



**WINDERMERE M2 BUILDING**  
9502 19<sup>th</sup> Avenue SE, Suite F  
Lower Level  
Everett, WA 98208  
*\* Available for Immediate Occupancy \**





# WINDERMERE M2 BUILDING



## WINDERMERE M2 BUILDING

### STRATEGIC BUSINESS PLACEMENT ON I-5.

**LOCATION.** Elevate your professional image with this prime 3,300 sq. ft. office space. Visible & easily accessible from I-5, the Silver Lake location offers unmatched accessibility! Located at the bustling junction of I-5, SR-99, SR-526, & SR-527 just south of Hwy 2! The nearby Everett Mall Way and SR 527 provide a plethora of dining and retail options, perfect for business lunches or client meetings.

**SUITE.** The walk-in lower-level suite features up to 11 private offices, a spacious reception area, a modern conference room, large open kitchen, 2 restrooms, & ample storage. This facility is tailor-made for dynamic professional service firms. This office is ideally suited for professionals & businesses seeking prominence and convenience.

**FEATURES.** Anxious to get started? Existing setup includes some desks and furniture—just move in and start scaling your operations in this high-traffic locale!

With existing office furnishings and easy freeway access, your team and clients will appreciate the ease and efficiency of doing business here.

**TERMS.** Asking \$3,500/mo NNN. First, Last, Deposit due at signing. 5yr Lease, 3% annual escalations. Available Now.

**Location:** 9502 19<sup>th</sup> Ave SE, Ste F, Everett WA  
**Jurisdiction:** City of Everett  
**Parcel ID:** 280518-004-026-00  
**Year Built:** 1969 / Updated 2022 +/-  
**Rentable SF:** 3,000 +/- S.F.  
**Parking:** 3.5+/- stalls per 1,000 S.F.  
**Lot Size:** 0.78 acres  
**Zoning:** MU – Mixed Urban

More Info: <https://www.investmentnw.com/9502>







# Windermere M2 Building

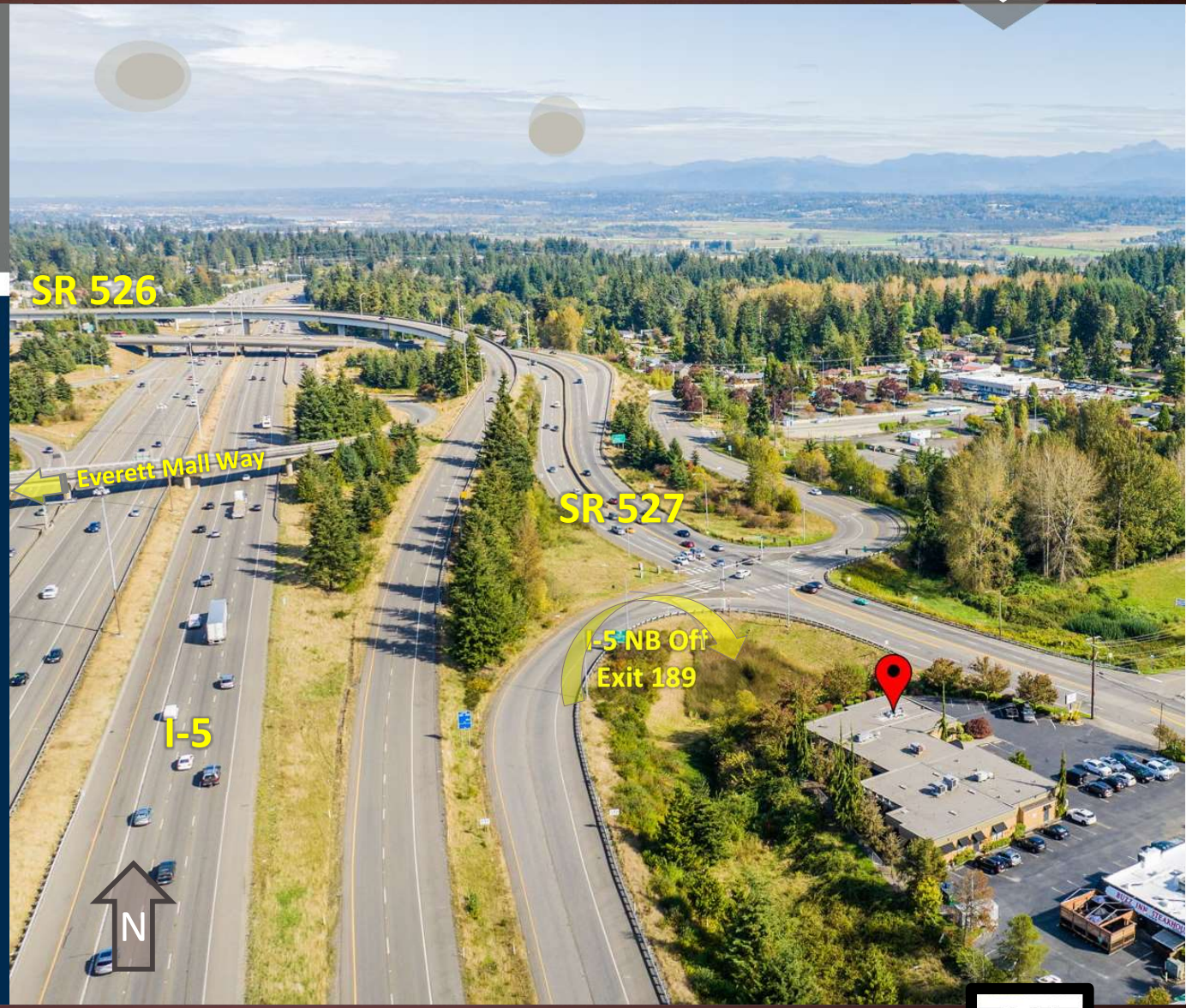
## TRAVEL

**0.5** +/- mile to I-5

**0.7** +/- mile to SR 526

**2.7** +/- mile to SR 99

**5.0** +/- mile to Hwy 2



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## WINDERMERE M2 BUILDING - AVAILABLE SUITES

	USEABLE SQUARE FEET	PRO-RATA SHARE	RENTABLE SQUARE FEET	# OFFICES
WINDERMERE RE	-	-	-	-
PENRITH HOME LOANS	-	-	-	-
HOME CONSTRUCTION	-	-	-	-
<b>LOWER LEVEL</b>	<b>2,875 SF +/-</b>	<b>25.3%</b>	<b>3,000 SF +/-</b>	<b>11</b>
GROSS BUILDING AREA	-	-	11,881 SF +/-	-

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Lower Level  
3,000 SF +/-

Walk-In Access  
10-12 Offices  
Conference Rm  
Kitchen  
Reception  
3 Storage



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## Lower Level - Property Photos



More Info: <https://www.investmentnw.com/9502>





# Lower Level



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## Lower Level

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# On-Site Parking Aerial View

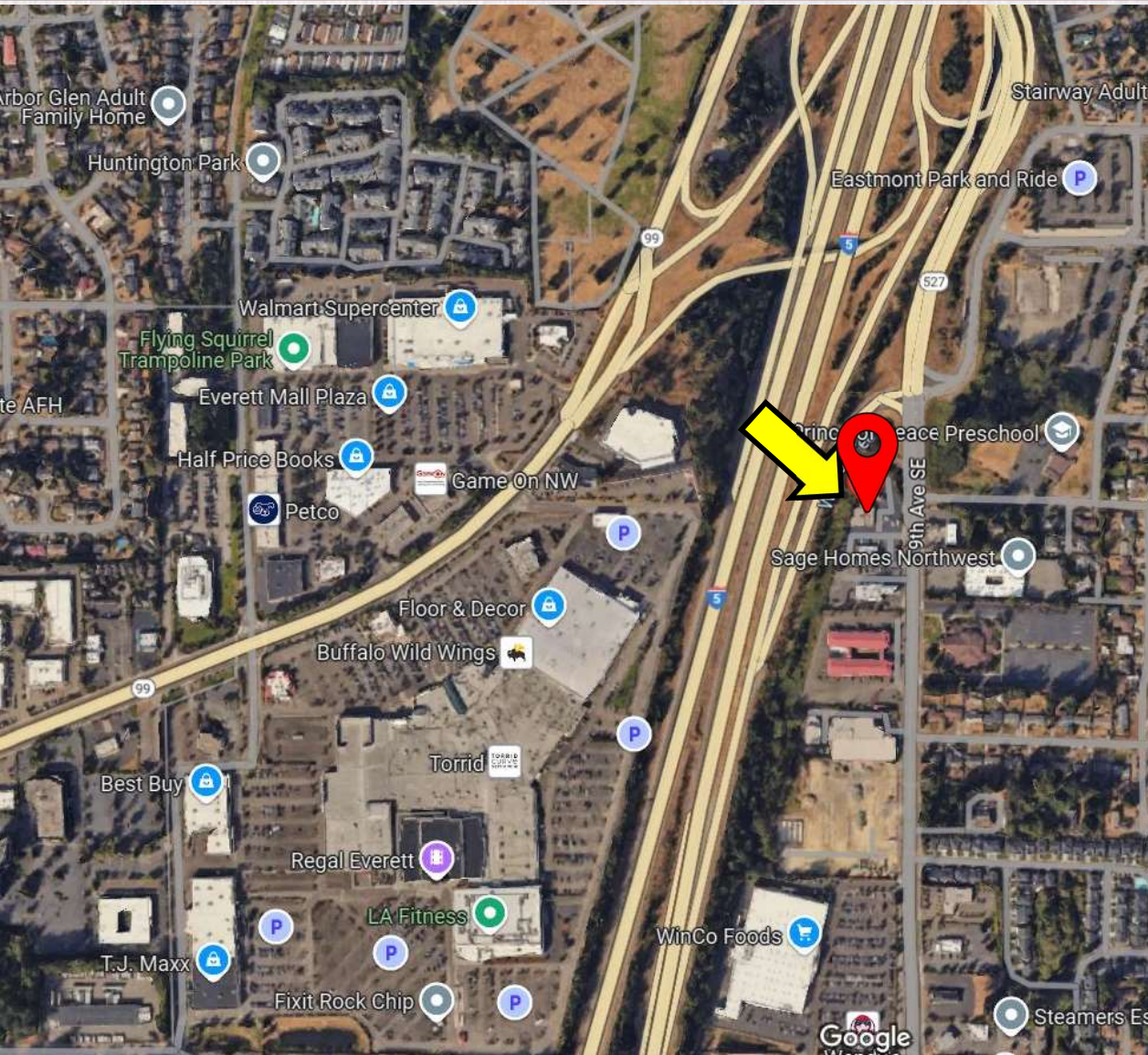
## Parking

Paved Onsite Parking  
42 Parking Stalls  
+ 1 Handicap Stall  
3.5 Stalls Per 1,000 SF  
Additional Street Parking  
Wheelchair Accessible

More Info: <https://www.investmentnw.com/9502>







## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	15,999	124,895	263,574
Pop. Growth (2010-2020)	1.14%	1.26%	1.53%
Housing Units	5,912	47,751	100,638
Average Household Size	2.71	2.63	2.61
Median Age	38.0	37.0	37.9
Median HH Income	87,085	85,845	100,308
% of Homeowners	57.5%	51.8%	57.2%

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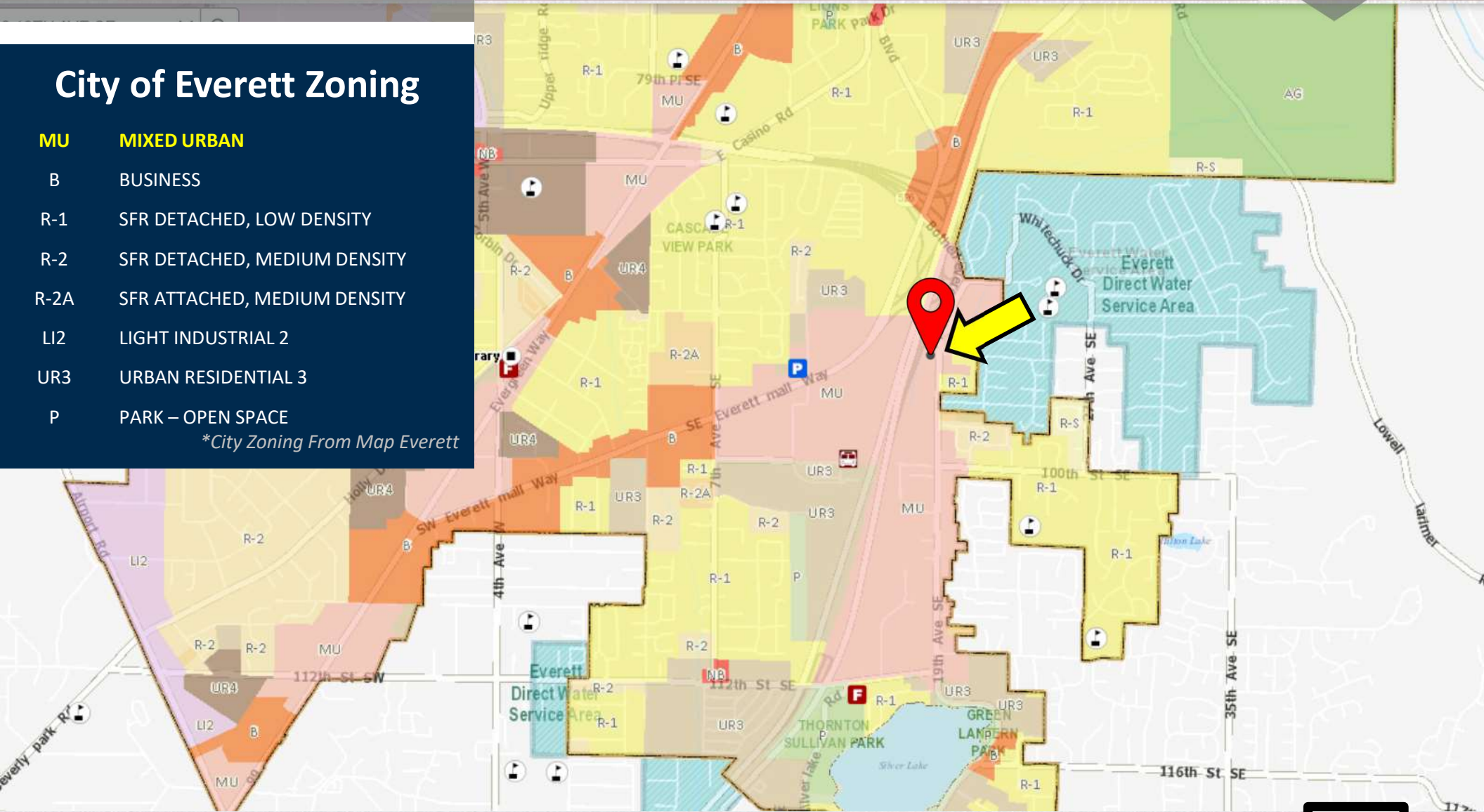




# City of Everett Zoning

- MU** MIXED URBAN
- B** BUSINESS
- R-1** SFR DETACHED, LOW DENSITY
- R-2** SFR DETACHED, MEDIUM DENSITY
- R-2A** SFR ATTACHED, MEDIUM DENSITY
- LI2** LIGHT INDUSTRIAL 2
- UR3** URBAN RESIDENTIAL 3
- P** PARK – OPEN SPACE

\*City Zoning From Map Everett



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