

RETAIL
LEASE



Colby Avenue Retail

2524 Colby Ave | Everett, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

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AC **AYERS**
COMMERCIAL GROUP

PROPERTY FEATURES

YEAR BUILT	1961
LEASE TYPE	Modified Gross
WATER/SEWER/GARBAGE	Paid by Tenant
ELECTRICITY/GAS	Paid by Tenant
PARKING	2 Reserved & Ample Street Parking for Clients



AVAILABLE SPACES

Unit	Square Feet	Base Rent	Notes
2524	2,835	\$5,198	<p>Retail space available for lease facing Colby Avenue. The current layout consists a couple of big open rooms, 2 large office/conference rooms, 2 restrooms, and ample storage space. Comes with 2 reserved parking spaces in the back of the property. Building signage available.</p> <p>Available with 90 days' notice.</p>