

EVERETT STATION - 3201 SMITH AVE, EVERETT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



DOWNTOWN EVERETT OFFICE FOR LEASE



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EVERETT STATION

3201 SMITH AVE, EVERETT, WA

Available Spaces

Spaces that fit your business.

± 15,459 SF available, divisible to smaller suites. Flexible spaces and negotiable lease terms.

- 3 Parking Lots with over 1,100 spaces
- Espresso Cafe in the common area (1st Floor)
- Convenient access to I-5 and the hub of Everett's transportation (Bus/Train)
- Flexible demising options available to fit needs
- Built in 2002 with high-end building materials
- Public art incorporated both inside and outside
- 4th Floor Common Kitchen

Available Spaces

FLOOR	SIZE	RATE (SF / YR)	LEASE TYPE
3	308 - 6,893 SF*	\$24.00	Full Service
4	147 - 8,566 SF*	\$24.00	Full Service

*Various suite sizes. Suites can be leased together or separately.
See page 4 for suite sizes

Note: WA State Leasehold Excise Tax of 12.84% to be added



Premier Access to Downtown, Transit & I-5

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Amenities

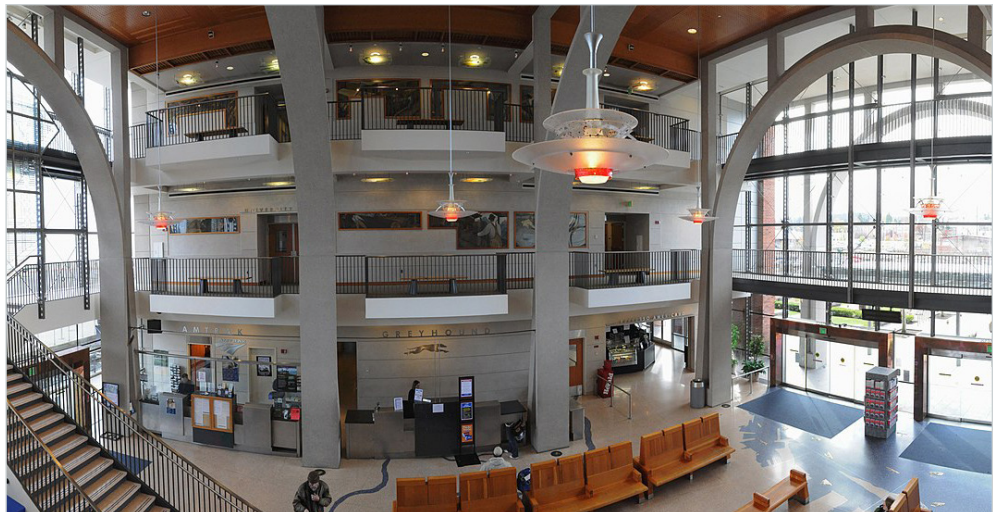
On-site amenities include coffee shop, large meeting rooms & event spaces

State of the art classroom space, lecture areas, office space and meeting rooms are featured on the upper three floors.



Public art is incorporated both inside and outside to blend the history of Everett's past and present in a unique and integrated fashion.

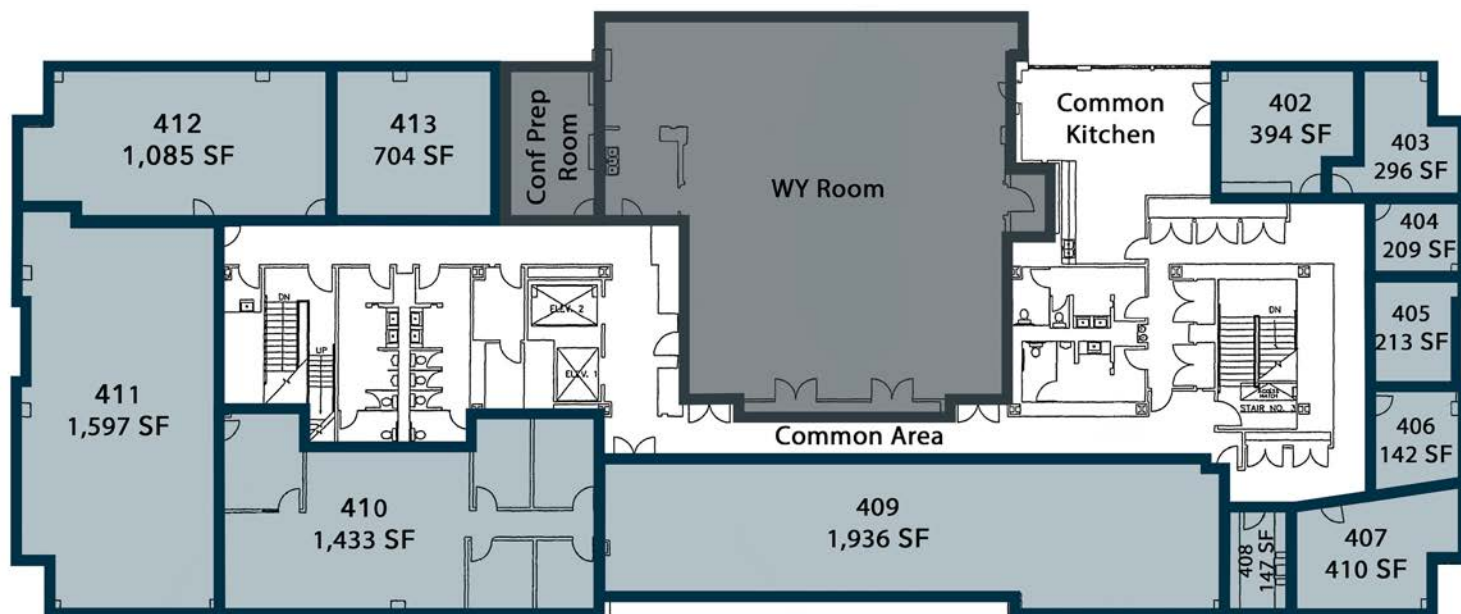
High end building materials such as sound deadening glass and Venetian plaster were used in construction to offer impressive textures and visual interest at every turn.



Premier Access to Downtown, Transit & I-5

Available Spaces

Suites can be combined or leased separately



For Lease

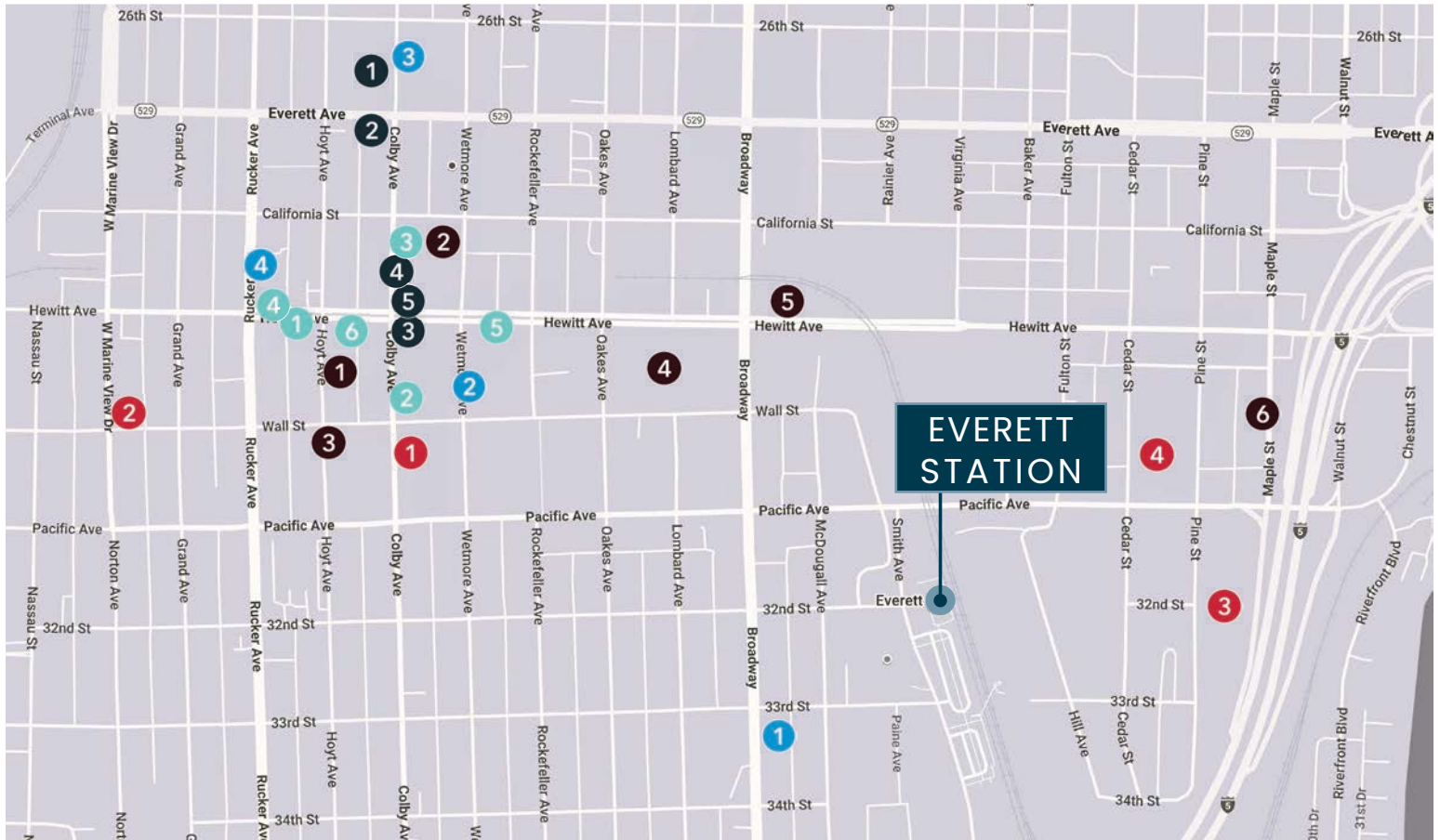
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Location

Connectivity, at the center of community.

The Everett Station has excellent access via Interstate 5 (3 blocks west) and SR 2 (5 blocks away) and is walking distance from the City's Downtown Central Business District, including shopping, dining experiences, Everett Performing Arts Center and Everett's Angel of the Winds Arena.



- | | | |
|-----------------------------|-----------------------------|---------------------------|
| 1 Courtyard by Marriott | 1 Kindred Kitchen | 6 Kaiser Hospital |
| 2 Hampton Inn Everett | 2 Narrative Coffee | 1 The New Mexicans |
| 3 Delta Hotels by Marriott | 3 Cafe Makario | 2 Capers + Olives |
| 4 Best Western Cascadia Inn | 4 Bargreen's Coffee | 3 Major League Pizza |
| 1 Chase Bank | 1 Schack Art Center | 4 Sol Food Bar & Grill |
| 2 Wells Fargo | 2 Funko Flagship Store | 5 Luca Italian Restaurant |
| 3 Bank of America | 3 Imagine Children's Museum | 6 Vintage Cafe |
| 4 Coastal Community Bank | 4 Angel of the Winds Arena | |
| 5 Heritage Bank | 5 Future AquaSox Stadium | |