



**CONTACT
INFORMATION:**



Melissa Johnson
Sr. Director
NW Regional
Ambassador

KW Commercial
GSWA MC1 LLC

melissaj@kwcommercial.com
(425) 765-3568

RETAIL/OFFICE SPACE FOR LEASE

1800 4th St NE , Unit D Marysville WA 98270



AVAILABLE
OFFICE UNIT D





Burlington



MOD



Walgreens



Jostens-
Student Center

KW
COMMERCIAL



\$24.00 +
NNN

LEASE PRICE
PER SF

1,600
RSF

OFFICE SPACE

4th Street NE Marysville

Excellent Street exposure
Class B Building and
finishes.

Suite D

UNIT D



FIRST COME FIRST
SERVE



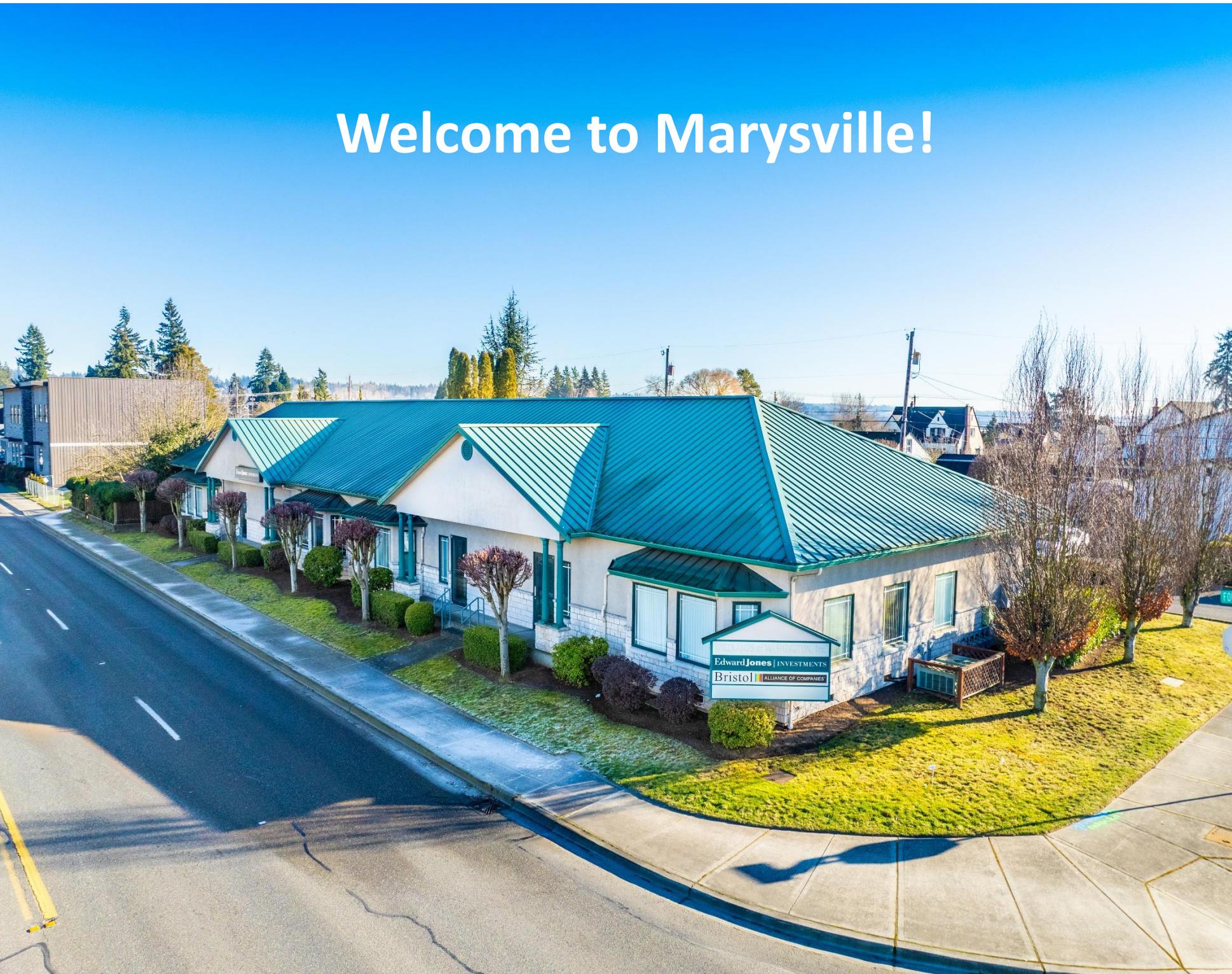
EASY ACCESS TO
Hwy 9 & I-5



OFFERING SUMMARY

**KW COMMERCIAL, GSWA MC1 LLC
IS PLEASED TO PRESENT:**

Welcome to Marysville!



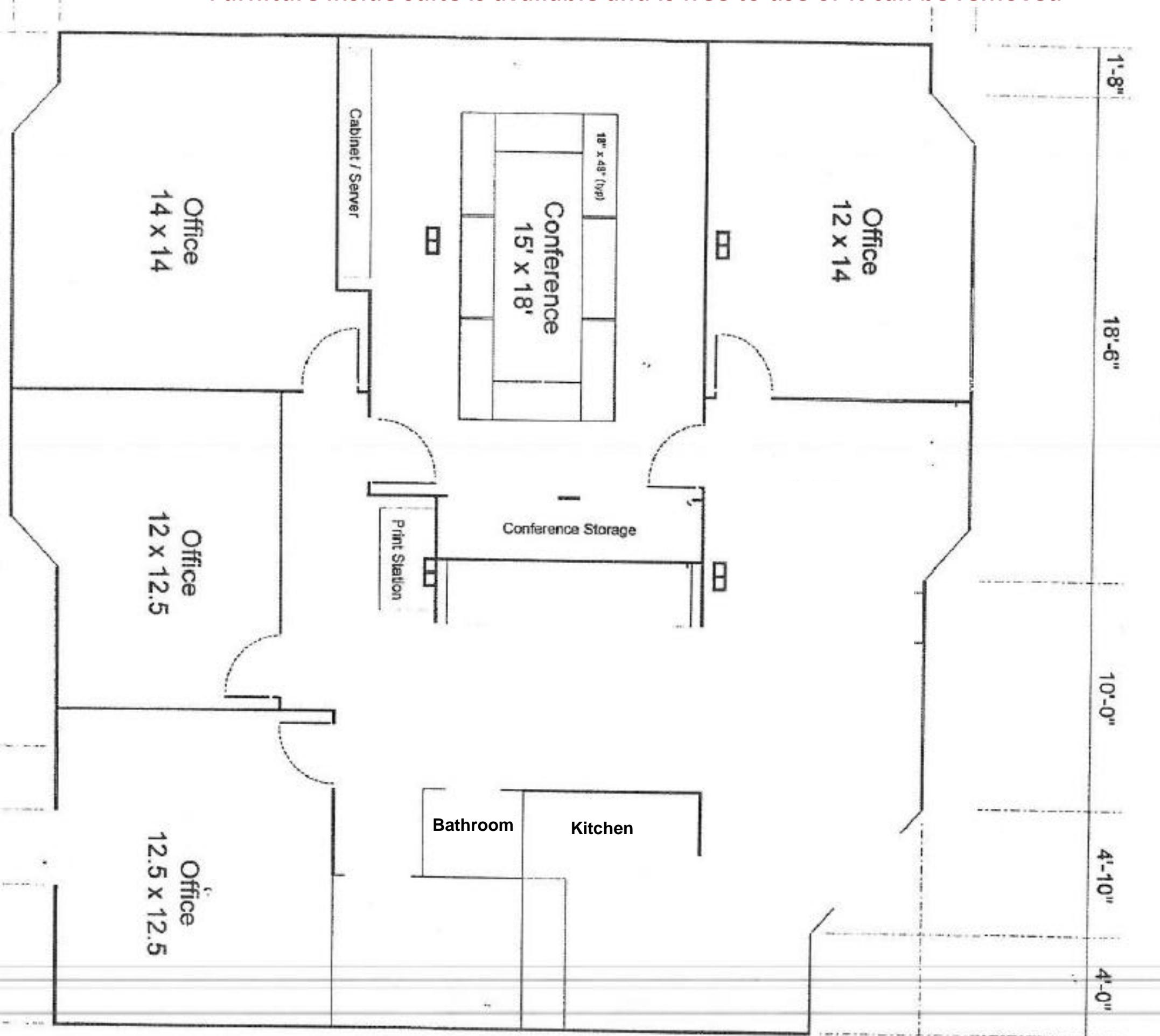
PROPERTY HIGHLIGHTS:

- Zoning: Retail/Office
- Plenty of Parking
- Minutes from I-5 Freeway & Downtown Marysville.
- Minutes to Shopping and Restaurants
- Surrounded by Single Family Residence and Commercial Businesses.
- Bring your Business to this growing area!
- Lock box is on the pillar and monitored by Broker – Call for Code for Commercial Lock Box





Furniture inside suite is available and is free to use or it can be removed



1800 4th St NE Unit D

Marysville, WA 98270

EXCLUSIVELY LISTED BY:

CONTACT INFORMATION:

Melissa Johnson

Sr. Director | NW Regional Ambassador
melissaj@kwcommercial.com
(425) 765-3568



kw BELLEVUE
KELLERWILLIAMS.



The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MCI LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial, GSWA MCI LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Tenant, it is the Tenants responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MCI LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Tenant and Tenants tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate lease, Tenant and Tenants legal and financial advisors must request and carefully review all legal and financial documents on any Lease Agreement related to the property and tenants. Tenant is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MCI LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer