

RETAIL
LEASE



Atlas 236

23505 56th Ave W | Mountlake Terrace, WA

Jeff Ayers

Owner | Designated Broker

425.275.2406

jeff@ayerscommercialgroup.com

Andrew Ayers

Broker

206.300.0459

andrew@ayerscommercialgroup.com

Cole Soreano

Broker

206.683.6871

cole@ayerscommercialgroup.com



PROPERTY FEATURES

YEAR BUILT	2020
LEASE TYPE	NNN
WATER/SEWER/ELECTRICITY	Paid by Tenant
GARBAGE	Included in NNN
HEATING/HVAC	To Be Installed by Tenant
PARKING	5 / 1000 SF Unreserved in Parking Garage



AVAILABLE SPACES

Suite	Square Feet	Base Rent	NNN Expenses	Total	Notes
106	673	\$1,234	\$486	\$1,720	Rare, small retail space in new mixed-use building. Delivery in gray shell condition.

