



FOR LEASE

Sumner Professional Building

Office/Medical Space

1812 Sumner Ave, Aberdeen, WA 98520

Premier location for new or established businesses looking to increase their visibility and reach to customers.

360-470-6389

Kevin Farr

Owner/Partner

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Property Overview

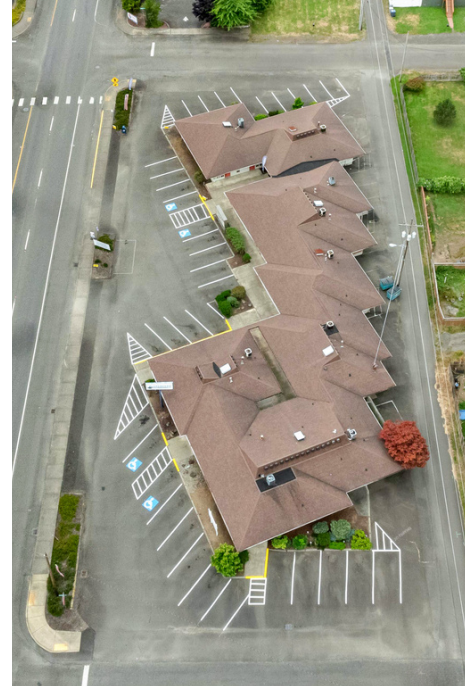
Executive Summary

Premier location spanning 9,262 SF occupied by several successful and longstanding businesses. The property features a single level building thoughtfully designed across the 31,000 SF lot to maximize the building floor plans and parking availability.

This property has maintained full occupancy for the past several years and offers a rare opportunity for businesses to join a prime location. Sumner Professional Building offers Aberdeen's one of a kind combination of ample parking and high traffic visibility for businesses.

Property Highlights

- Located on Highway 101
- **12,000 daily cars** pass by 360,000 monthly
- Great visibility and signage
- **50 parking spaces**, 7.1 parking to tenant ratio
- Multiple access points for vehicles
- Longstanding existing businesses
- Power, Water, Sewer, Gas included in rent
- Gross rent
- Central HVAC AC and heating
- Covered walkways
- Locally Owned and Managed



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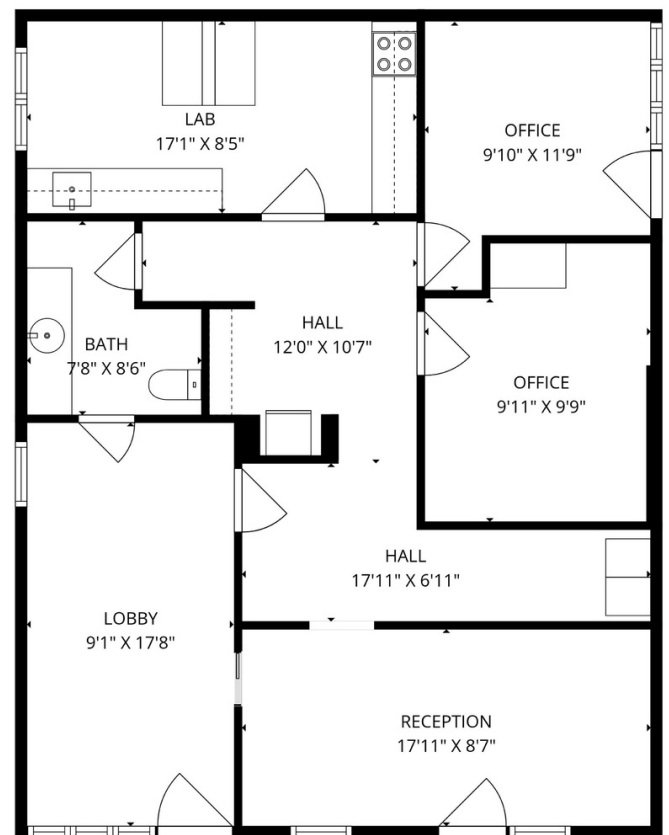
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Space Available

Space/Suite	SF Available	Base Rent	Lease Type	Lease Term
Unit A	1,026 SF	\$1,750/Mo	Gross	3 - 10 Yrs

Suite Details

Unit A: First-floor corner unit is positioned with great street visibility while maximizing parking. Two separate entrances, as well as a private back entrance for staff. Features offices, built out reception area and a lab that can be converted to medical or office use. Two plumbed offices for medical or salon use



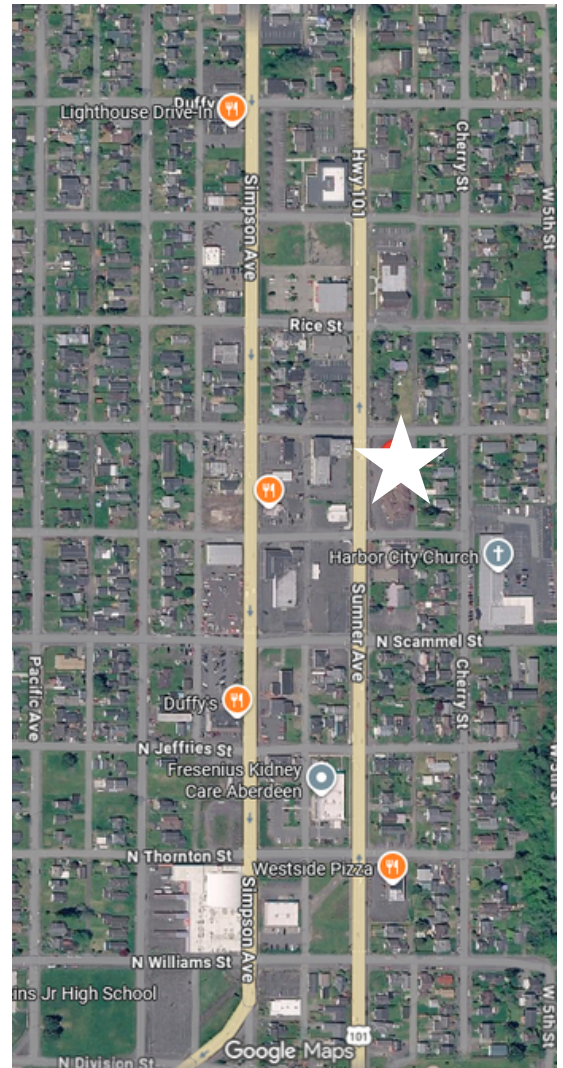
Unit A

Total SF: 1026

Disclaimer: Square footage is of approximate measurement

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