

**CEDARSIDE
BUILDING C
NEW CONSTRUCTION
RETAIL/OFFICE SUITES FOR LEASE**





CEDARSIDE

7006 268TH ST NW
STANWOOD, WA 98292

BUILDING C

RETAIL/OFFICE SUITES AVAILABLE
WITHIN NEWLY BUILT MODERN
APARTMENT/TOWNHOME COMMUNITY



Welcome to Stanwood
Northwest Living & Working
at its finest



CEDARSIDE: BLDG C

Grand Opening: April 2027



OFFERING SUMMARY

**KW COMMERCIAL, GSWA MCI LLC
IS PLEASED TO PRESENT:**

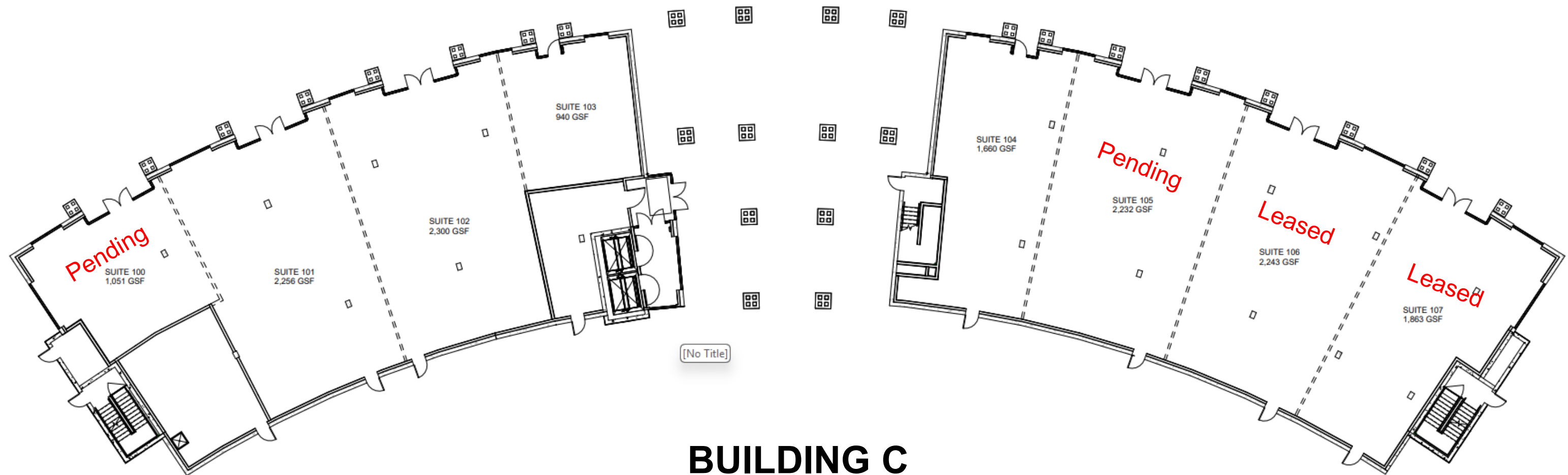
CEDARSIDE: RETAIL/OFFICE SUITES

PROPERTY HIGHLIGHTS:

- Zoning: Retail & Office (Mixed Use)
- Plenty of Parking
- Walkable 516-Unit community
- Combine two-2 businesses into one suite for a Restaurant + Brewery OR Bakery, Ice Cream shop, Office for insurance and so much more.
- Stanwood High School right across the street
- Surrounded by Single Family Residence
- Bring your Vision to this growing Stanwood area!
- Call for tours since the property is still being built out
- Minutes from I-5

Welcome to Stanwood!





**\$25.00 +
NNN**

**LEASE PRICE
PER SF**

**940–6,547 or
1,660-7,998
RSF**

RETAIL SF PER BLDG

Premier Location in Stanwood

Excellent Hwy 532 exposure
Class A Building and finishes.

Suites are Vanilla Shell
Suites can be combined

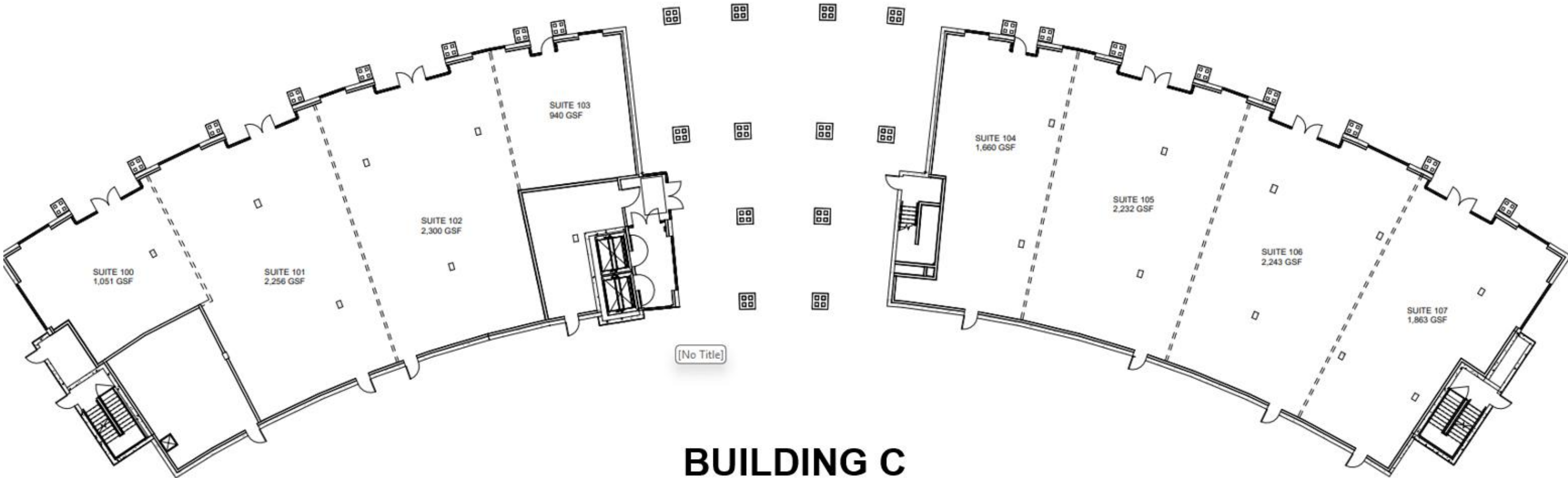


**60 Stalls +
CALL FOR MORE
INFO**



**EASY ACCESS TO
Hwy I-5**

Site Plan “EXHIBIT B”



BUILDING C

Pet Relief Area “EXHIBIT C”



Located here

CEDAR SIDE: BLDG C

SITE PLAN

CEDAR SIDE MIXED USE DEVELOPMENT

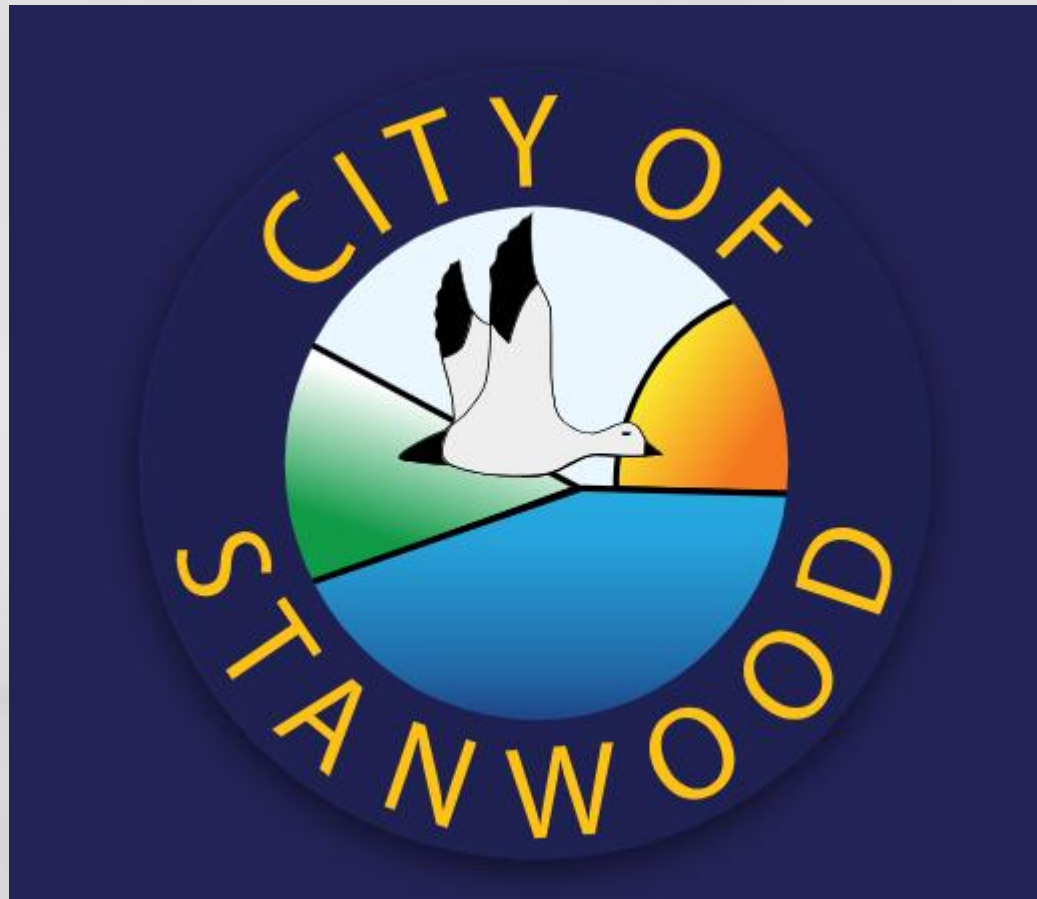




VANILLA SHELL CONDITION

Floors	Concrete decking
Electrical	200 amps of 3 phase to each unit.
Sub metered	Each unit sub metered
HVAC	Each demised unit will be supplied with a mini split unit for heating and cooling.
Water	Landlord will install a 2" line. Water is shared and will be prorated to each tenant based on consumption.
Vent	Venting for mini split will be available for each unit.
Sanitary	Landlord has provided a four inch (6") sanitary waste lateral below the slab of each suite.
Grease Interceptor	No Grease interceptor for C.
Natural Gas	No natural gas supply to C.
Demising Suite Walls	Internal walls can be added to preference and certain units can be combined by a 7' x 8' tall passthrough between units.
Sprinkler	Landlord has provided sprinkler system distributed throughout all units to accommodate shell occupancy.

Overview



Stanwood is the commercial and cultural hub of the greater Stanwood/Camano community. The City has retained its small-town character and sense of community. The City's historic resources have been preserved and the connections to the surrounding agricultural land and rural environment have been strengthened.

New residential neighborhoods and commercial centers form an aesthetically pleasing community character. Residents and visitors are able to move safely through the City to ease conflicts between pedestrians, bicyclists, and automobiles, and reduce suburban sprawl. The City and community work cooperatively together to promote tourism, access to local natural features, and special events.

Community Attractions

A new train station opened in the fall of 2009. Near the station, visitors will find [Ladders and Lace](#), [Guided Gallery](#), and many other unique shops within a one-block walk. When the hungry bug bites, Stanwood has [Mammoth Burger](#), [Amigo Mexican Restaurant](#), [Jimmy's Pizza and Pasta](#), and the [Cookie Mill](#), just to name a few. If music is your thing, join us for the Stanwood Summer Concert Series or karaoke at the [Stanwood Hotel and Saloon](#). Stanwood farms feature fresh locally grown produce throughout the spring, summer, and fall.

The Municipal Parking lot behind the Stanwood Police Station is the site for the [Stanwood Farmer's Market](#) throughout the summer. The [Twin City Idlers](#) host a huge car show on the last Sunday in June. The first weekend in August is devoted to the [Stanwood/Camano Fair](#), a country fair with all the animals and exhibits you would expect from a quality event. Stanwood also plays host to Movies in the Park.

More information on events can be found at the [Discover Stanwood-Camano website](#).

STANWOOD, WASHINGTON

About Stanwood

The City of Stanwood is a charming rural town located in north Snohomish County. The area is celebrated for its rich Scandinavian history, vibrant community and agricultural roots. Stanwood offers a unique blend of quaint rural charm and contemporary urban conveniences. The city itself is made up of a small, hardworking team, committed to providing community members with quality services.



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7006 268th St NW Stanwood, WA 98292

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As the Tenant, it is the Tenants responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MCI LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Tenant and Tenants tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate lease, Tenant and Tenants legal and financial advisors must request and carefully review all legal and financial documents on any Lease Agreement related to the property and tenants. Tenant is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MCI LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer