

Office | Available

CBRE

10025 Building

10025 19th Ave SE, Everett, WA

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Property Profile

The Class A 10025 Building was constructed in 2006 and is a total of 16,310 sq ft on two floors. It is brick, masonry and steel construction with an abundance of glass and a dramatic lobby staircase. The property is 43,813 sq ft and is Zoned MU (mixed use) in the city of Everett. The top floor is owner occupied by a dental group that provides a medical professional stability to the excellently maintained property. There are 72 parking spaces.

Available

The Opportunity

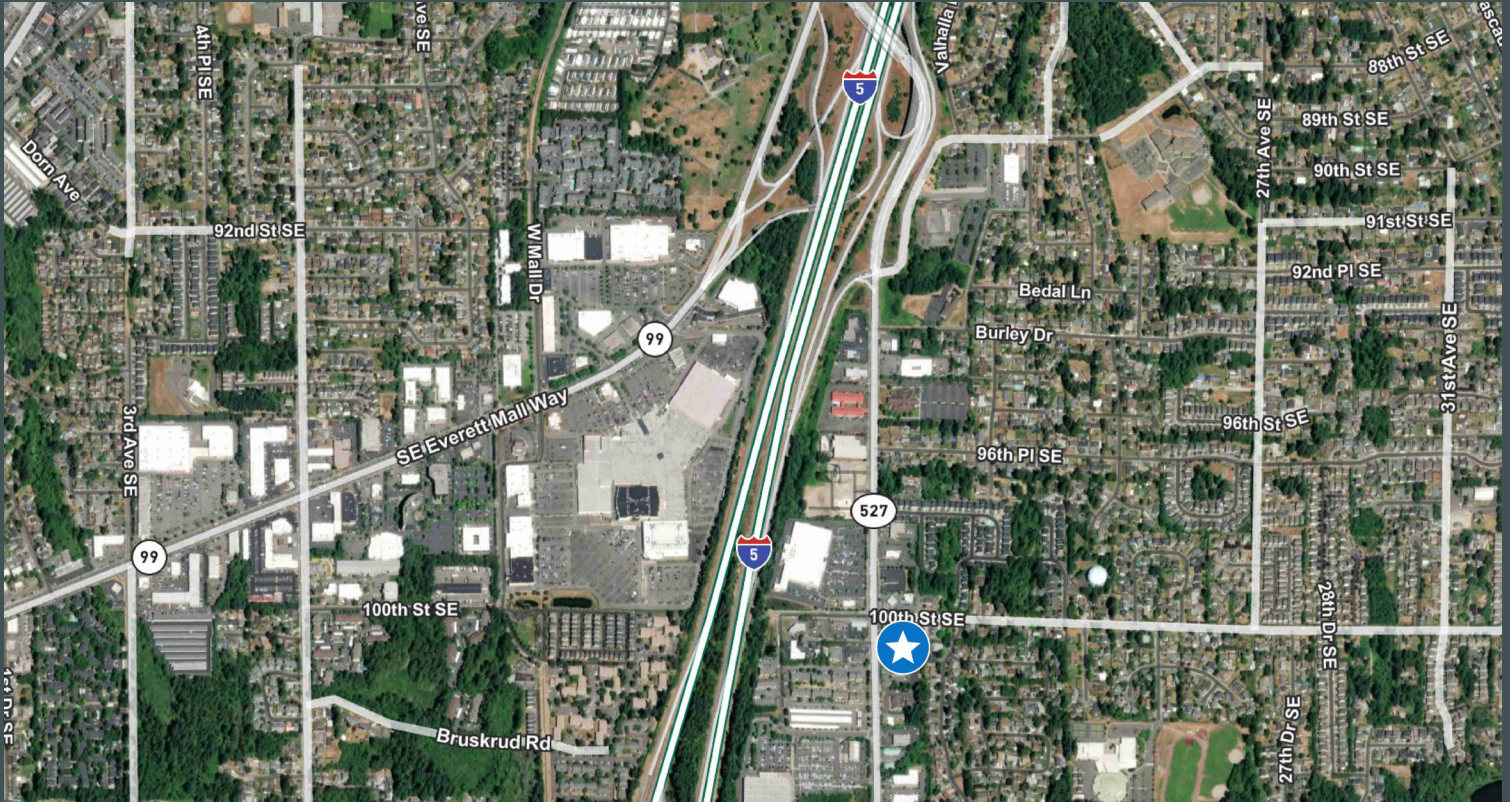
The first floor is available for lease (5,150 sq ft) or purchase (8,356 sq ft) in a condominium structure. The original owner/developer occupies 5,150 sq ft of the first floor which will be vacated for a new lessee or owner. The two smaller suites of 1,207 sq ft and 977 sq ft are currently leased. Leases are available to review upon fully executed Confidentiality Agreement. Asking lease rate is \$23.00 NNN (NNN's are \$5.86/sq ft) and asking purchase price is \$2,900,000.00 (\$347/sq ft). The Opportunity includes prominent monument signage.



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The Market

CBRE's 1st Quarter Puget Sound Office Report shows the Everett market with a 19.5% vacancy rate and a Class A average asking gross lease rate of \$34.40.

The 10025 Building is Class A and zoning allows for medical use. Sales in Everett have ranged from \$197 per sq ft to \$427 per sq ft.

Please contact Brokers for tours and do not disturb tenants.

Contact Us

Dean Johnson

+1 425 462 6918

dean.johnson@cbre.com

Chris Johnson

+1 425 462 6945

chris.johnson3@cbre.com

CBRE, Inc.

929 108th Ave NE, Suite 700

Bellevue, WA 98004

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