



First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2815 BAKER AVENUE, EVERETT, WA 98201 | ±45,000 SF

# THE BAKER BUILDING

## FLEX SPACE FOR SALE





# RARE FLEX SPACE FOR SALE

45,000 SF Prime Investment Opportunity, Everett, WA

First Western Properties is pleased to present The Baker Building, located along Baker Ave just off Hewitt Ave in Everett, WA, is a prime investment opportunity. This multi-tenant property offers easy access to Interstate 5 and State Route 2 and is surrounded by various amenities. With 11 tenants including art and photography companies, the building generates an annual NOI of \$371,244, representing a 7.28% cap rate. Additionally, there's 30,000 square feet of potential space available for owner-users, including a basement warehouse with a freight elevator, warehouse space on the main floor with two dock-high roll-ups, and second-floor office space. Recent capital improvements have enhanced the property's value, and its multiple loading and access points, including a separate parking lot, make it a rare and desirable find.





# EXECUTIVE SUMMARY

Property Name	The Baker Building
Opportunity Type	Owner/User   Investment
Address	2815 Baker Avenue
Building Size	45,000 SF
Zoning	MU (Mixed Urban)
Jurisdiction	City of Everett, WA
CAP Rate	7.28% (11 Current Tenants)
Parcels	004378-658-006-00 & 004378-659-031-00
Annual NOI	\$371,244 (\$30,937/Month)
Owner/User Potential	30,000 SF Available
Price	\$4,950,000.00
Loading & Access	2 Parking Lots Roll Up Doors: <ul style="list-style-type: none"><li>• 2 Grade</li><li>• 2 Dock</li></ul> 2 Freight Elevators Clear Heights 7'-12'



CLICK FOR  
MU USE







Fulton St

Baker Ave

Hewitt Ave



# BUILDING LAYOUT

## First Floor

-  15,000 SF
-  7-8.5' Clear Height
-  2 Freight Elevators
-  New Vapor Barrier
-  24-Hr Air Replacement








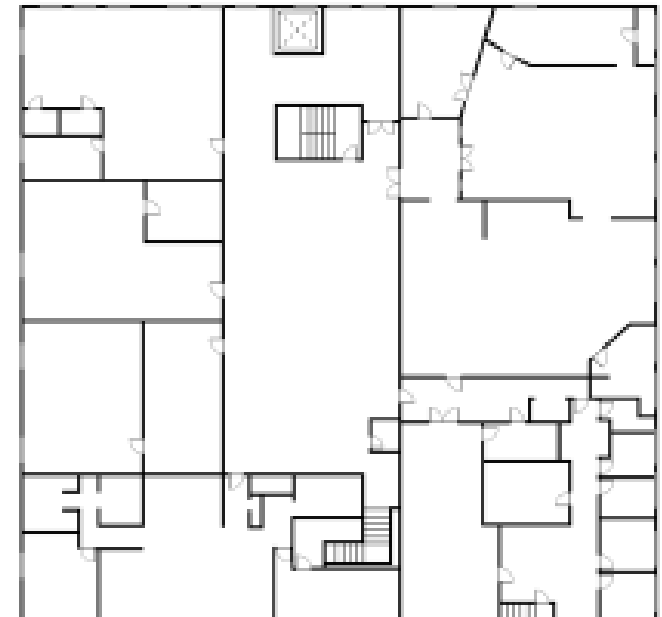
## Second Floor

-  15,000 SF
-  12' Clear Height
-  2 Freight Elevators
-  2 DH 2 GL Roll Ups
-  Retail/Industrial Mix



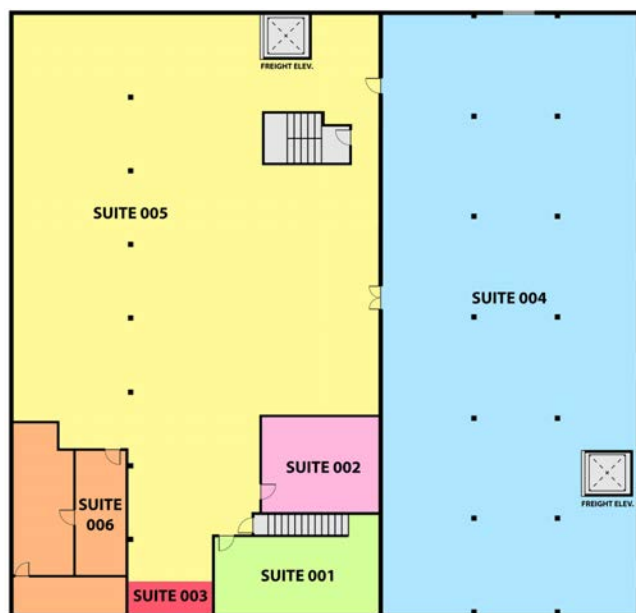
## Third Floor

-  15,000 SF
-  Large Common Area
-  1 Freight Elevator
-  Recently Renovated
-  Primarily Office



# BUILDING LAYOUT | TENANT MAP

## First Floor



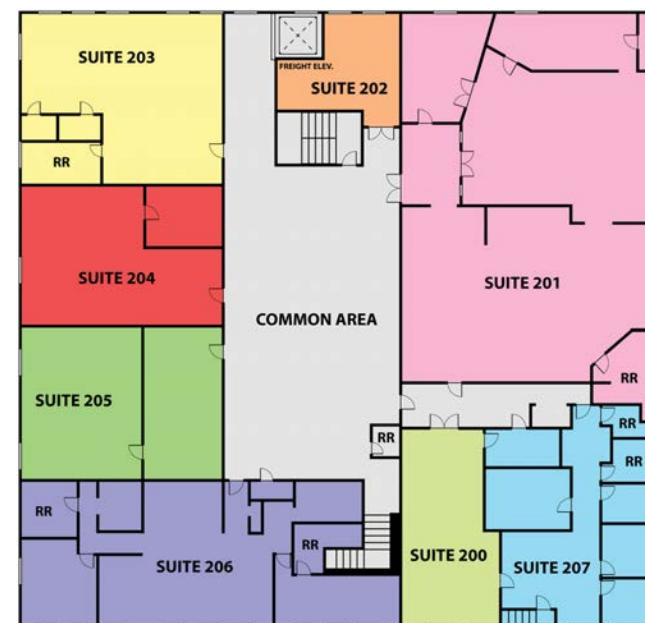
Suite	Tenant	SF
OS 1	Phoenix Art Restoration	500 SF
OS 2	Phoenix Art Restoration	800 SF
001	Phoenix Art Restoration	645 SF
002	Rick Jensen	400 SF
003	Phoenix Art Restoration	800 SF
004	Phoenix Art Restoration	2,000 SF
005	Phoenix Art Restoration	6,512 SF
006	Phoenix Art Restoration	783 SF
Subtotal		15,000 SF

## Second Floor



Suite	Tenant	SF
100A	Craftsman Studio	1,180 SF
100B	Craftsman Studio	900 SF
101	Phoenix Art Restoration	3,500 SF
102A	Carrie Enterprises LLC	900 SF
102B	Craftsman Studio	850 SF
103	Smart Builders	1,200 SF
104	T-Shirt Studio	1,000 SF
105	Craftsman Studio	2,000 SF
Subtotal		11,530 SF

## Third Floor



Suite	Tenant	SF
200	KRB Concepts	1,100 SF
201	Illuminata Art Glass Design, LLC	3,100 SF
202	Valerie Blake Photos	425 SF
203	Brea Bursch	1,000 SF
204	IJ Photography	1,066 SF
205	IJ Photography	1,160 SF
206	Illuminata Art Glass Design, LLC	2,100 SF
207	KRB Concepts	1 582 SF
Subtotal		11,533 SF

# FIRST FLOOR IMAGES



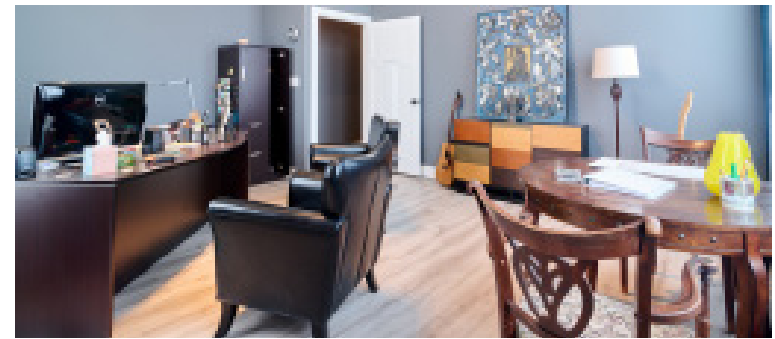
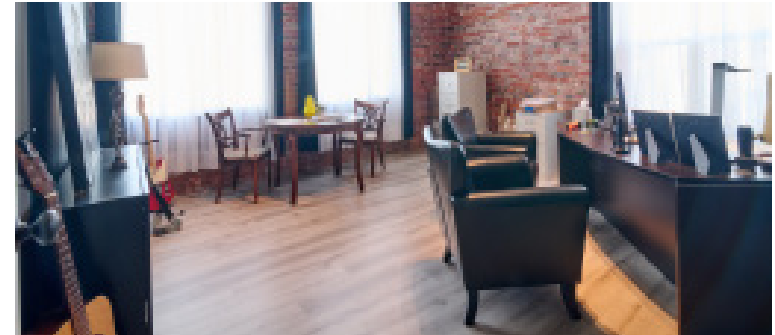


# SECOND FLOOR IMAGES



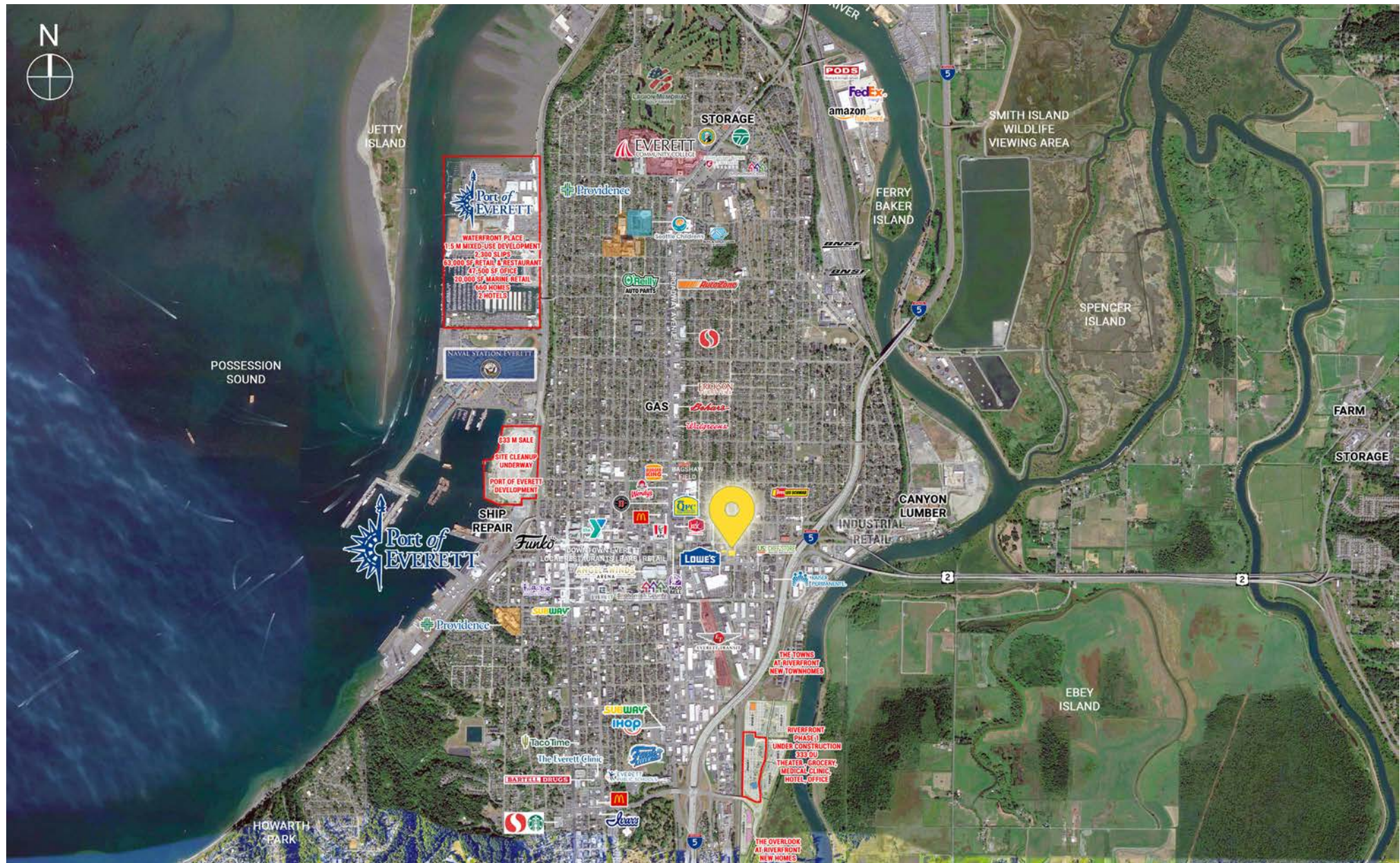


# THIRD FLOOR IMAGES





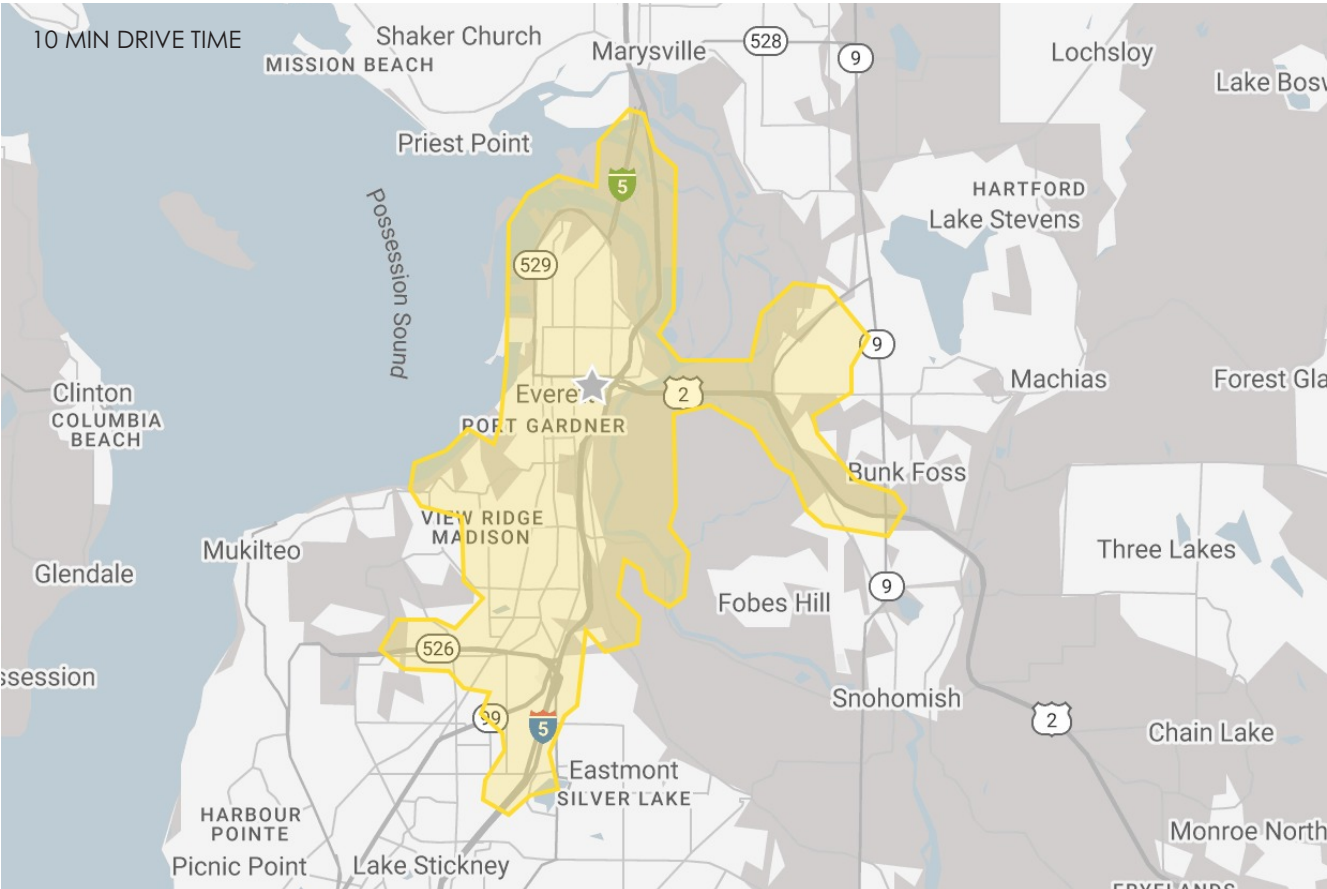
# LOCATION AERIAL





# 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.



92,487

POPULATION  
10 MIN DT



38,286

NO OF HOUSEHOLDS  
10 MIN DT



\$114,565

AVERAGE HH INCOME  
10 MIN DT



\$396,548

MEDIAN PROPERTY VALUE  
10 MIN DT



37.1

YEARS OLD  
MEDIAN AGE



\$2.05B

TOTAL NON-RETAIL  
EXPENDITURE



75,368

DAYTIME ADJ. POPULATION  
10 MIN DT



11,111

HEWITT AVE. & FULTON ST.  
ADT AT INTERSECTION





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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

First Western Properties | 425.822.5522 | 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

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