

FOR LEASE | EVERETT, WA

3102 COLBY AVE

OFFICE/MEDICAL OFFICE BUILDING



Michael A. Odegard

○ 206.757.8881

M 206.795.3448

michaelodegard@centurypacificlp.com

Michael E. Finch

○ 206.757.8895

M 206.618.4694

michaelfinch@centurypacificlp.com

The Opportunity



OPPORTUNITY

3102 Colby Avenue offers a rare opportunity to lease a standalone, office or medical office building along one of downtown Everett's key gateways and heavily traveled corridors.

The 5,888 SF building features a 2,944 SF main floor currently configured for office and medical office use, and a 2,944 SF finished, basement level (elevator-served). The property is ideal for medical, dental, specialty clinics, or professional service users.

The property is strategically located on the SW corner of Colby and Pacific Avenue, and benefits from onsite parking, excellent visibility, strong daily traffic counts (combined 20k+ VPD), and proximity to City of Everett and Snohomish County campuses, Providence Regional Medical Center and major regional transportation routes.

ADDRESS

3102 COLBY Ave.
Everett, WA 98201

LEASE RATE

\$18.00/ SF NNN

OCCUPANCY

Available Now

BUILDING AREA

2,944 SF - Main Floor
2,944 SF - Lower Level*

5,888 SF - Total

*Finished, elevator served

ZONING

Mixed Use (MU15)

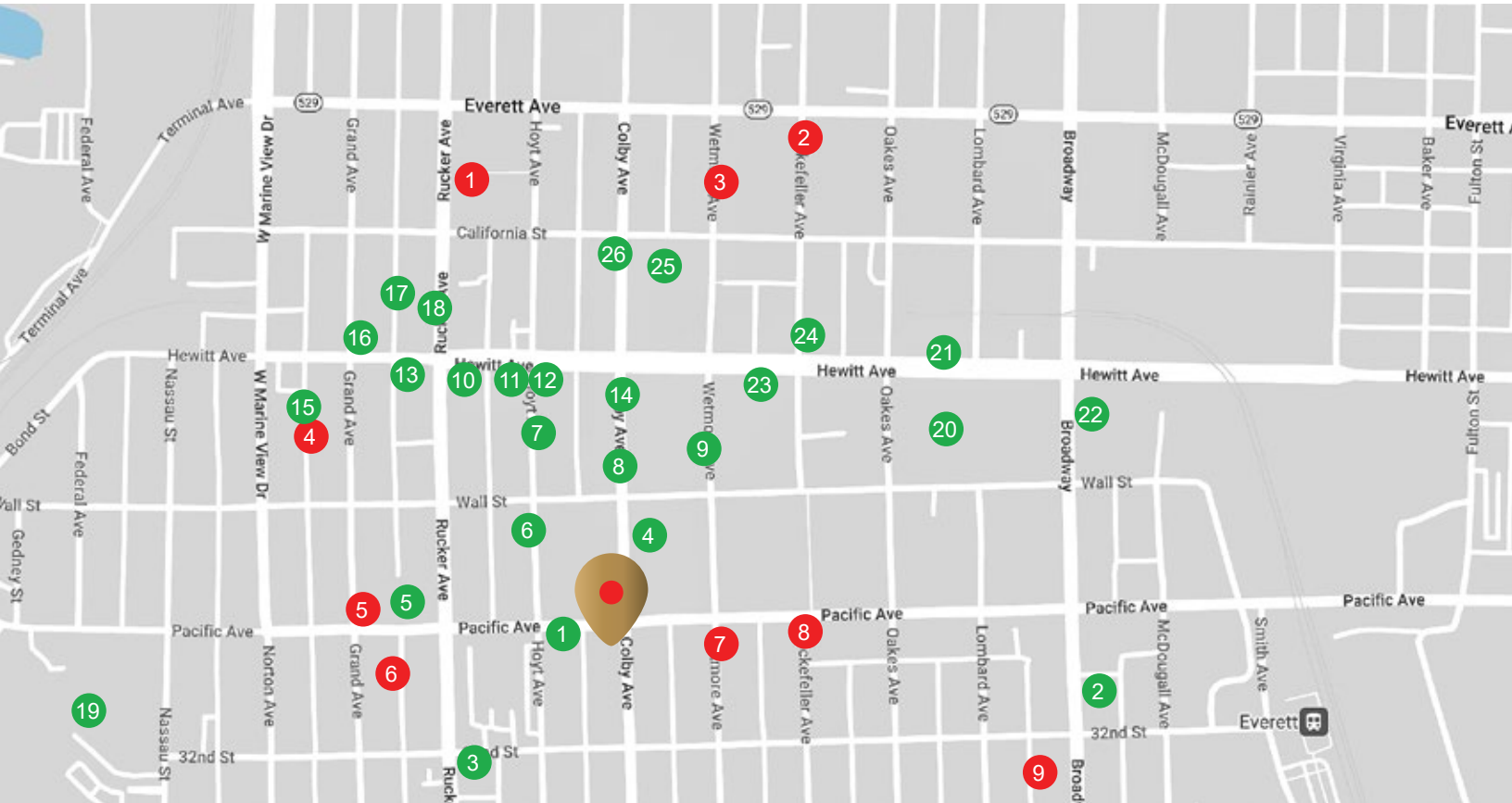
PARKING

14 off-street parking stalls

Photos



Area Amenities



NOTABLE BUSINESSES & ATTRACTIONS

- 1 Black Olive
- 2 Broadway Grill & Pizzeria
- 3 Bento Factory
- 4 Courtyard by Marriott
- 5 Mazatlan Mexican Restaurant
- 6 Imagine Childrens Museum
- 7 Schack Art Center
- 8 Capers & Olives
- 9 Narative Coffee
- 10 The New Mexicans
- 11 STRGZR Coffee
- 12 Vintage Cafe
- 13 Flying Pig
- 14 Downtown Historic Everett Theater
- 15 Chou Coux Bakery
- 16 Loft Coffee Bar
- 17 Petrikor
- 18 Bargreen Coffee Co

NOTABLE BUSINESSES & ATTRACTIONS CONT.

- 19 Providence Medical Campus
- 20 Angel of the Winds Arena
- 21 Brooklyn Bros. Pizzeria
- 22 New Outdoor Event Center (proposed)
- 23 Tony V's Garage
- 24 Horseshoe Bar & Cabaret
- 25 Funko
- 26 El Paraiso Mexican Grill

Multifamily Housing

- 1 Library Place: 2720 Hoyt
- 2 Nimbus: 2701 Rockefeller
- 3 Marquee Apartments: 2721 Wetmore
- 4 Waterline Apartments: 2900 Grand Ave
- 5 Lumen Apartments: 1315 Pacific Ave
- 6 Rucker & Pacific (under construction): 3102 Rucker
- 7 MOSAIC Apartments (under construction): 1702 Pacific
- 8 Rockefeller Apts (under construction): 1802 Pacific
- 9 Kinect @ Broadway: 3214 Broadway

CENTURY PACIFIC

Over 35 Years of Client-Focused
Commercial Real Estate Solutions

DISCLAIMER

Materials contained in this offering are furnished solely for the purpose of considering the lease of 3102 Colby Avenue, Everett, Washington (the "Property"); described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of CenturyPacific, LLLP ("CenturyPacific") and the lessor. The material is based, in part, upon information supplied by lessor and, in part, upon information obtained by CenturyPacific from sources deemed to be reliable. No warranty or representation, expressed or implied, is made by lessor, CenturyPacific or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective lessees should make their own investigations, projections and conclusions. The Property is being offered for lease in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective lessees will conduct their own independent due diligence concerning the Property. No representations or warranties, expressed or implied, are made as to the foregoing matters by lessors, CenturyPacific or any of their officers, employees, affiliates and/or agents. CenturyPacific does not provide tax or legal advice.

Michael A. Odegard

☎ 206.757.8881

M 206.795.3448

michaelodegard@centurypacificlp.com

Michael E. Finch

☎ 206.757.8895

M 206.618.4694

michaelfinch@centurypacificlp.com