



RETAIL/OFFICE SPACE FOR LEASE

CENTENNIAL PARK

17215 67th & 17207 172nd St NE, Arlington WA 98223

CONTACT INFORMATION:



Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

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- ❖ **SUITES:** Located below apartments
- ❖ **BUILDINGS:** Currently vanilla shell w/concrete slab floors
- ❖ **NNN:** \$5.00/psf

\$24.00
Base Rent

**LEASE PRICE
PER SF**

2,511 Bldg. 1
2,511 Bldg. 4

**RETAIL SF PER
BLDG**



**CALL FOR MORE
INFO**



**EASY ACCESS TO
I-5 & Hwy 9**

**Premier Location in
Arlington**

**Excellent street exposure and
Class A Building and finishes.**

OFFERING SUMMARY

**KW COMMERCIAL, GSWA MCI LLC
IS PLEASED TO PRESENT:**

CENTENNIAL PARK SUITES FOR LEASE

PROPERTY HIGHLIGHTS:

- Zoning: Retail/Mixed Use with Plenty of Parking
- Walkable 202-Unit community & Busy street frontage
- Centennial (Walking + Bike) Trail right in front of Retail
- Amazon Distribution Center 3-min away, employing 1,000+ people ready to shop at your business location
- Surrounded by Single Family Residence :
 - o Gleneagle Country Club
 - o Crown Ridge
 - o Highland View Estates
 - o Brand New Single-Family Construction up the street!
- Great Office use Location!
- Beautiful Courtyard & Fire Pit for both Buildings
- Bring your business to a growing Arlington area
- Lock box is on the Door and monitored by Broker – Call for Code for Commercial Lock Box



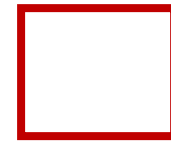
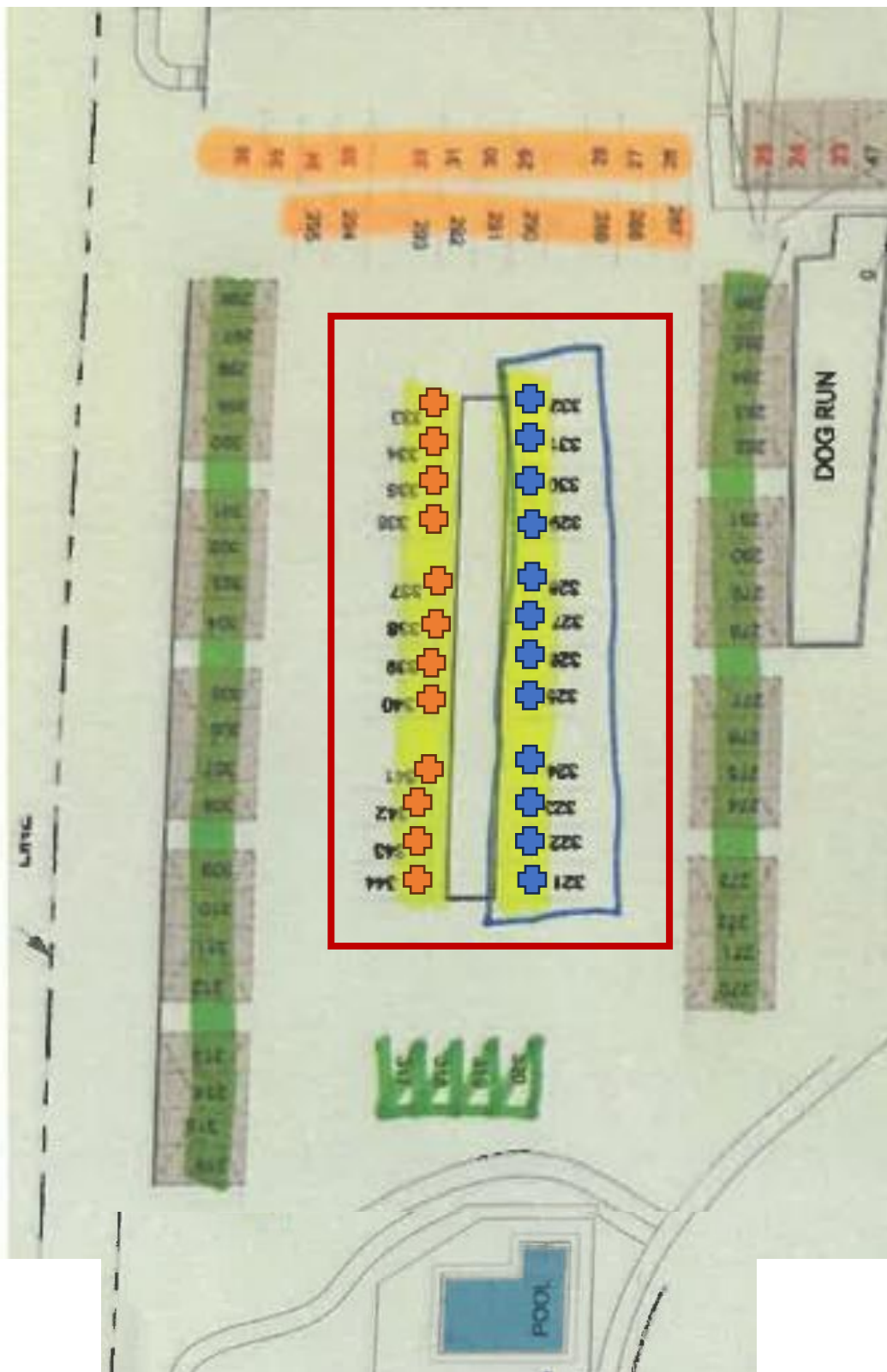
BUILDING 1

INTERIOR PICTURES



BUILDING 4 **INTERIOR PICTURES**

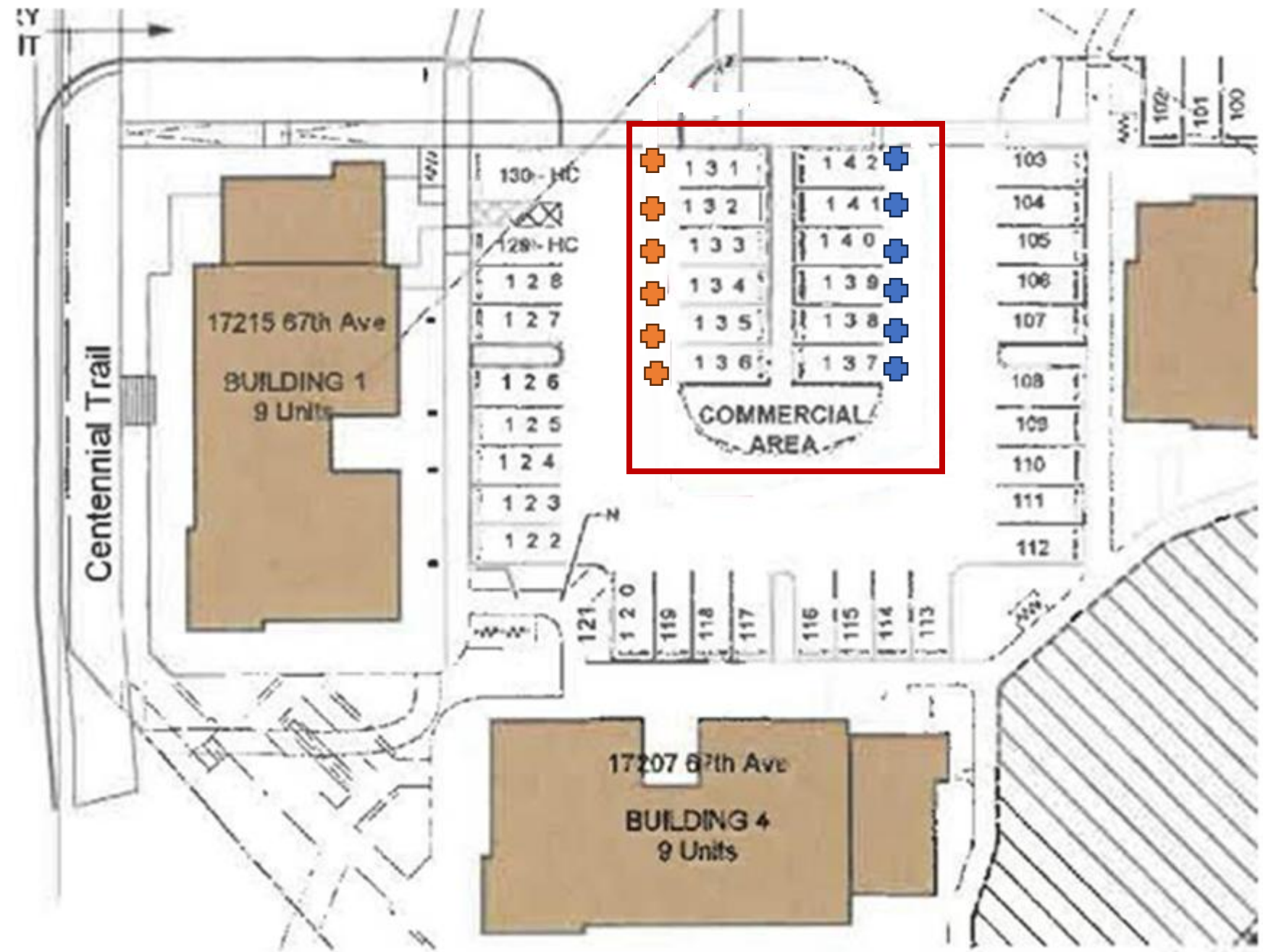




Commercial Parking Plan

Building 4 Parking Stalls = 18 

Building 1 Parking Stalls = 18 





Fast Facts


116,346
Population


41,299
Households


\$107,543
Average Household Income


\$90,077
Median Household Income

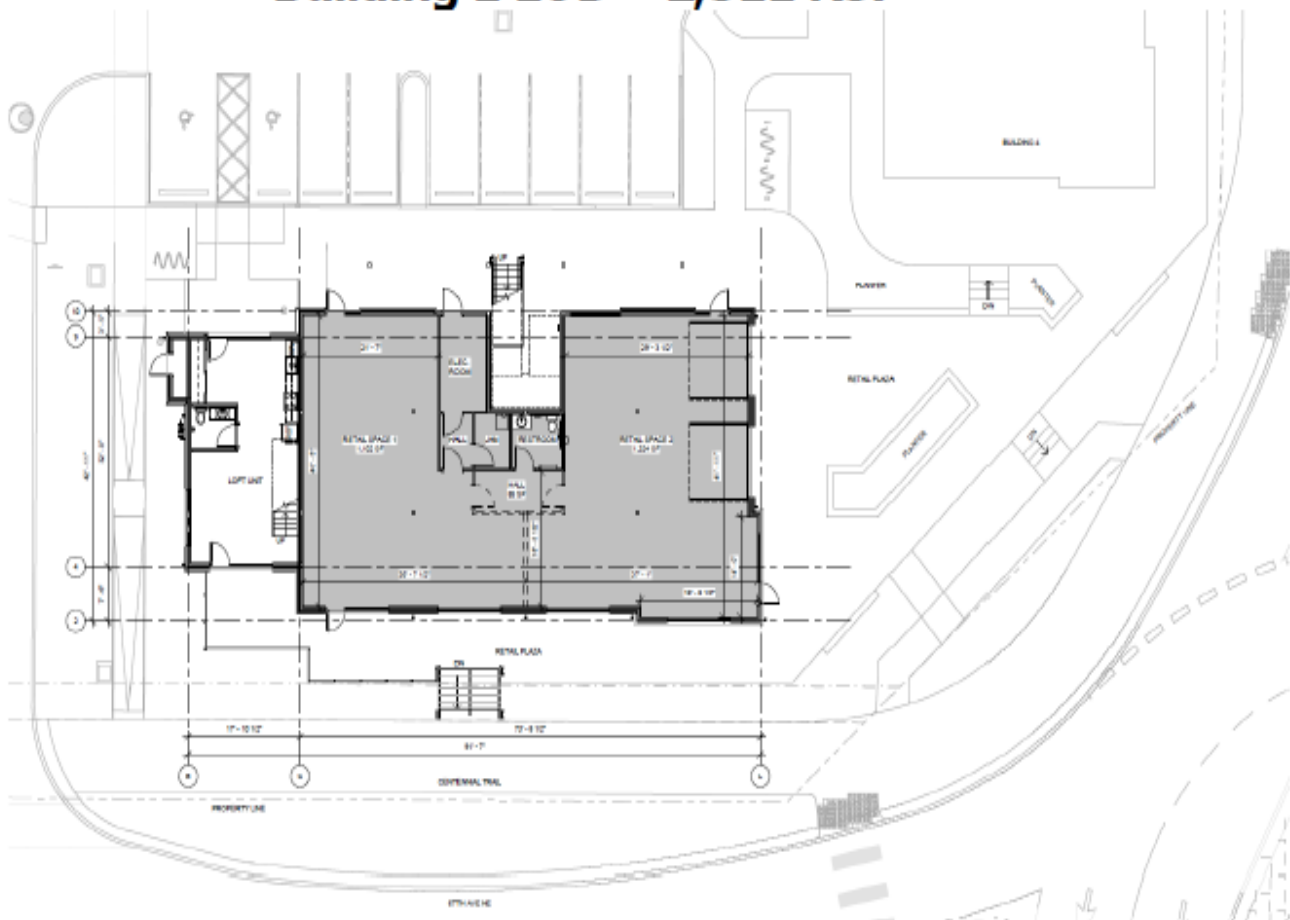

5.7%
5 Year
Growth Rate

DELIVERY CONDITION

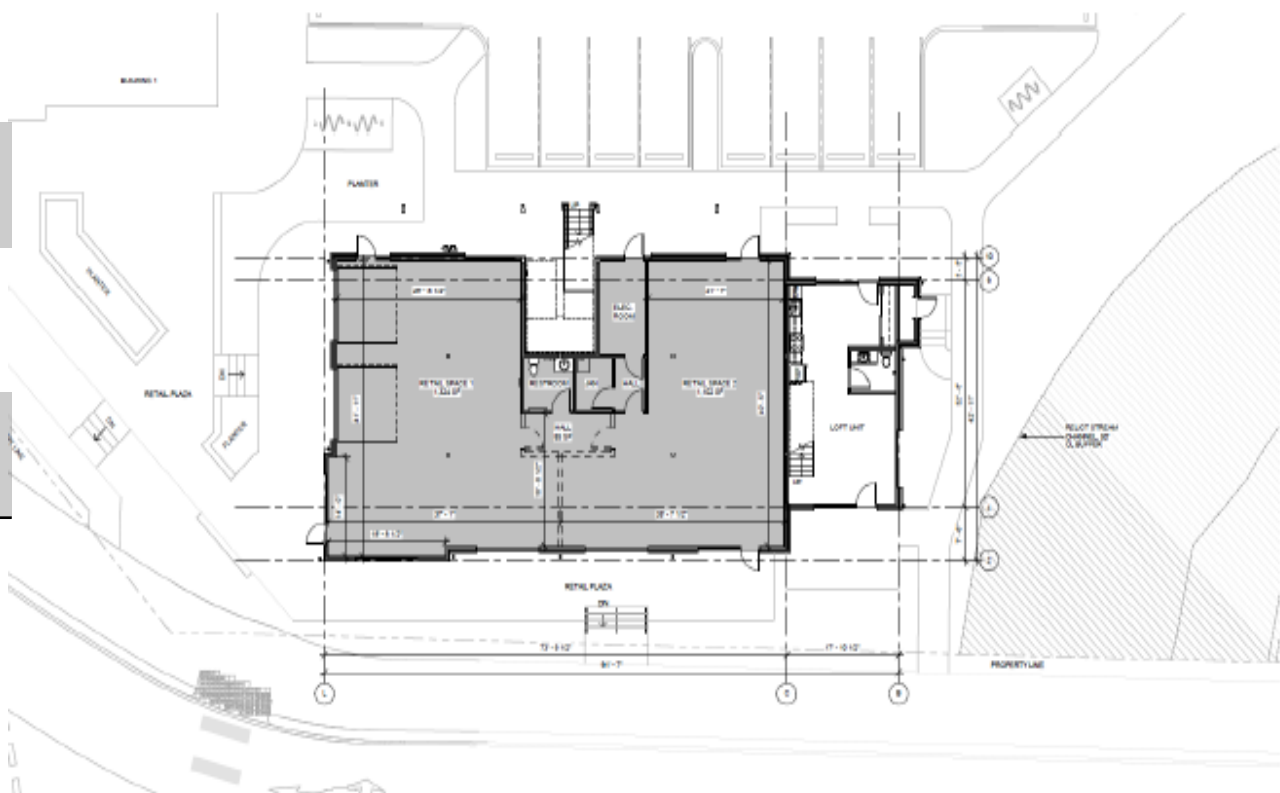
Storefront	As-is
Fire and life safety	Per approved permit.
Floors	Exposed Cement Slab.
Electrical	Landlord will deliver 200amps of 3 phase to each unit.
Ceiling & lighting	Open for custom lighting package.
Water	Landlord will install a 3" line, water is shared and will be prorated to each tenant based on consumption.
Vent	Venting for mini split will be available for each unit. Building 1 Suite will have venting for commercial kitchen.
Sanitary	Landlord will provide a four inch (6") sanitary waste lateral below the slab of the Premises.
Grease	For Restaurant spaces only, plumbing recommends Ashland PolyTrap 4800 Grease Interceptor. To be installed with the kitchen.
Natural gas	Available to each unit is a 2" line and can be pulled off to each unit in necessary size.
Demising walls & other walls	The space is already demised. Internal walls can be added to preference.
Sprinkler	As is; Landlord shall provide sprinkler system distributed throughout to accommodate shell occupancy.
Providers	Comcast and wave telephone and internet service will be run to each unit for activation by tenant.
HVAC	Each demised unit will be supplied with a mini split unit for heating and cooling

Zoning
RETAIL

Building 1 LOD – 2,511 RSF



Building 4 LOD – 2,511 RSF



CENTENNIAL PARK

17215 67th Ave NE, Arlington WA 98223

Arlington Municipal Airport



AMAZON DISTRIBUTION CENTER



Various Retailers



NEW SR HOUSING



Various Retailers



Overview



Arlington is located off I-5 in northern Snohomish County and rests alongside the Stillaguamish River in the western foothills of the Cascade Mountains. Arlington's scenic environment contributes to a broad range of recreational opportunities in addition to numerous parks and athletic complexes. Arlington offers the best of rural and suburban living, with plenty of nearby farms and convenient shopping centers. The many urban amenities of Seattle are just 40 miles south of Arlington as well.

Arlington exudes a small-town feel, especially throughout its vibrant, historic downtown area stretched along Olympic Avenue.

The close-knit community in Arlington comes together for a variety of regular events like parades, festivals, car shows, holiday celebrations, and more. Commuting and traveling from Arlington is easy with access to I-5, Route 9, and Arlington Municipal Airport which is minutes to Pilchuck Village.

ARLINGTON, WASHINGTON

Arlington Awaits your business

With over 125 acres being developed at the airport, large retail development in the Hilltop area, and 46 acres of commercial being developed in Kent Prairie, Arlington has incentives that other cities can't match.

Visit [ArlingtonAwaits website](#) for more information.

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EXCLUSIVELY LISTED BY:

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Each Keller William Office is independently owned and operated





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