

# AVAILABLE

## FORMER BANK BRANCH

### 1980 KOK ROAD, LYNDEN, WA



VIEW OF BUILDING MAIN ENTRY AREA



VIEW AT DRIVE FROM KOK ROAD

Former Bank Branch and Office located at Lynden Towne Plaza in Lynden, Washington.

3,059 Square Foot Building, Subject to Long Term Ground Lease.

Immediate Neighboring Retailers include Food Pavilion, McDonald's, Starbucks, and Rite Aid.

High Traffic; High Visibility!!

Includes Drive-Thru!!

## KEENAN & PARTNERS

CONSULTING BROKERAGE AND ADVISORY

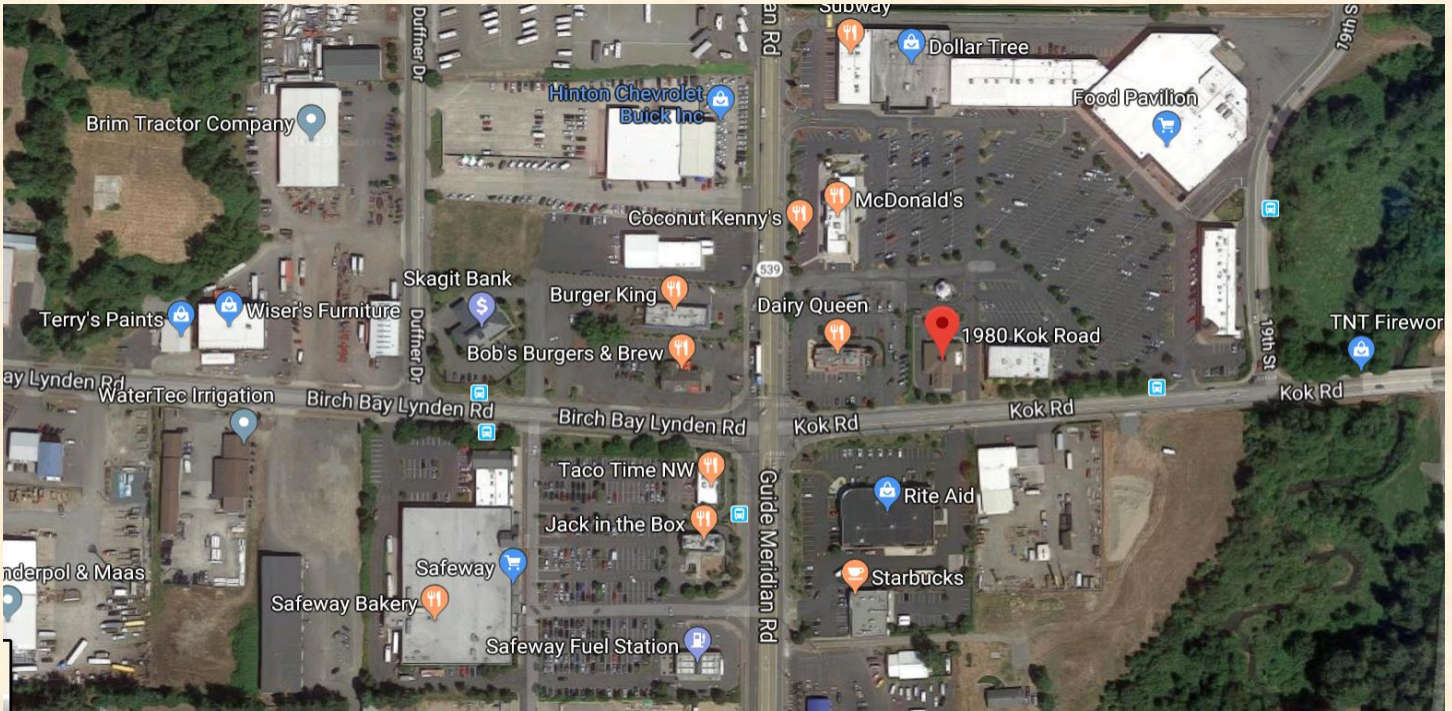
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# AVAILABLE: FORMER BANK BRANCH & OFFICE 1980 KOK ROAD, LYNDEN, WA



AERIAL VIEW INCLUDING SITE AND HIGH TRAFFIC RETAIL CORRIDOR WITH NEIGHBORING SHOPPING CENTER USES AS SHOWN

## HIGH TRAFFIC LOCATION!

3,059 SQUARE FOOT FORMER BANK BRANCH AND OFFICE, FULLY BUILT OUT WITH TRANSACTION COUNTERS, PRIVATE OFFICES, KITCHEN, RESTROOMS, VAULT, NIGHT DEPOSITORY, ETC. INCLUDES OPERATING DRIVE THROUGH LANES AND WINDOW.

PROPERTY SUBJECT TO LONG TERM GROUND LEASE. SELLER IS OFFERING TO SUBLET PREMISES AS-IS OR SELL IMPROVEMENTS TO NEW USER. CONTACT BROKER FOR DETAILS.



INTERIOR CUSTOMER AREA

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FRONT VIEW FROM PARKING AREA, INCLUDING BRICK VENEER EXTERIOR

LOCATED ADJACENT TO DAIRY QUEEN, MCDONALD'S, AND O'REILLY AUTO PARTS AT LYNDEN TOWNE PLAZA. EXCELLENT SITE LAYOUT & BUILDING FEATURES. INCLUDES DRIVE THROUGH AND ONSITE PARKING.

INTERIOR & EXTERIOR IN EXCELLENT CONDITION. INCLUDES A/C, FULLY FURNISHED KITCHEN, BANK VAULT, AND DRIVE-THROUGH LANES WITH TELLER COMMUNICATIONS. ORIGINAL CONSTRUCTION COMPLETED IN 2005.



LOBBY & CUSTOMER AREA

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# AVAILABLE: FORMER BANK BRANCH & OFFICE PHOTOS – 1980 KOK ROAD, LYNDEN, WA



PRIVATE OFFICES



EXTERIOR VIEW WITH KOK ROAD SIGNAGE SHOWN



DRIVE-THROUGH LANES & WINDOW



VAULT



KITCHEN AT STAFF BREAK ROOM



INTERIOR LOBBY

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