407 Pine St. Suite #101 | Mount Vernon, WA



Downtown Mount Vernon Office Space for Lease

Discover an exceptional 5,700 sq. ft. ground-floor office space in a prominent corner building at S. 1st St. and Pine St. in downtown Mount Vernon. The suite offers secured access, abundant natural light, a large employee break room, and a welcoming professional atmosphere. A dedicated conference room provides an ideal setting for meetings and collaboration. Recently upgraded in 2020, this space is move-in ready and perfect for businesses seeking visibility and convenience. At 5,700 sq. ft., this offering is a rare large-format office opportunity within the downtown corridor.

Building Highlights

- 5,700 sq. ft. ground-floor office space
- Prime downtown Mount Vernon location at S. 1st
 St. & Pine St.
- Prominent corner building with excellent visibility and walkability
- Secured Access & Security System
- Abundant natural light
- Large employee break room and conference room
- 9 Suites and 10 Cubicle Workstations
- Recently upgraded interior (2020)



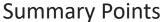
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Prominent Downtown Mount Vernon Location





Rental Rate: \$15.50/SF/YR. + NNN Lease

• 5,700 SFT Available December 1, 2025

• Term: 5-years

Total Building SQFT: ~14,700 SF

Floors: 2

Tenancy: Multiple (2)

Year Built: 1953

Effective Year Built: 2020

Minimal Divisible SQFT: 5,700 SFT

Max Contiguous SQFT: 5,700 SFT

Parking: Street Parking

Property Type: Office

Subtype: Medical Office, Retail

Tenant Rep Commission: 2.5% of 1st term







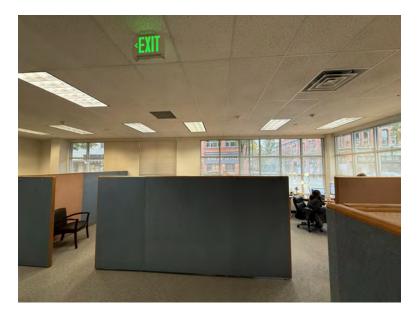
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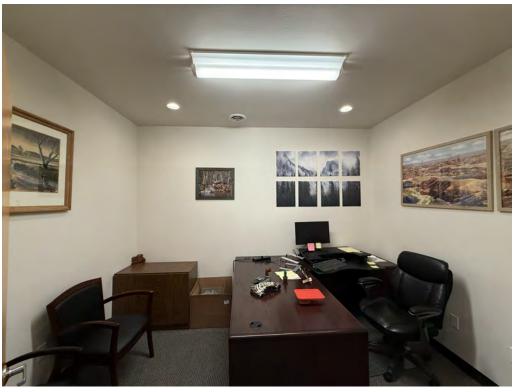


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Interior Photos Cont.







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High Walkability in Beautiful Downtown Mount Vernon





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