

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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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 | 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. Available with 90 days' notice. |