

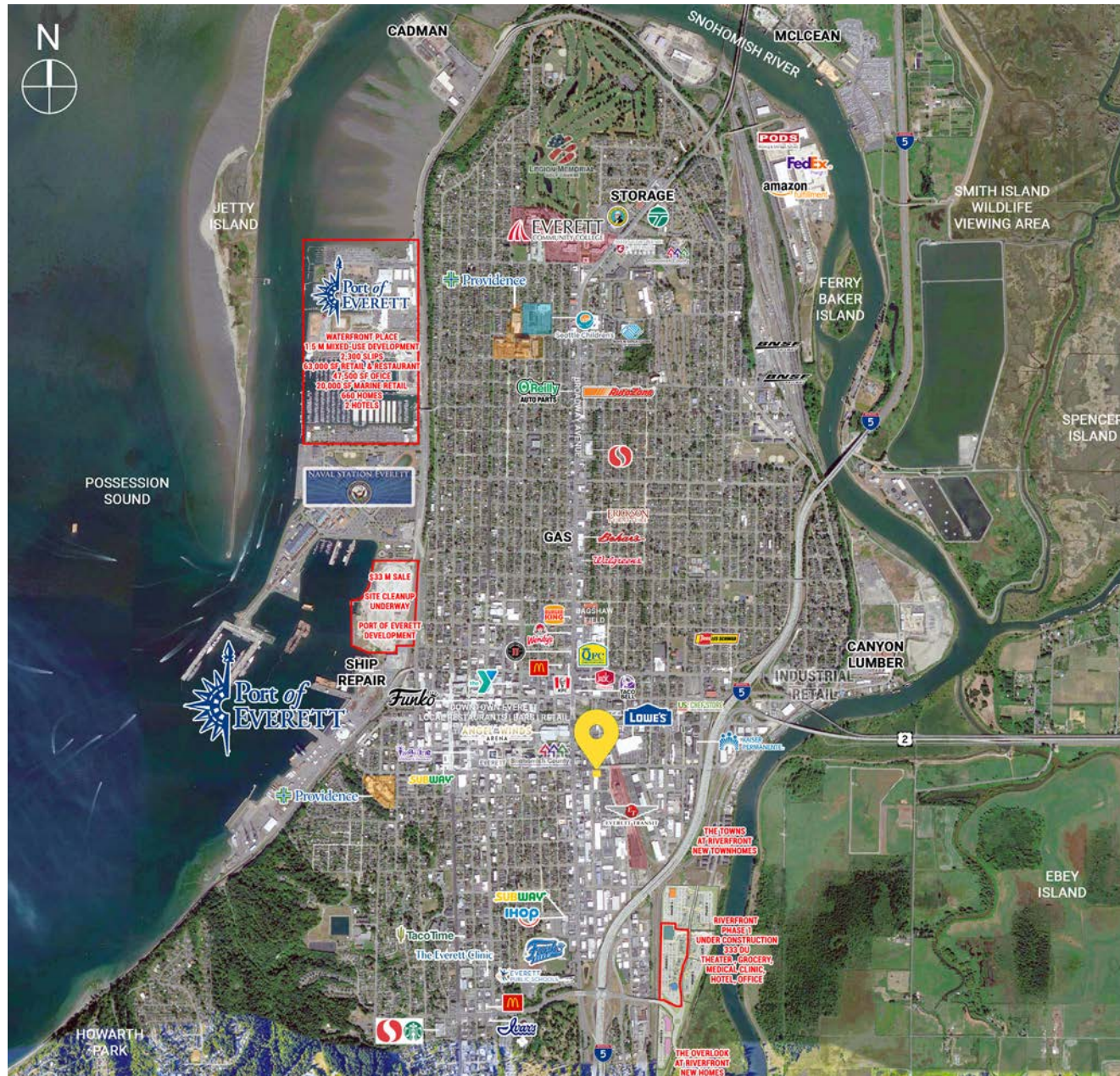


3109 MCDOUGALL AVENUE, UNIT 1 | EVERETT, WA

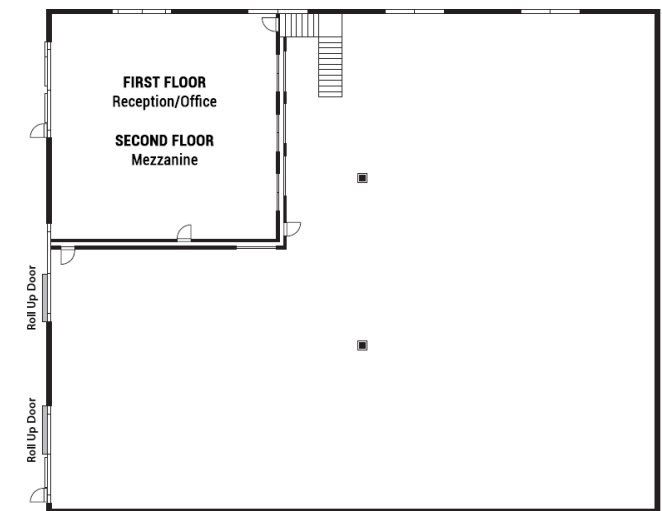
MCDOUGALL SUBLEASE

WAREHOUSE/DISTRIBUTION SPACE

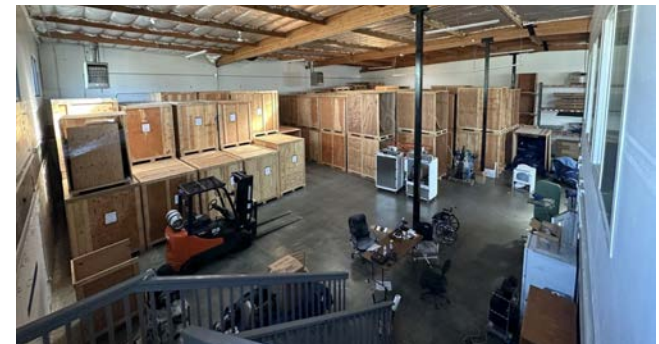
SITE SUMMARY



Terms	Sublease through 12/31/2025 1 year option to extend
Suite Size	5,666 SF
Monthly Rent	\$8,230/Month, NNN
NNN's	\$0.20 PSF
Layout	Front office/reception, two bathrooms, mezzanine storage
Loading	2 grade-level rollup
Clear Heights	20'-24'

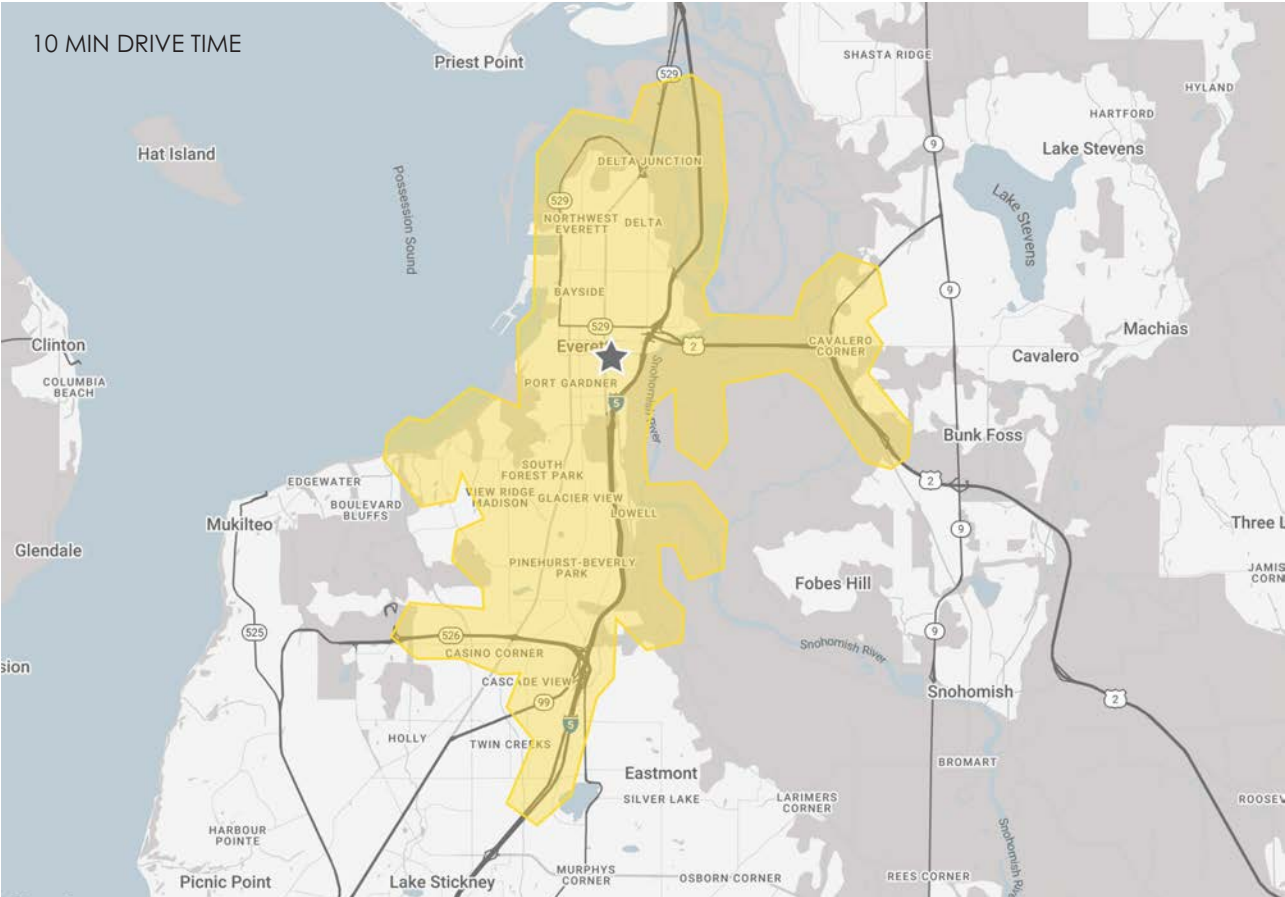










SITE SUMMARY



DEMOGRAPHICS

Everett, Washington, a charming coastal city just 25 miles north of Seattle, seamlessly blends small-town warmth with big-city opportunity. Nestled along Port Gardner Bay, Everett's strategic location and role as the Snohomish County seat position it as a vital economic hub in the Puget Sound region. The city's diverse economy is anchored by aerospace manufacturing—home to Boeing's major production facility—alongside thriving maritime industries, a growing technology sector, and a robust service industry. Paine Field, a bustling commercial airport, further fuels economic growth, enhancing both business connectivity and regional accessibility. With its dynamic mix of industries and prime waterfront setting, Everett stands as a key player in the Pacific Northwest's economic landscape, offering residents and businesses a unique combination of opportunity, innovation, and community charm.



 86,318 POPULATION 10 MIN DT	 36,084 NO OF HOUSEHOLDS 10 MIN DT
 \$119,594 AVERAGE HH INCOME 10 MIN DT	 \$608,402 MEDIAN PROPERTY VALUE 10 MIN DT
 37.3 YEARS OLD MEDIAN AGE	 \$1.87B TOTAL NON-RETAIL EXPENDITURE
 72,998 DAYTIME ADJ. POPULATION 10 MIN DT	 10,995 PACIFIC AVE & MCDUGALL AVE ADT AT INTERSECTION



INQUIRE



Colliers

Tej Asher
+1 425.320.8834
tasher@fwp-inc.com

First Western Properties, Inc.
11621 97th Lane NE
Kirkland, WA 98034

O: +1 425.822.5522

Jack Dennis
+1 206.353.3912
Jack.Dennis@Colliers.com

Colliers International
11225 SE 6th Street, Suite 240
Bellevue, WA 98004

O: +1 425.417.5391

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