



1 116 FIRST STREET, SNOHOMISH, WA

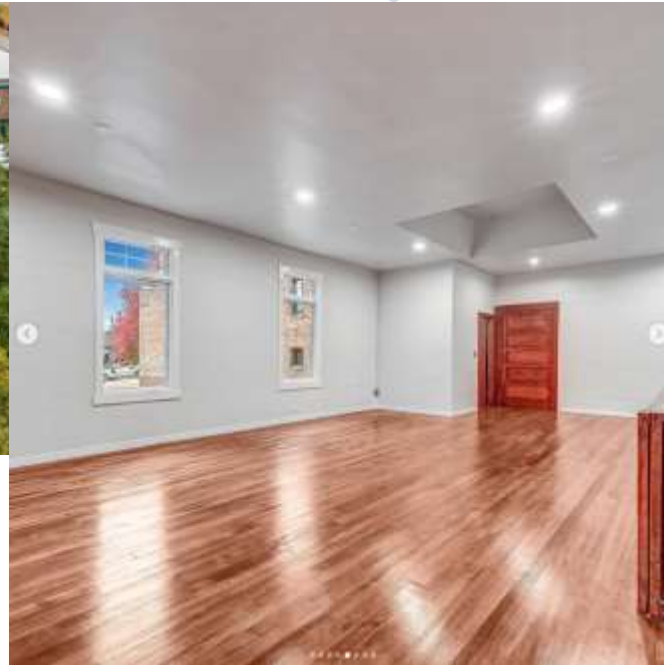


RETAIL

FOR LEASE | HISTORIC SNOHOMISH

An exceptional retail opportunity, located on the prime shopping corridor of 1st 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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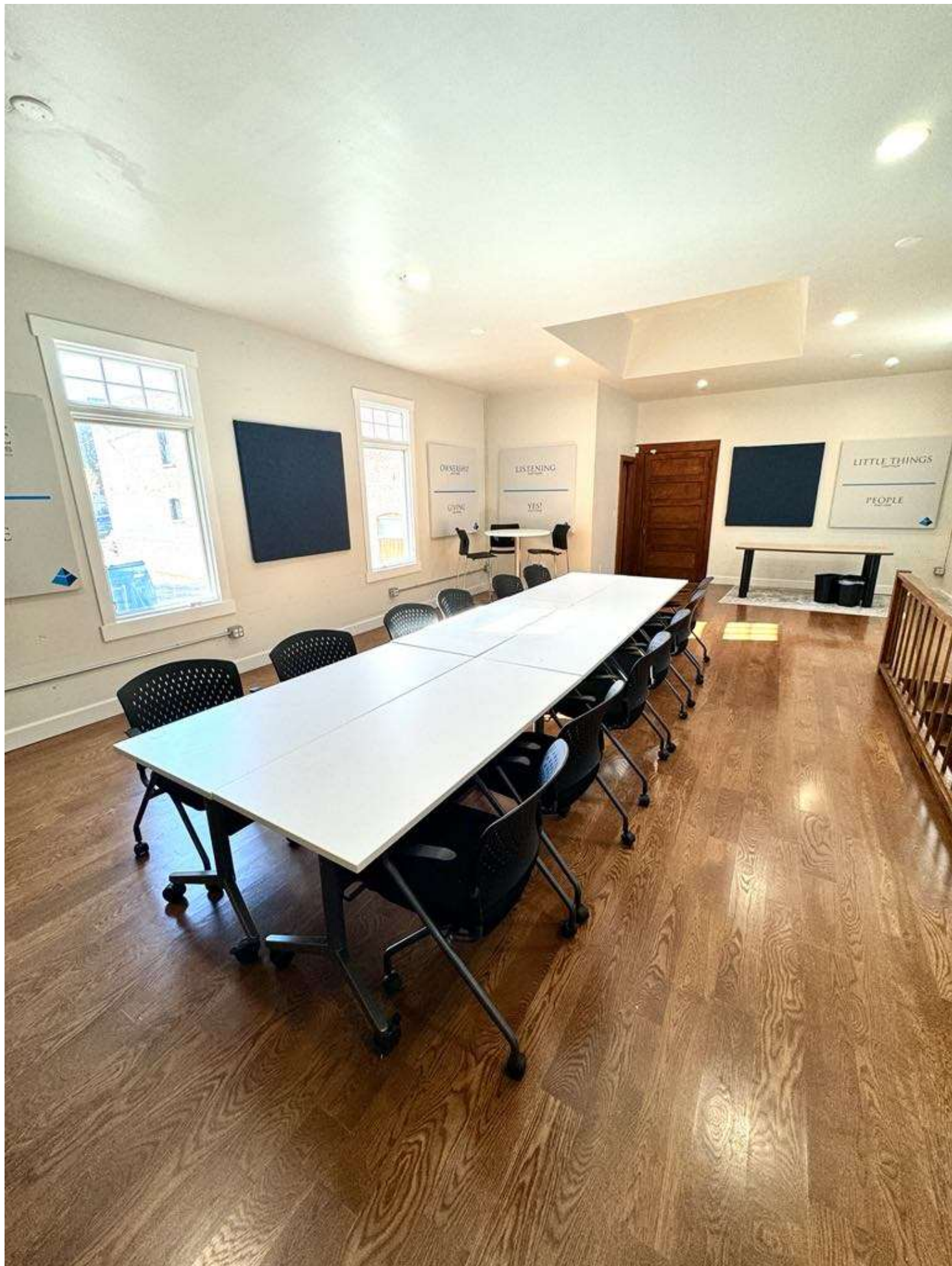
1116 1ST STREET

RETAIL FOR LEASE | HISTORIC SNOHOMISH (BUILT IN 1911)

FLOOR 2 | 880 SQUARE FEET

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







Mezzanine

Ceiling Height 10'-1"

