



# WarehouseOfficeSpace

17869 SR 536, Mount Vernon, WA 98273

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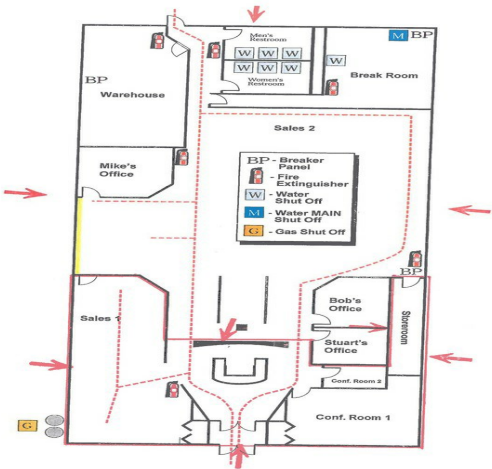
# WarehouseOfficeSpace

\$8.64 /SF/Yr

Lot's of Space and great potential for a variety of businesses! Distribution Center for the Island County, Bellingham, Everett Triangle. Office Suites with full warehouse and storage. Call Center. Full Security System with Cameras onsite. Large parking lot. Brand new 20 yr warrantied roof. Brand new HVAC. High Ceilings. Long term lease available. call to discuss and schedule appointment.

- A lot of space for not alot of money (compare to Seattle, etc)

Rental Rate:	\$8.64 /SF/Yr
Property Type:	Office
Property Sub-type:	Telecom Hotel/Data Hosting
Building Class:	C
Rentable Building Area:	17,892 SF
Year Built:	1968
Walk Score ®:	19 (Car-Dependent)
Taxes:	\$0.07 USD/SF/Mo
Operating Expenses:	\$0.06 USD/SF/Mo
Rental Rate Mo:	\$0.72 USD/SF/Mo



1st Floor

Space Available	7,620 SF
Rental Rate	\$8.64 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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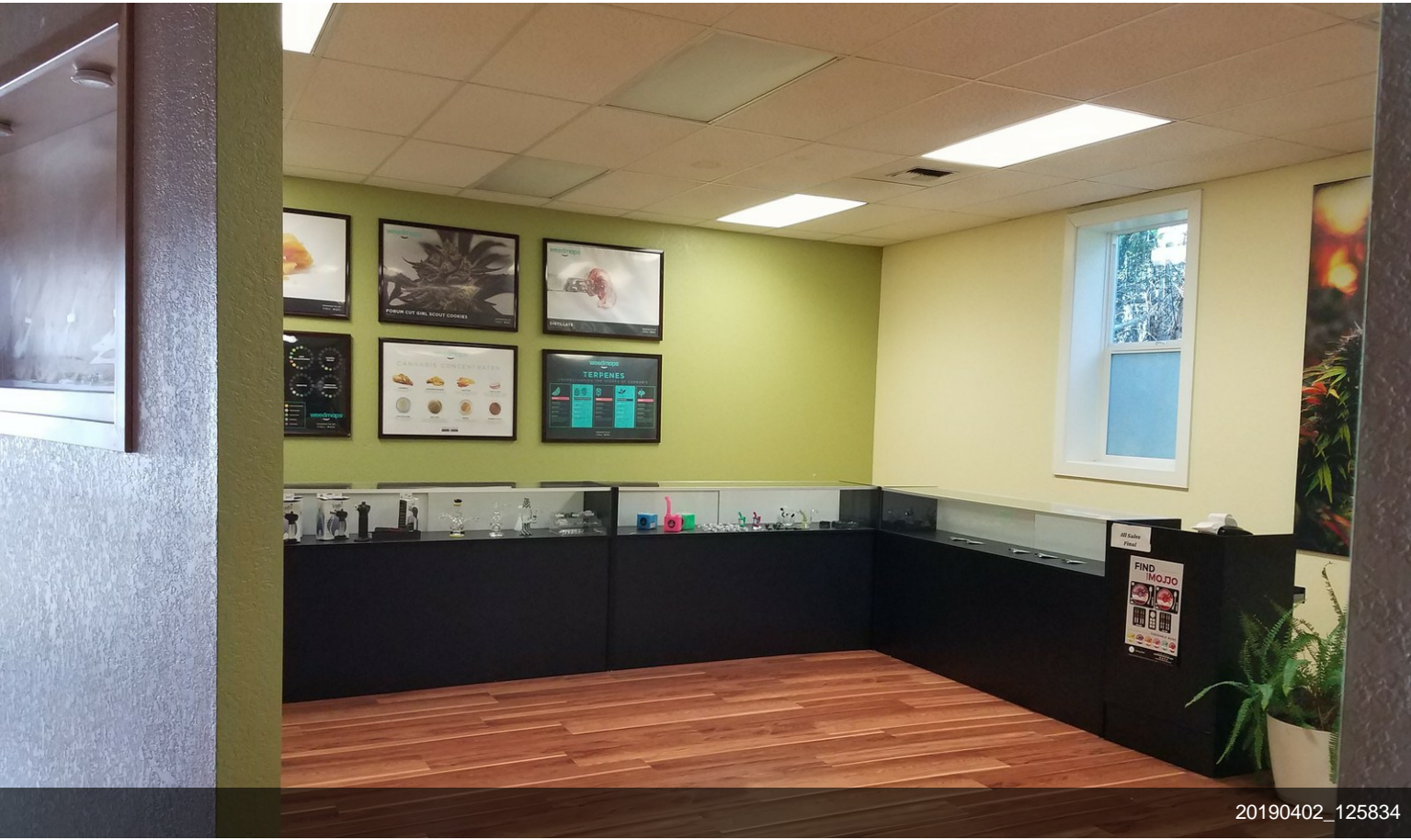


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Property Photos



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20190402\_125913



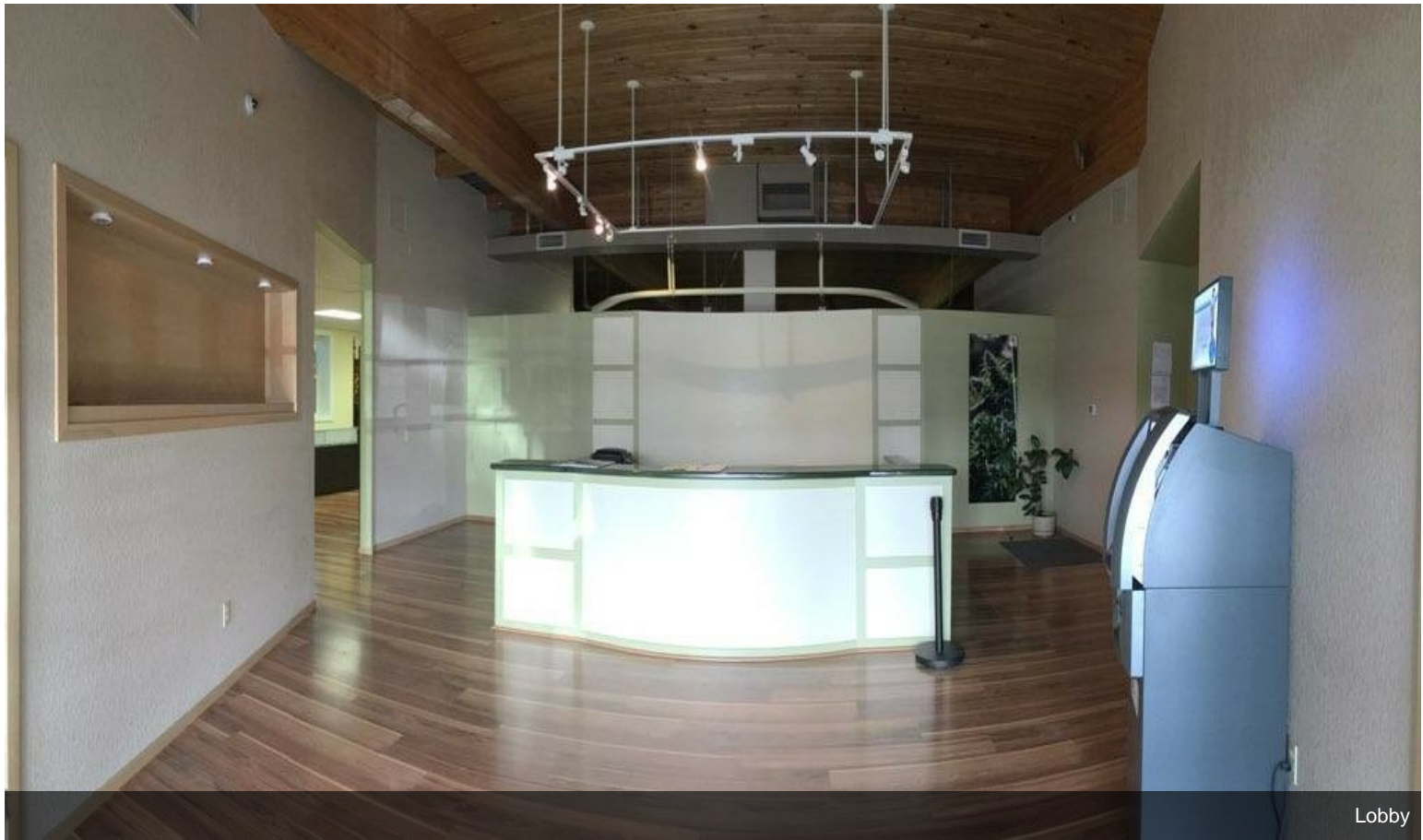
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7	8
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THIS MAP COPY  
THAT HAS BEEN  
BEST AVAILABLE  
EXACT LOCATION  
IS UNKNOWN.

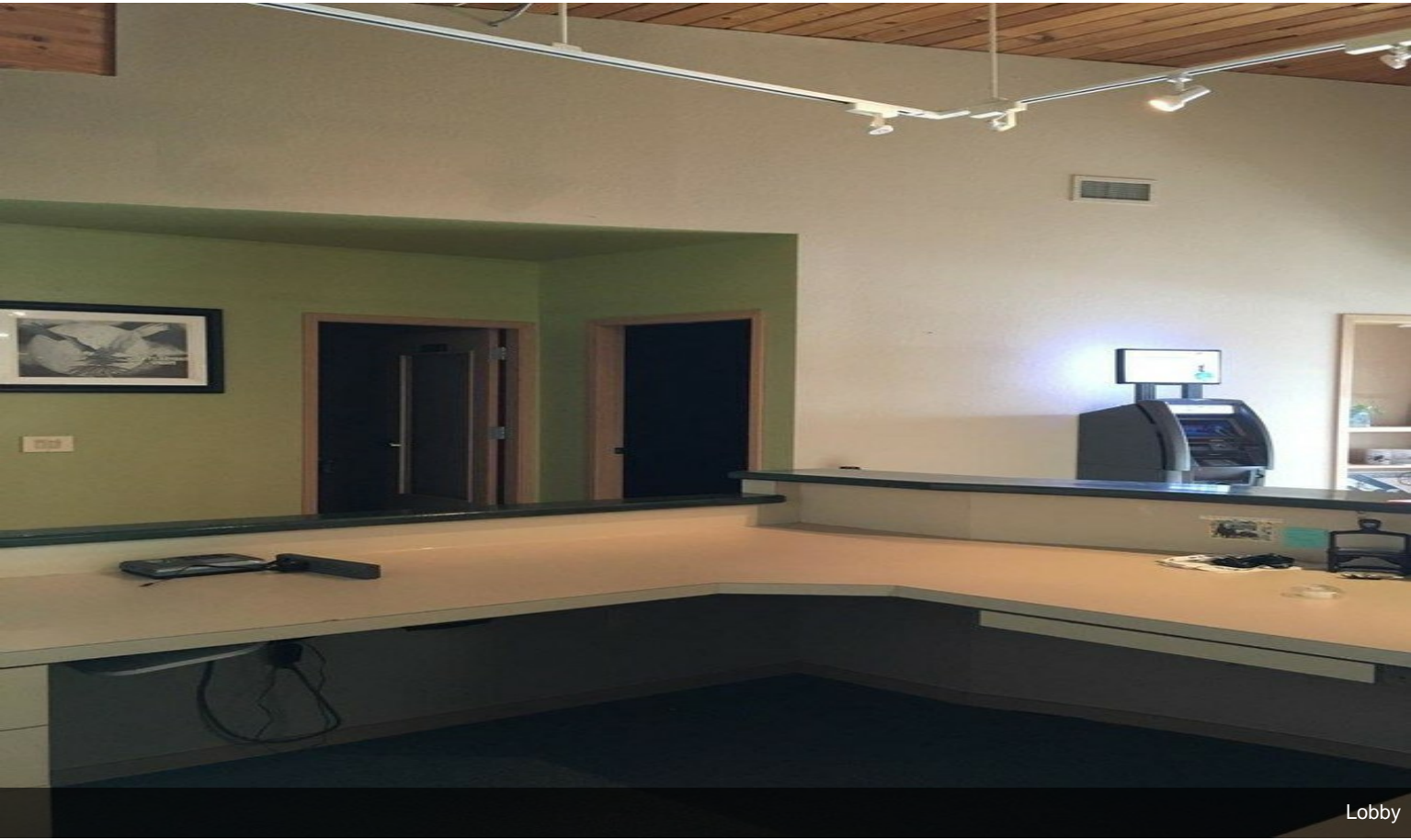
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## Plat Map



Lobby

Property Photos



Lobby



Sales 1



Property Photos



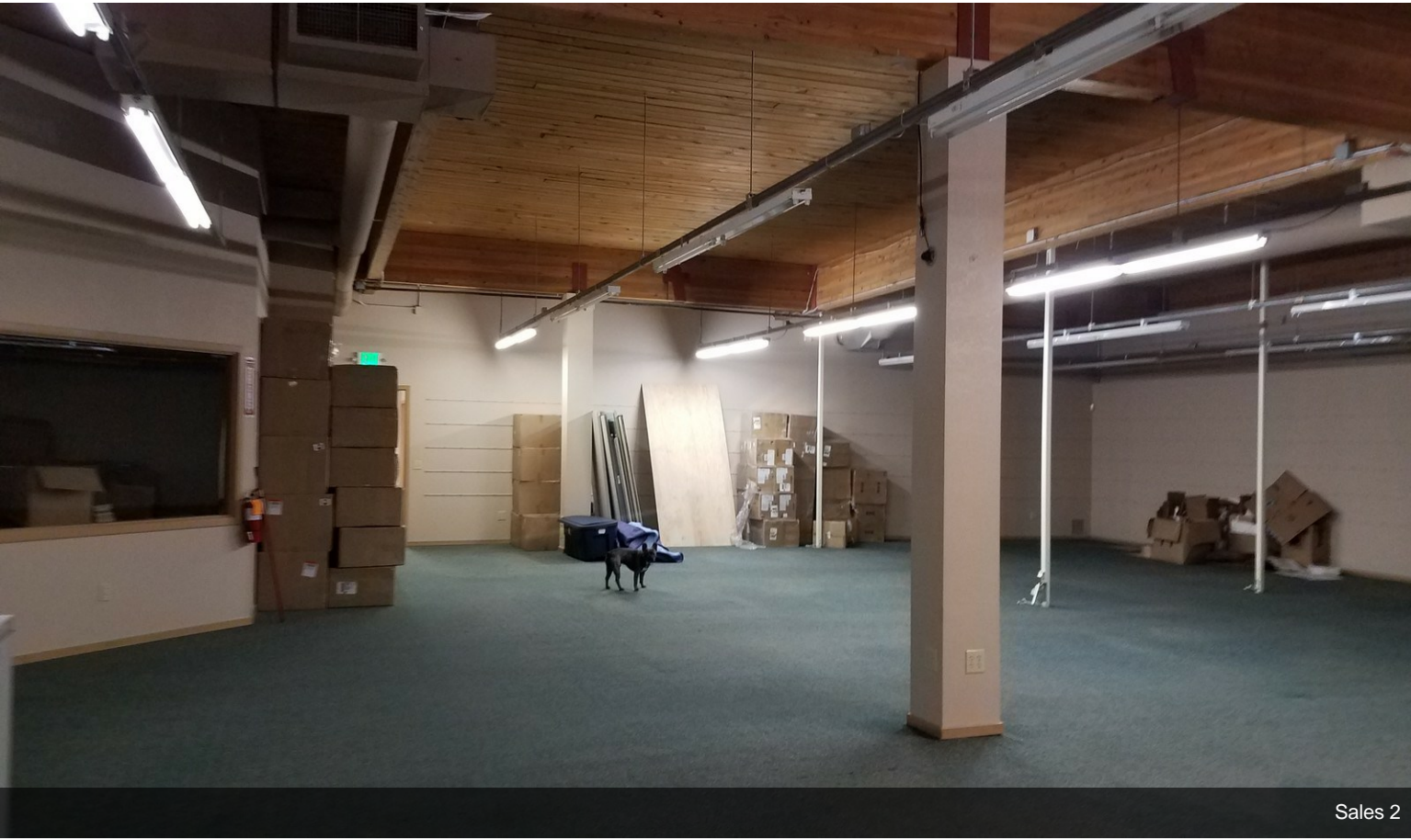
Conf Room 1



Conf Room 1



Property Photos



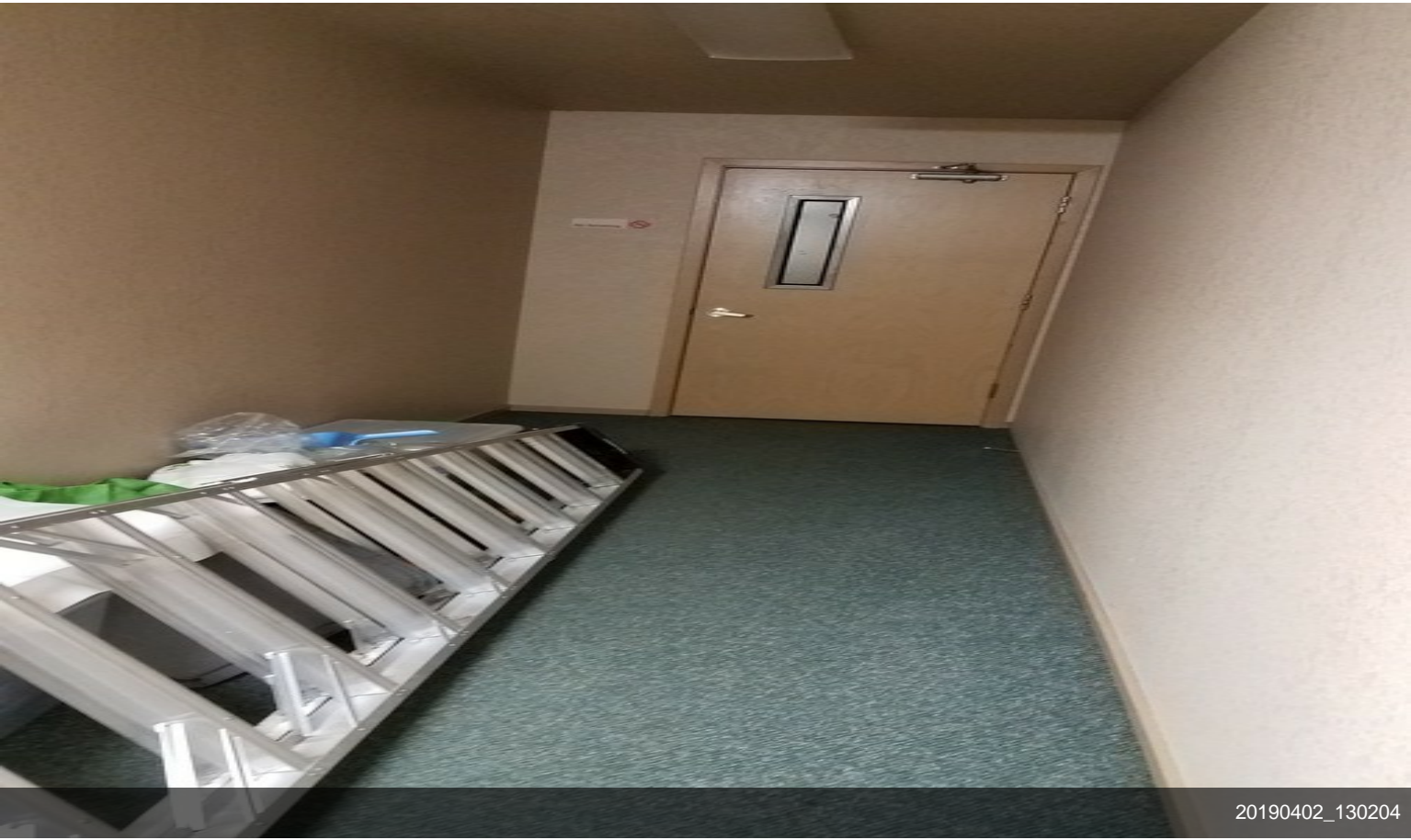
Sales 2



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Property Photos



20190402\_130204



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Property Photos



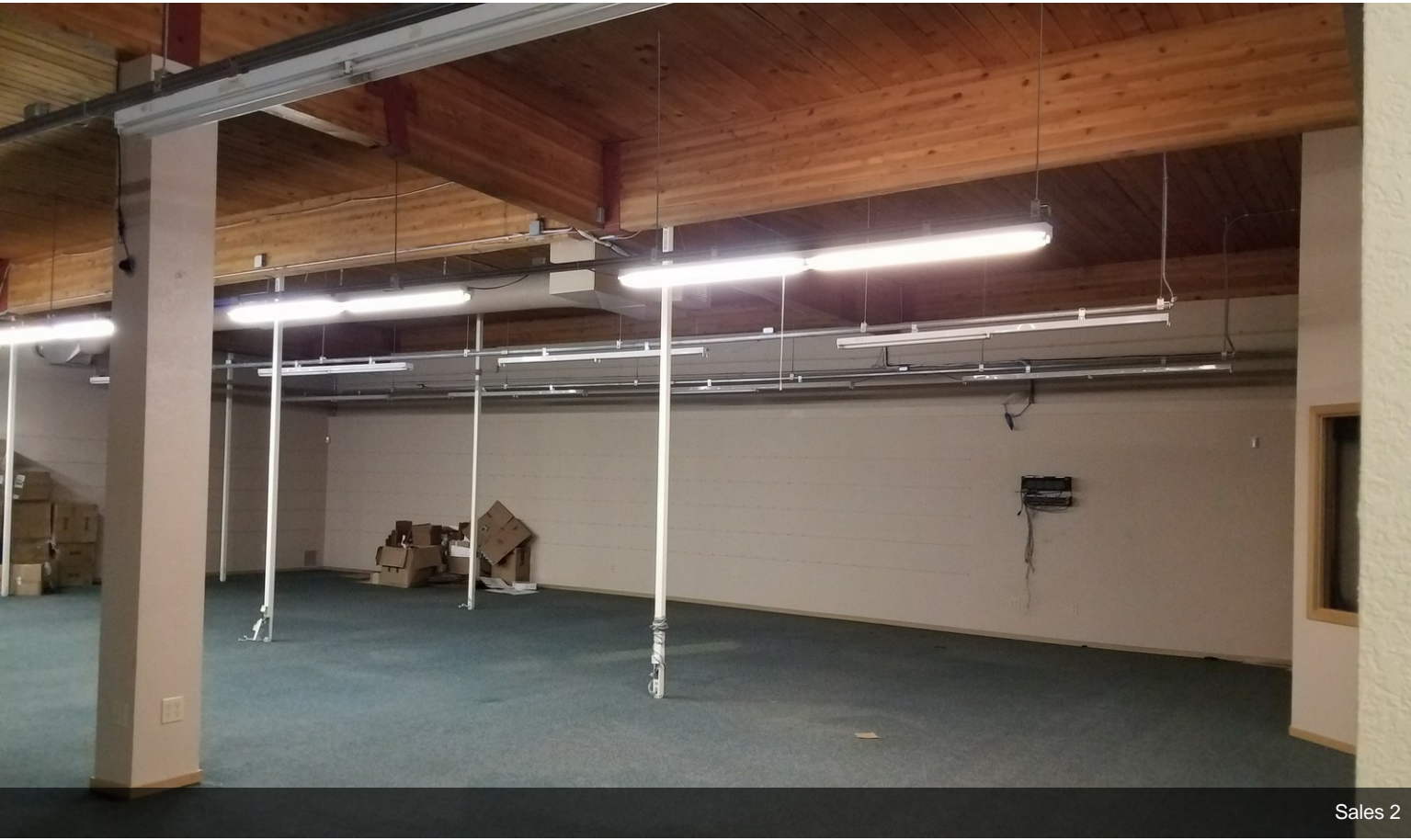
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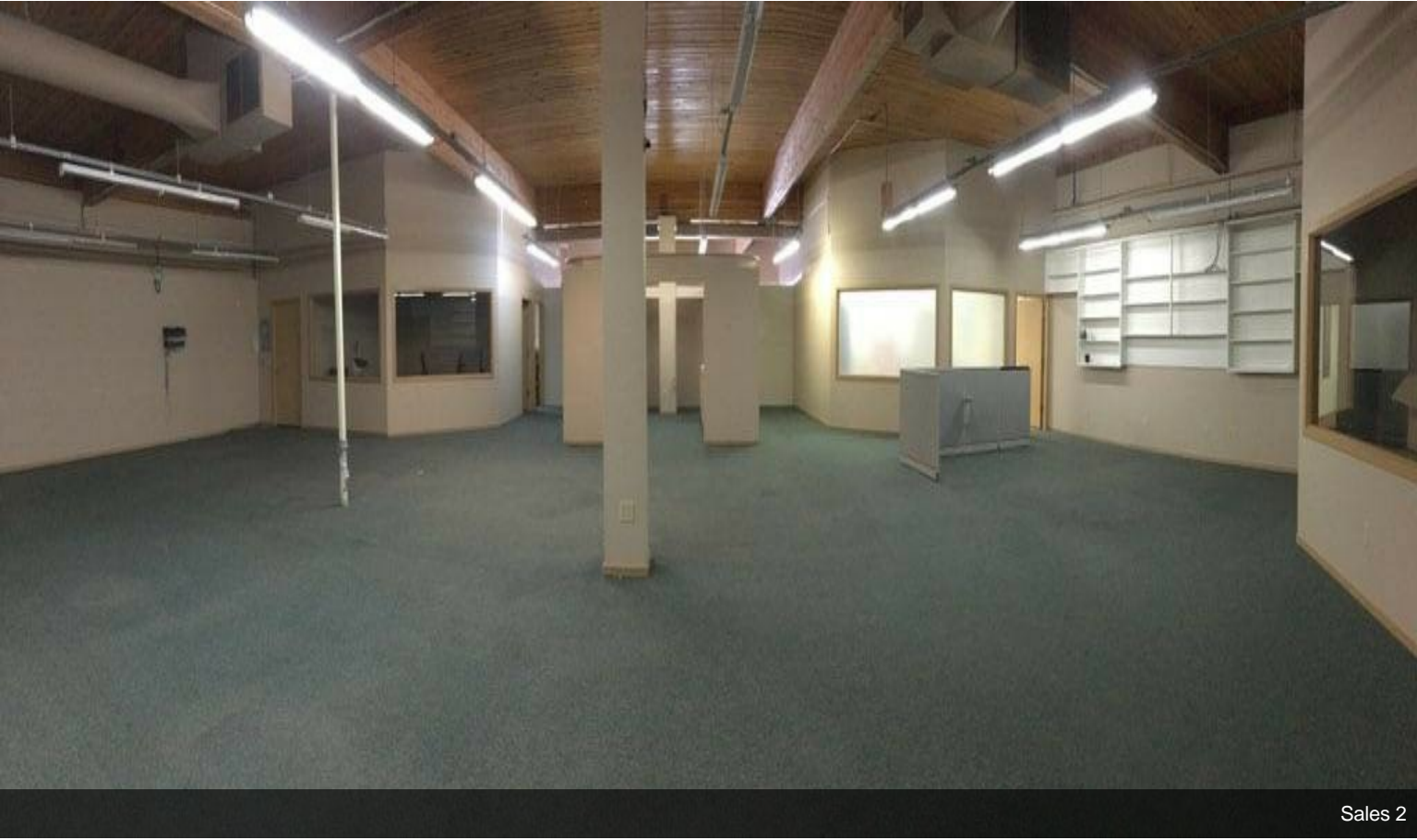
Sales 2



Property Photos



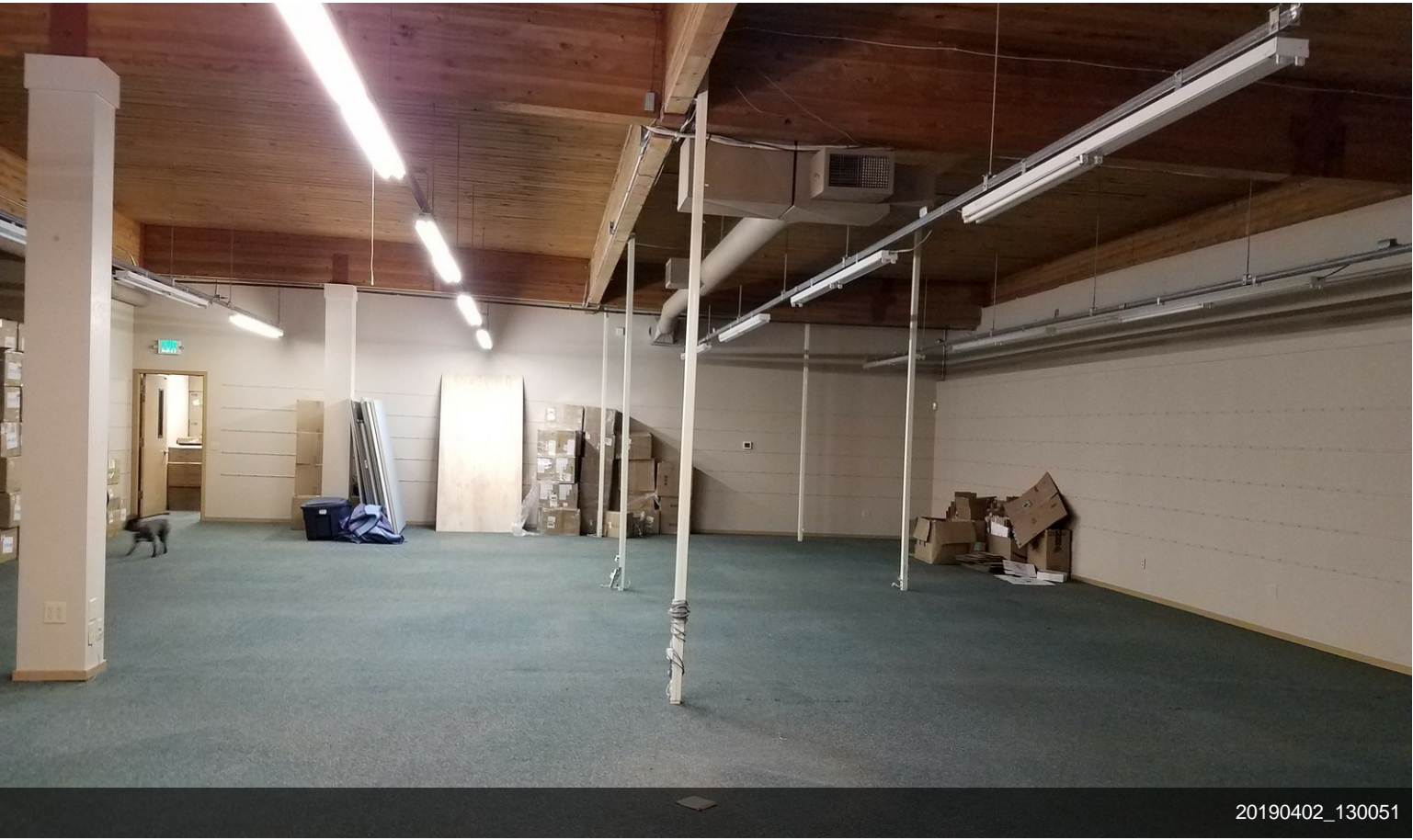
Sales 2



Sales 2



Property Photos



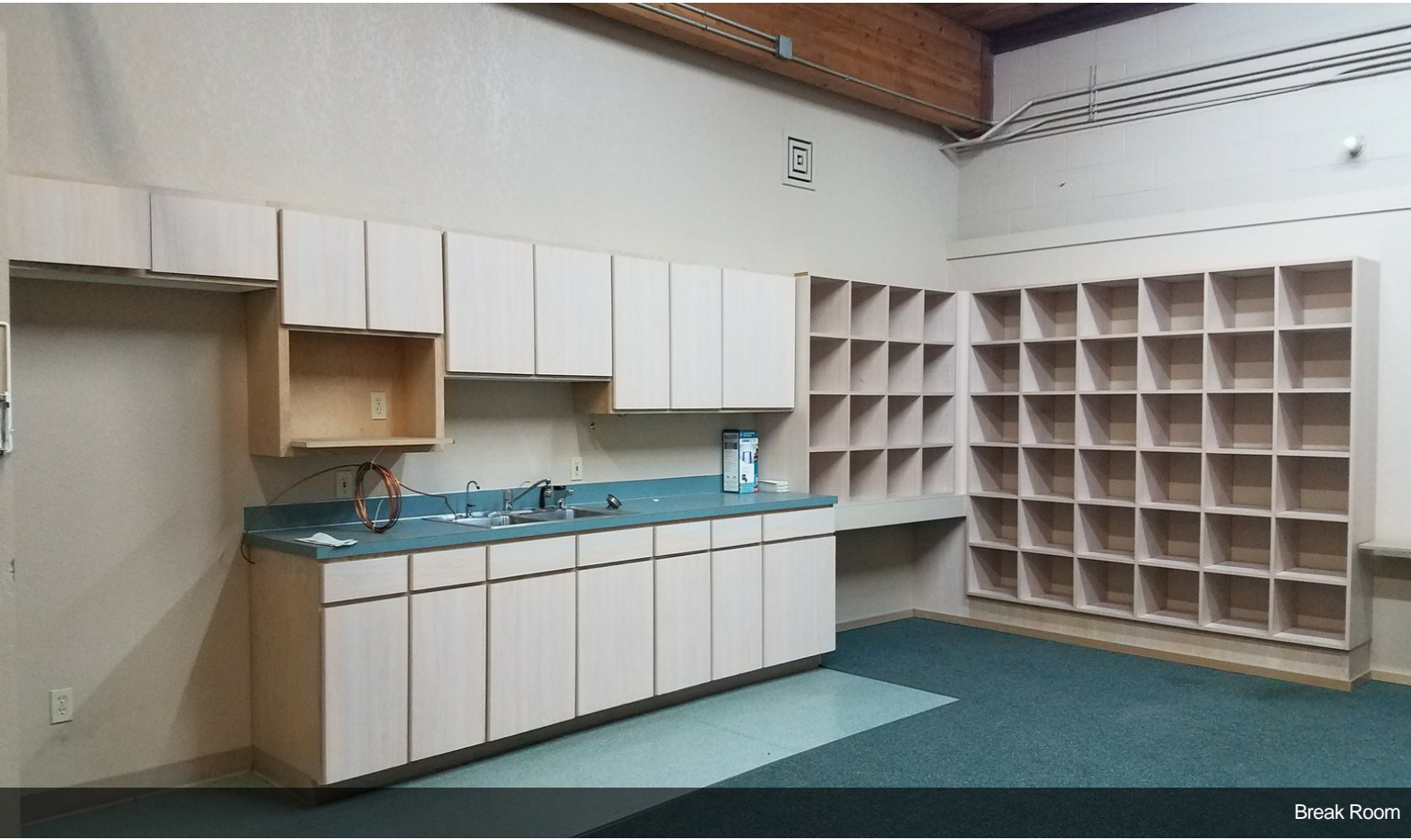
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Break Room



Property Photos



Break Room



Back Loading Dock and Garage Door