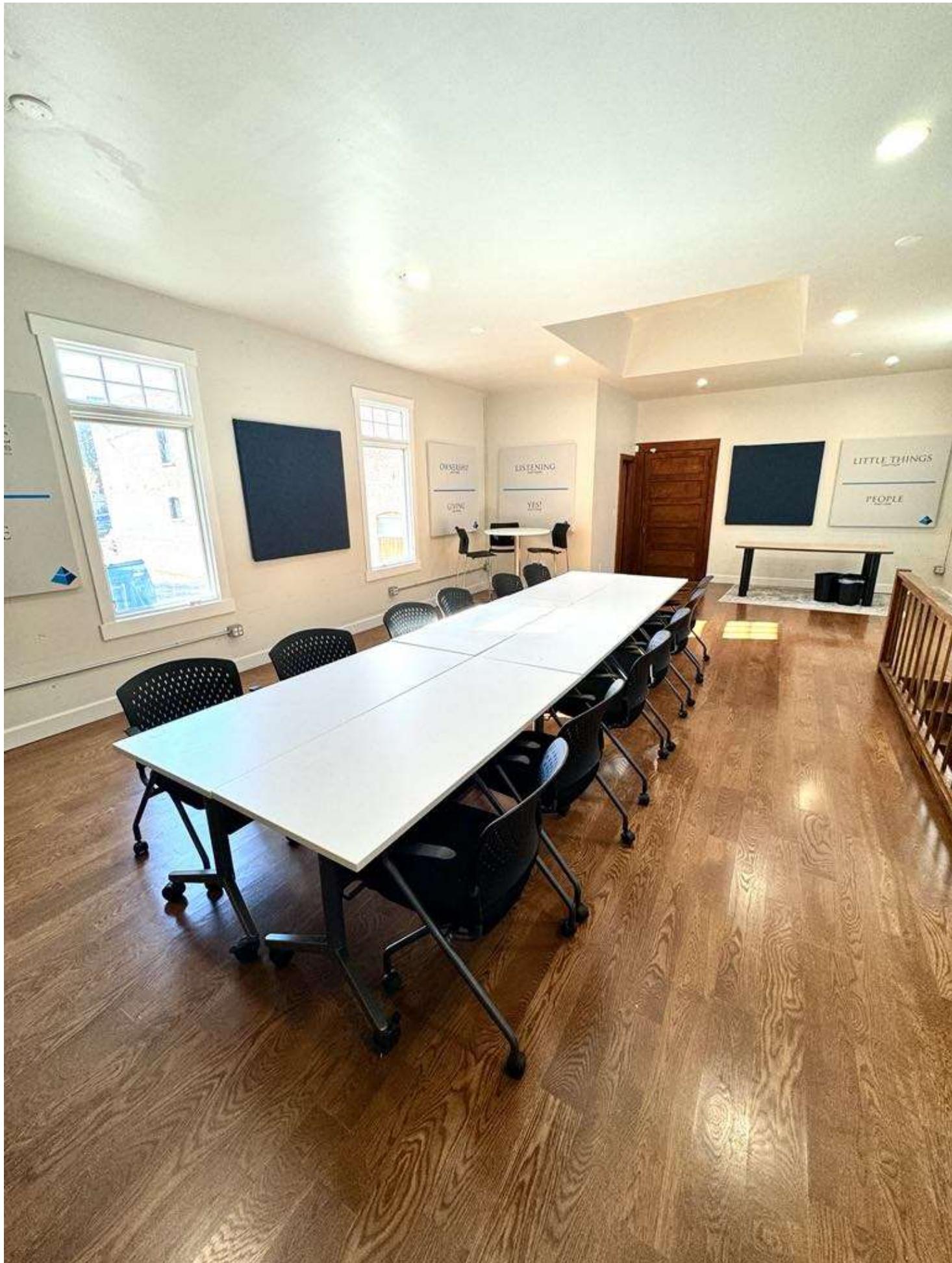
**1116 1<sup>ST</sup> STREET**

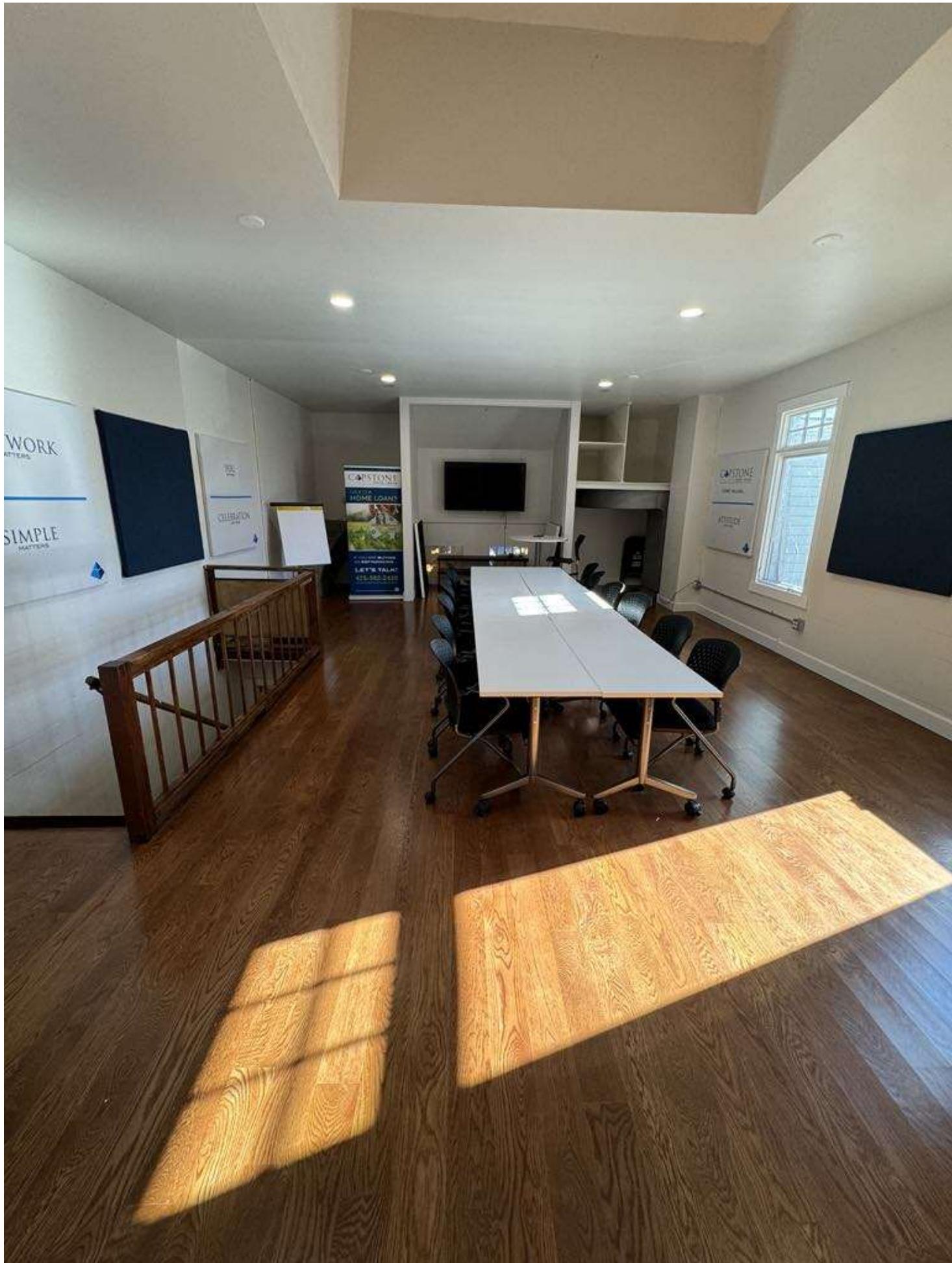
**RETAIL FOR LEASE | HISTORIC SNOHOMISH (BUILT IN 1911)**

**FLOOR 2 | 880 SQUARE FEET**

<b>LOCATION</b>	1116 FIRST STREET SNOHOMISH, WA 98290
<b>2<sup>ND</sup> FLOOR</b>	880 SF TOTAL
<b>PRICE</b>	\$25/SF/YEAR \$1833/MONTH
<b>LEASE TYPE</b>	NNN (EST. \$5.74 /SF) \$421/MONTH <small>*RENT ESC TYPE: 3% ANNUALLY</small>
<b>LEASE TERM</b>	29 MONTHS YEAR 1: MAY 1, 2025 – SEPTEMBER 30, 2025 YEAR 2: OCTOBER 1, 2025 – SEPTEMBER 30, 2026 YEAR 3: OCTOBER 1, 2026 – SEPTEMBER 30, 2027  WITH OPTION TO RENEW FOR A 3-YEAR LEASE THEREAFTER
<b>PARKING</b>	INCLUDES ONE PARKING SPACE IN BASE LEASE
<b>POSSESSION</b>	MAY 1, 2025
<b>ENTRANCE</b>	INSIDE LE MENAGERIE SHOPPE
<b>FEATURES</b>	2 WINDOWS, BATHROOM IN UNIT, REAR ACCESS DOOR
<b>ADDITIONAL</b>	THIS IS A SUBLEASE OPTION FROM THE CURRENT SHOPPE OWNER.







## Mezzanine

Ceiling Height 10'-1"

