



For Sale

Asking Price

\$6,800,000

Talor Okada

Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander

Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson

Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

195-265 E. George Hopper Road

Burlington, WA

Property Highlights

- Two buildings totaling 18,819 SF
195-215 Building: 7,064 SF
235-265 Building: 11,755 SF
- Located less than ¼ mile east of I-5 with excellent access via George Hopper Road
- Walking distance to retail amenities including Costco and The Outlet Shoppes at Burlington
- High quality CMU construction (Built in 2008)
- Ample on-site parking
- 84.51% leased to 4 tenants (one 2,916 SF medical office vacancy)
- In-Place Cap Rate: 5.95%
- Asking Price: \$6,800,000*

**Properties can be sold separately - please inquire with listing brokers.*

195-265 E. George Hopper Road

Burlington, WA

195-215 Building



235-265 Building



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

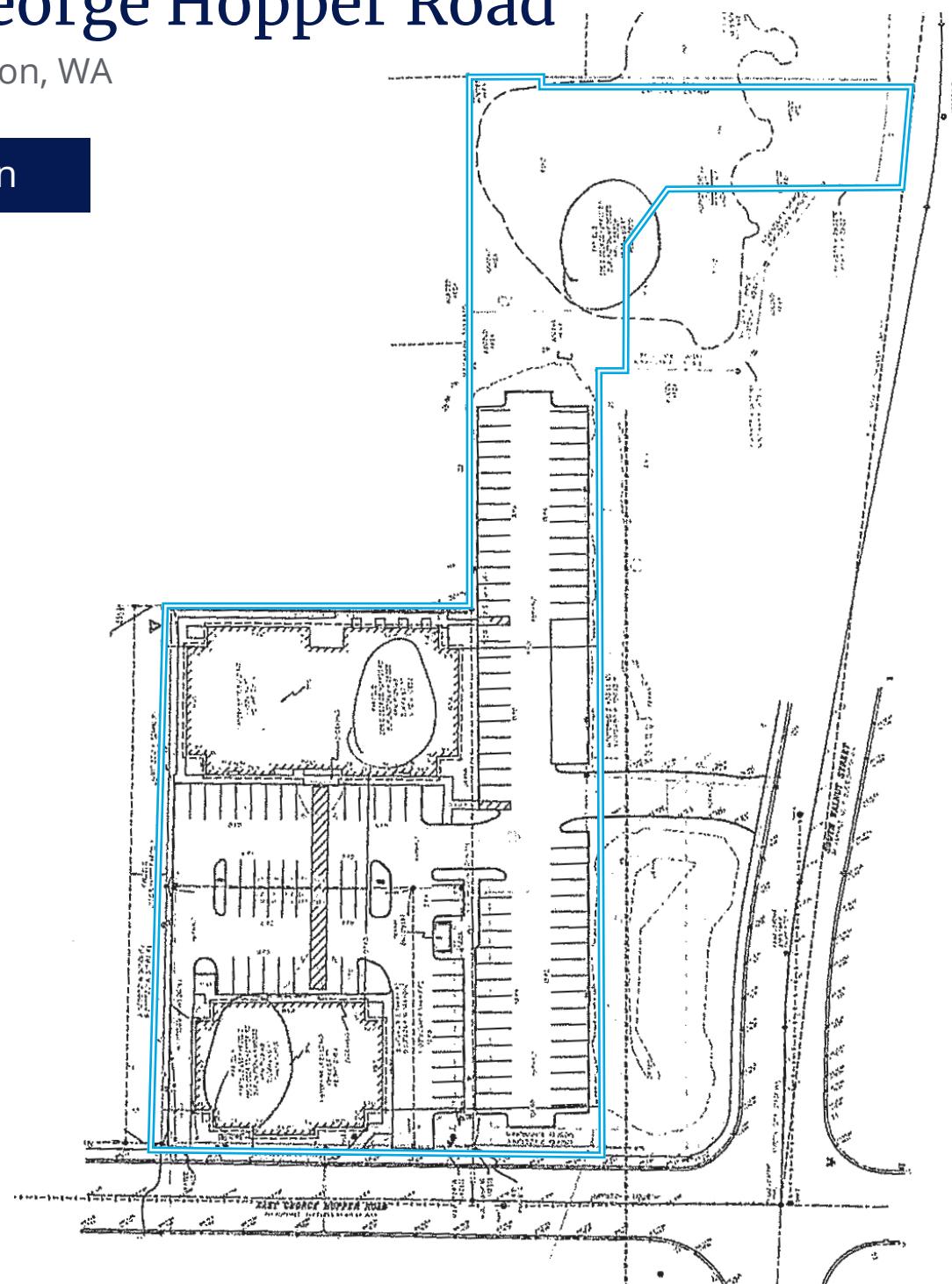
Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

195-265 E. George Hopper Road

Burlington, WA

Site Plan



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

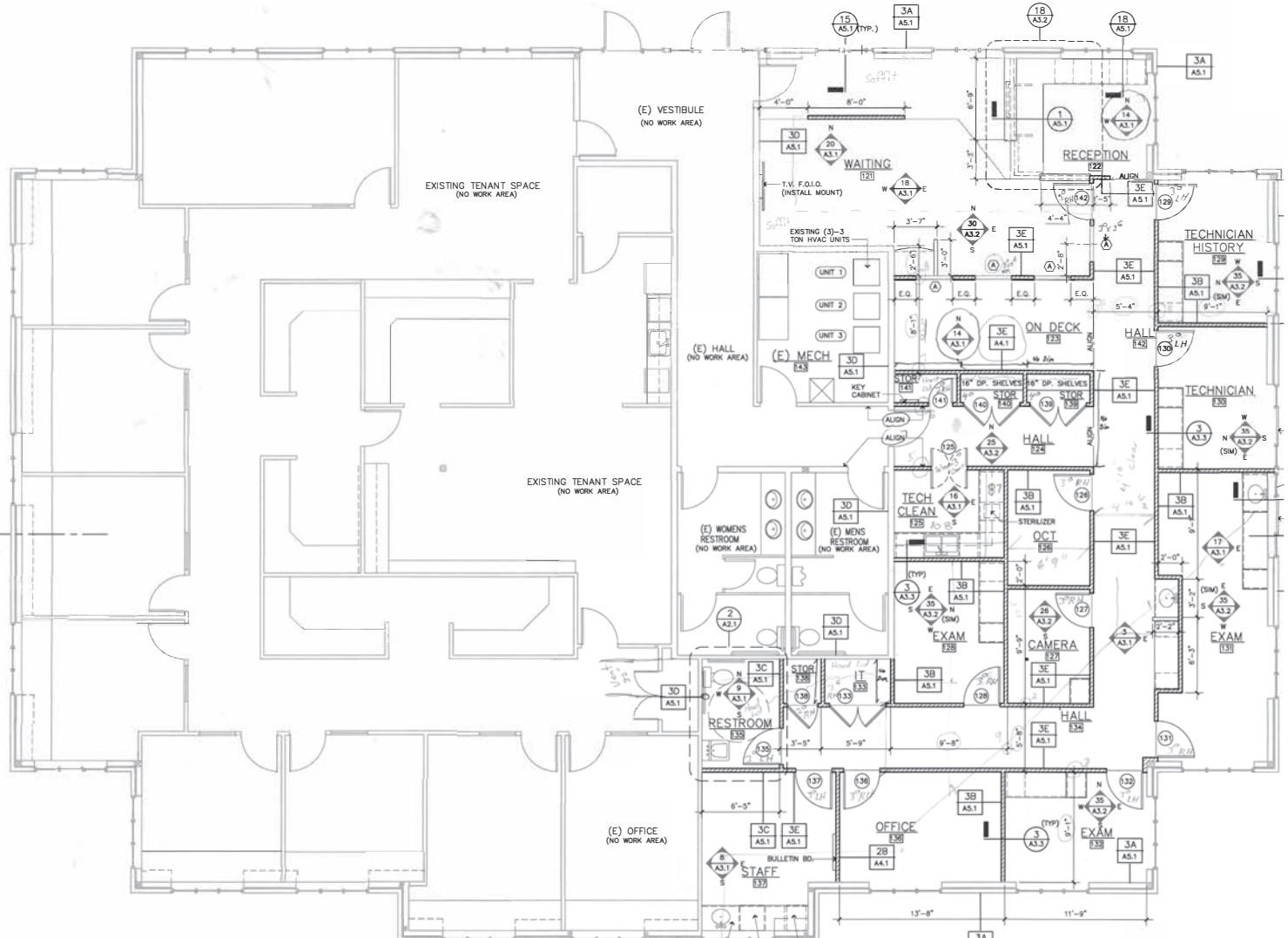
Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

195-265 E. George Hopper Road

Burlington, WA

195-215 Building Floorplan



Colliers

Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

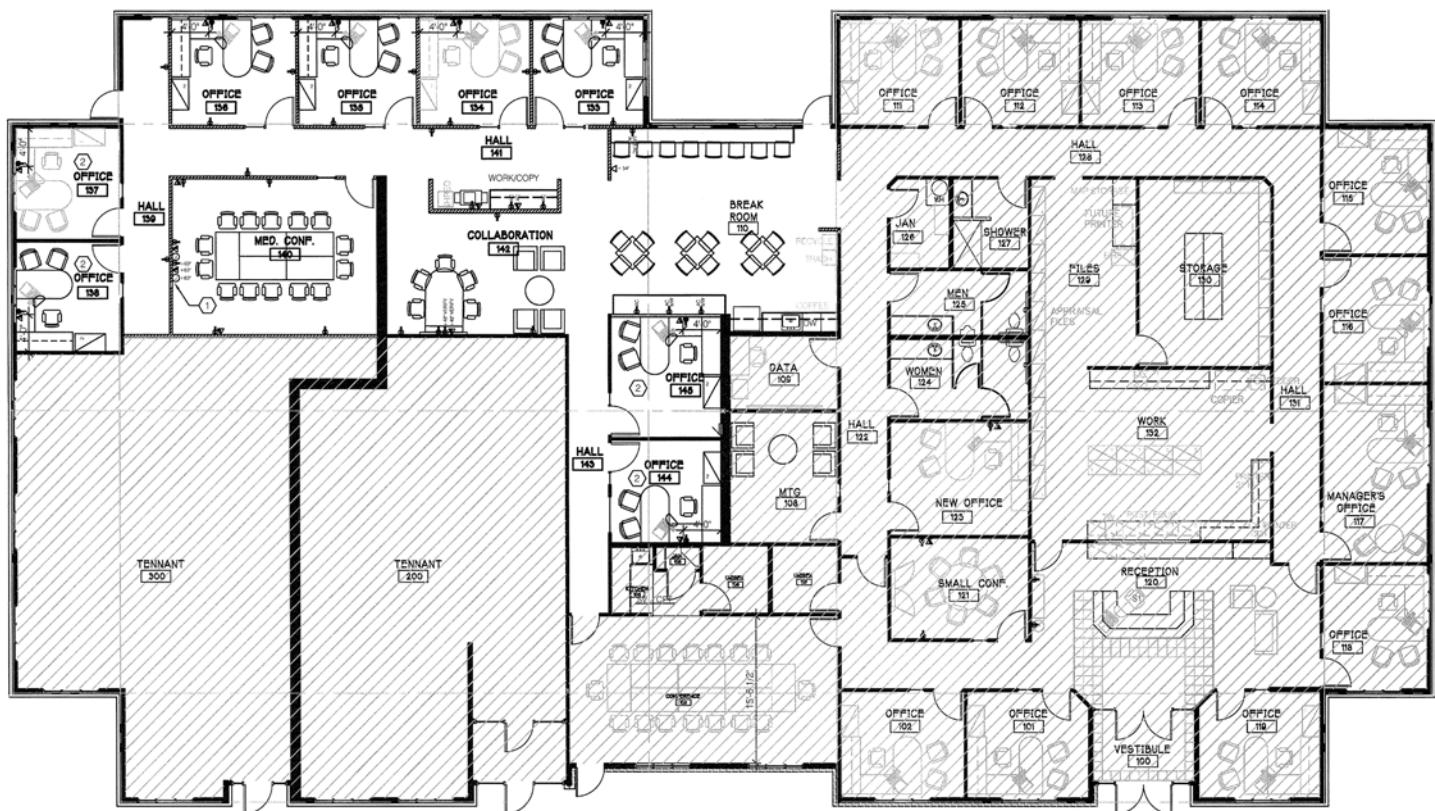
Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

195-265

E. George Hopper Road

Burlington, WA

235-265 Building Floorplan

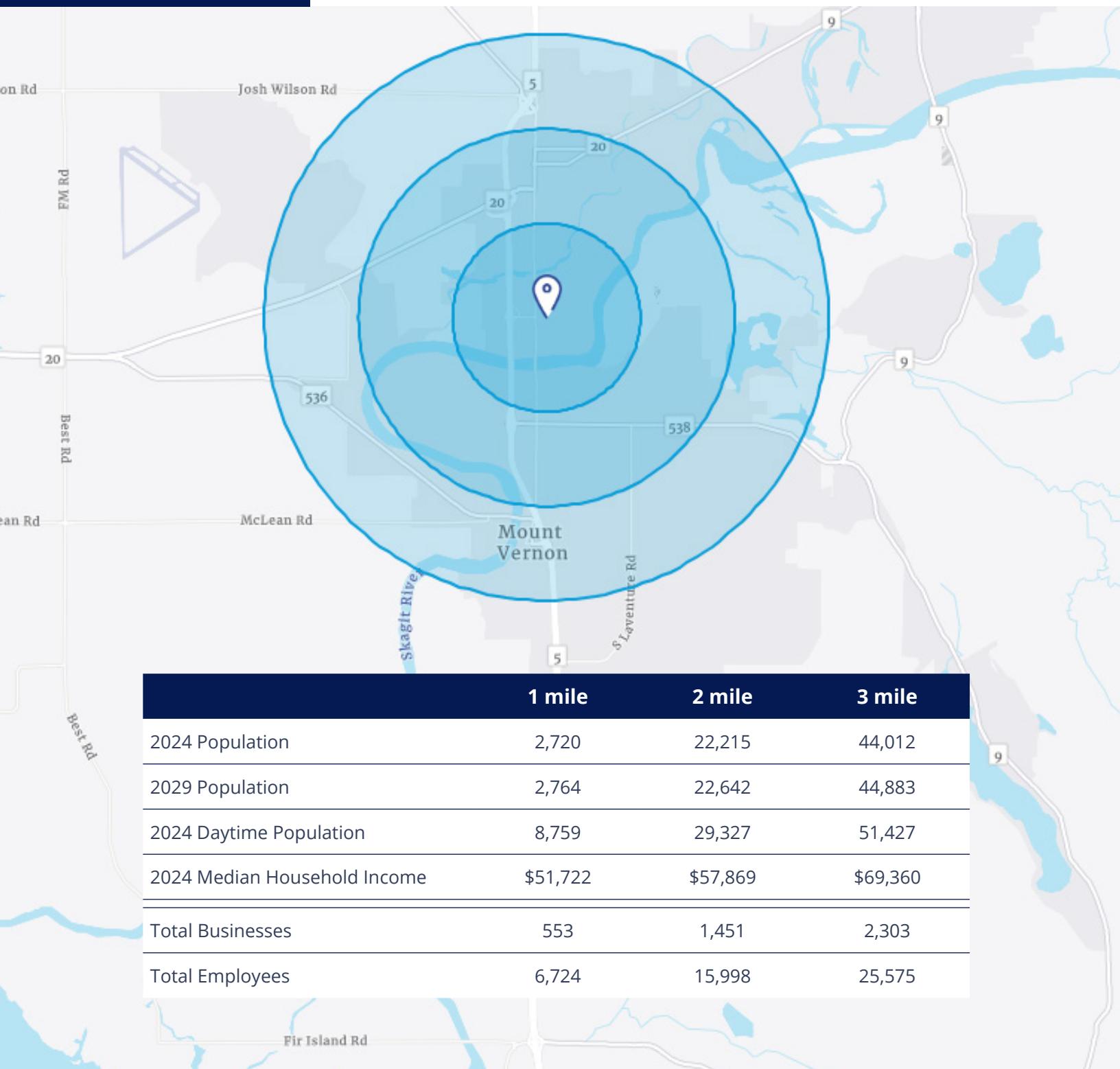


Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

Demographics



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

Rent Roll

Suite Number	Tenant	Suite Size (SF)	Current Monthly Base Rent	Rental Rate (\$/SF/Year)	Lease Expiration Date
Suite 195	D.A. Davidson	4,148	\$ 8,817.00	\$ 25.51	5/31/2029
Suite 215	Vacant	2,916	\$ -	\$ -	
Suite 225	Leander Jewelry	549	\$ 915.00	\$ 20.00	12/31/2027
Suite 245	Larson Gross PLLC	2192	\$ 4,950.00	\$ 27.10	5/31/2026
Suite 265	Northwest Farm Credit Services	9,014	\$ 18,827.07	\$ 25.06	6/30/2026
TOTAL		18,819	\$ 33,729.50		



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com

Location



Colliers

Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Al Robertson
Senior Vice President
NAI Puget Sound Properties
206 388 6030
arobertson@nai-psp.com