

# Turnkey 8-Chair Dental Suite

A fully built-out practice on the upper level of an established two-tenant dental building — operatories, sterilization and pano in place. Open your doors without a construction budget.

RENTABLE AREA

**3,342 SF**

MONTHLY RENT

**\$7,000**

AVAILABLE

**Oct 1, 2026**

LEASE TYPE

**Modified  
gross**

## WHAT YOU INHERIT

8 plumbed dental operatories, fixtures in place  
Sterilization center and pano imaging machine  
Reception, waiting area and private offices built out  
Modified gross lease — landlord holds structure and exterior  
±21 shared spaces, 2.7 per 1,000 SF, two site entrances  
Pylon signage on Everett Mall Way; building built 1981

## WHY THIS CORNER OF EVERETT

±32,530 vehicles per day on Everett Mall Way  
One mile to I-5; 14 min to Everett, 16 to Mill Creek  
Everett Mall being redeveloped into The Hub @ Everett, 2026  
284,309 residents and \$137K average household income within 5 miles  
Population up 15.9% since 2000; Boeing, the Navy and Providence anchor jobs  
Albright Family Dental holds the ground floor — a general practice next door, not a competitor

TOUR THE SUITE — OWNER DIRECT

**Davia Kaopua**

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