



Windermere
COMMERCIAL

OFFERING MEMORANDUM

ANACORTES PROFESSIONAL CENTER

317 COMMERCIAL AVE • ANACORTES, WA 98221



OFFERING SUMMARY

Class A office suites for lease in Anacortes' nicest professional office center. Two buildings with a shared lobby offering spaces from single office executive suites to multi-office suites ranging in size from 115 square feet up to 10,000 square feet.

Located in Old Town, Anacortes' central business district these spaces are steps away from the bulk of Anacortes' retail and dining establishments, adjacent to the Ports deep water docks, and close to Cap Sante Marina - perfectly situated in the heart of town.

Executive suites offered on one year minimum gross leases

Office suites offered on three year minimum NNN leases

BUILDING SIZE: 28,499 SF
LEASES: NNN AND GROSS

SUITE SIZE: 915-11,652 SQFT
EXEC SUITE SIZE: 350 SQFT

LEGAL DISCLAIMER: The information supplied is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

PROPERTY HIGHLIGHTS



Windermere North Sound is pleased to offer for lease the Anacortes Professional Center in Anacortes, WA.

The Anacortes Professional Center is located on Commercial Avenue in Anacortes' bustling Central Business District in Old Town. Old Town Anacortes is approximately 16 miles West of Interstate 5 and the same distance from NAS Whidbey and the City of Oak Harbor.

Steps away from these offices you'll find City Hall, the Port of Anacortes, Cap Sante Marina, as well as most of Anacortes' dining and retail shopping options. Dedicated parking lot with EV charging stations.

Fiber connectivity keeps your business up to speed, and CCTV security system keeps your business safe.



PROPERTY HIGHLIGHTS

The Anacortes Professional Center offers the following amenities:

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HIGH SPEED FIBER CONNECTIVITY

COMMON LOBBY AND RECEPTION STAFF

ELEVATOR SERVICE TO 2ND FLOOR SUITES

SHIPPING/RECEIVING ROOM

CLOSED CIRCUIT TV SECURITY SYSTEM

HIGH CEILINGS, LARGE WINDOWS, TONS OF NATURAL LIGHT

4 EV CHARGING STATIONS

DEDICATED PARKING LOTS AND ABUNDANT OFF SITE PUBLIC PARKING

DESKS AND DIVIDERS AVAILABLE FOR SOME SPACES

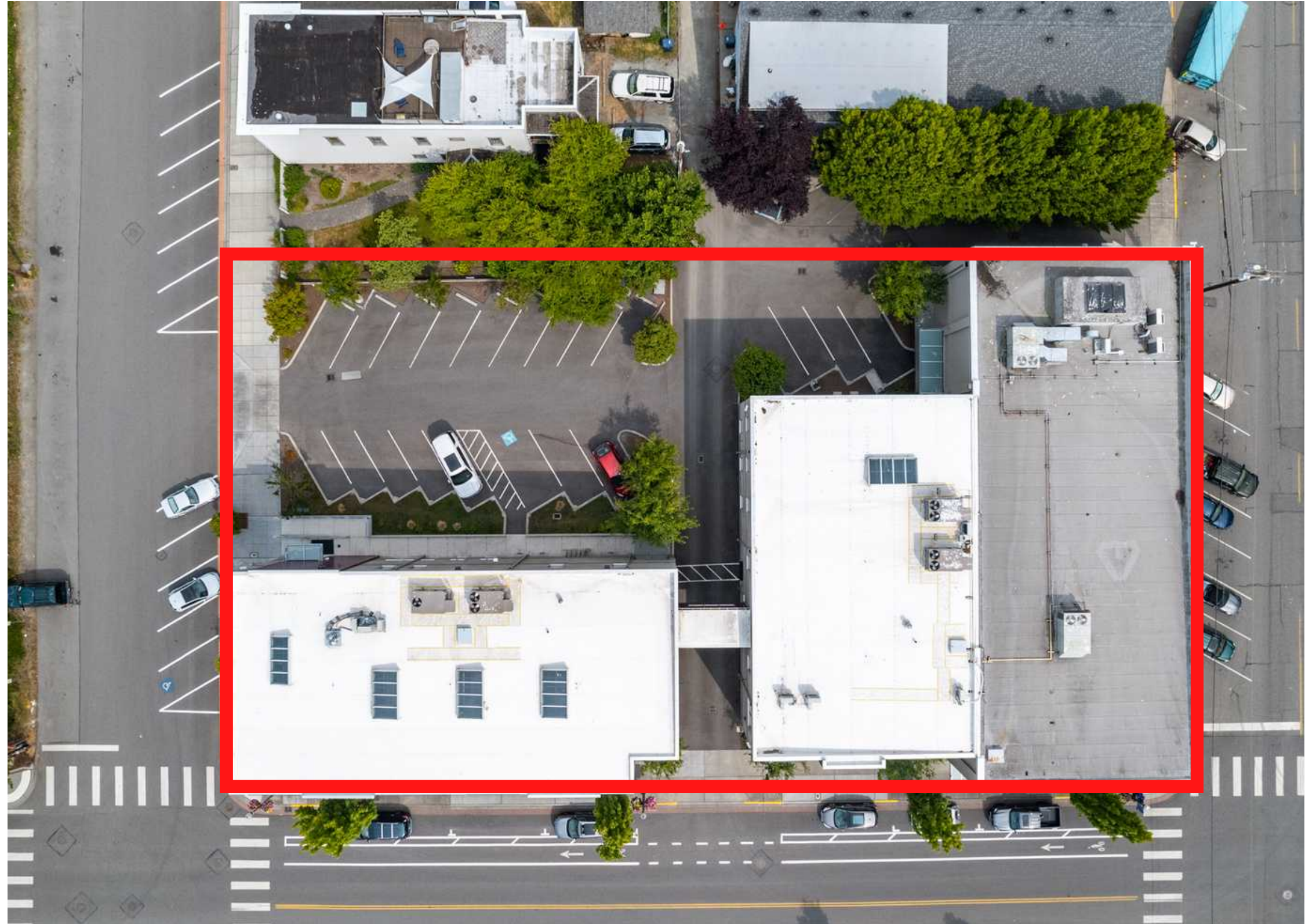
STEPS TO CITY HALL, THE PORT, CAP SANTE MARINA AND MORE



PROPERTY HIGHLIGHTS

Offices are close to:

1. City Hall
2. Port of Anacortes
3. Cap Sante Marina
4. Post Office
5. Dakota Creek Industries
6. Private Parking
7. Abundant Public Parking
8. Downtown Eateries
9. Guemes Channel Deep Water Docks
10. Several Anacortes hotels





FINANCIAL ANALYSIS

Lease rate is \$30.00 per square foot, plus triple nets.

Triple Nets are approximately \$5.00 per square foot, per year, and are billed monthly.

Triple Nets include:

Water/Sewer/Garbage.

Electricity.

Natural Gas.

Base Internet Fiber

Building maintenance.

Building Insurance.

Property Insurance.

Building Security System monitoring.

Tenant responsibilities:

Reception Desk Staffing billed on a pro-rata basis

Phone service & system.

Janitorial in leased space.

Security System in leased space.



GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes and a International Ferry connection with Vancouver Island BC in Canada.



HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.

DEMOGRAPHICS



POPULATION TRENDS AND KEY INDICATORS

317 Commercial Ave, Anacortes, Washington, 98221
Ring of 5 miles

20,451

Population

9,136

Households

2.23

Avg Size
Household

51.8

Median
Age

\$83,441

Median
Household Income

\$624,793

Median
Home Value

142

Wealth
Index

55

Housing
Affordability

37

Diversity
Index

MORTGAGE INDICATORS



\$15,037

Avg Spent on Mortgage &
Basics



45.0%

Percent of Income for
Mortgage

POPULATION BY GENERATION



9.7%

Greatest Gen:
Born 1945/Earlier



31.1%

Baby Boomer:
Born 1946 to 1964



18.5%

Generation X:
Born 1965 to 1980



18.0%

Millennial:
Born 1981 to 1998



16.6%

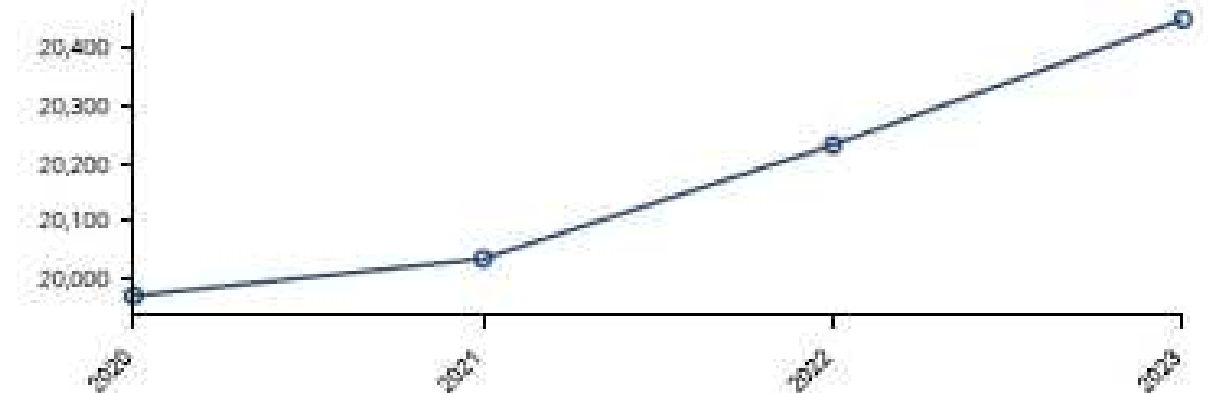
Generation Z:
Born 1999 to 2016



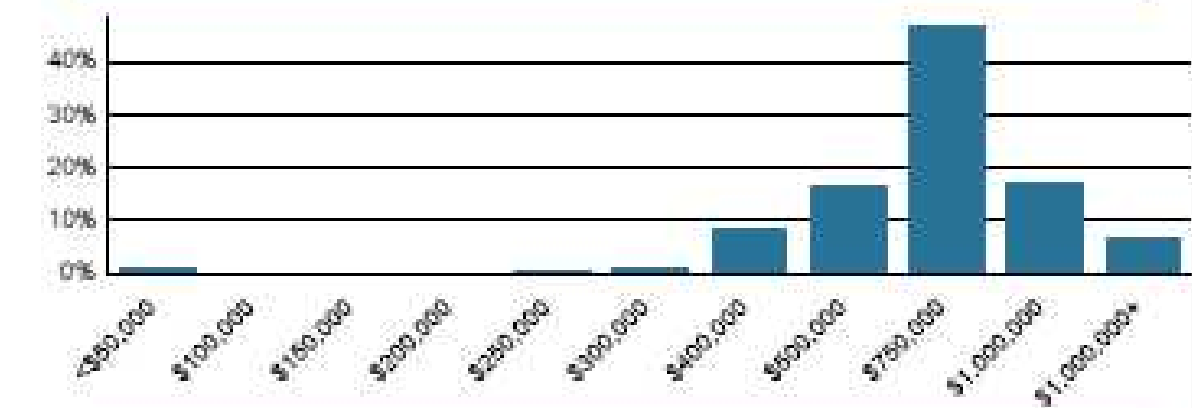
6.1%

Alpha: Born
2017 to Present

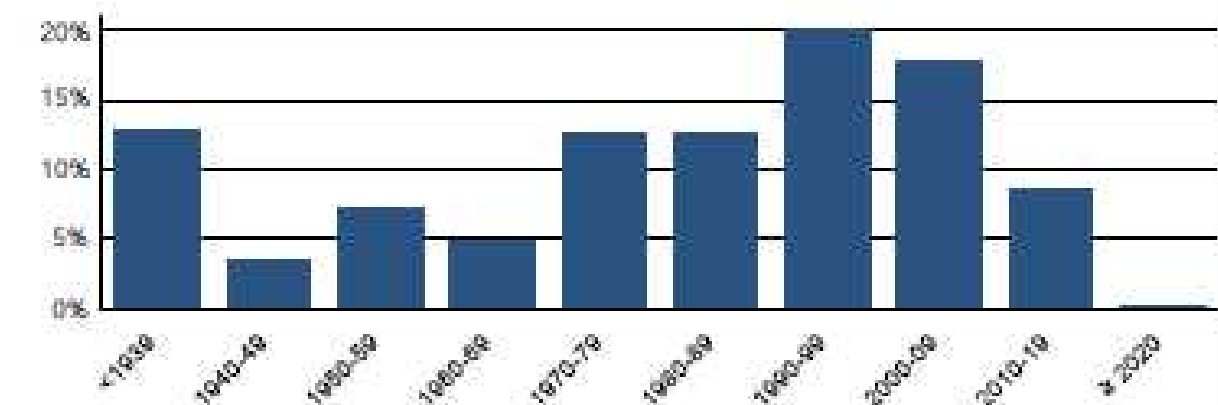
Historical Trends: Population



Home Value



Housing: Year Built





DEMOGRAPHICS

THE GREATER
ANACORTES AREA HAS
A HIGHLY EDUCATED
AND SKILLED GROWING
WORKFORCE FOR
YOUR COMPANY TO
RECRUIT FROM.

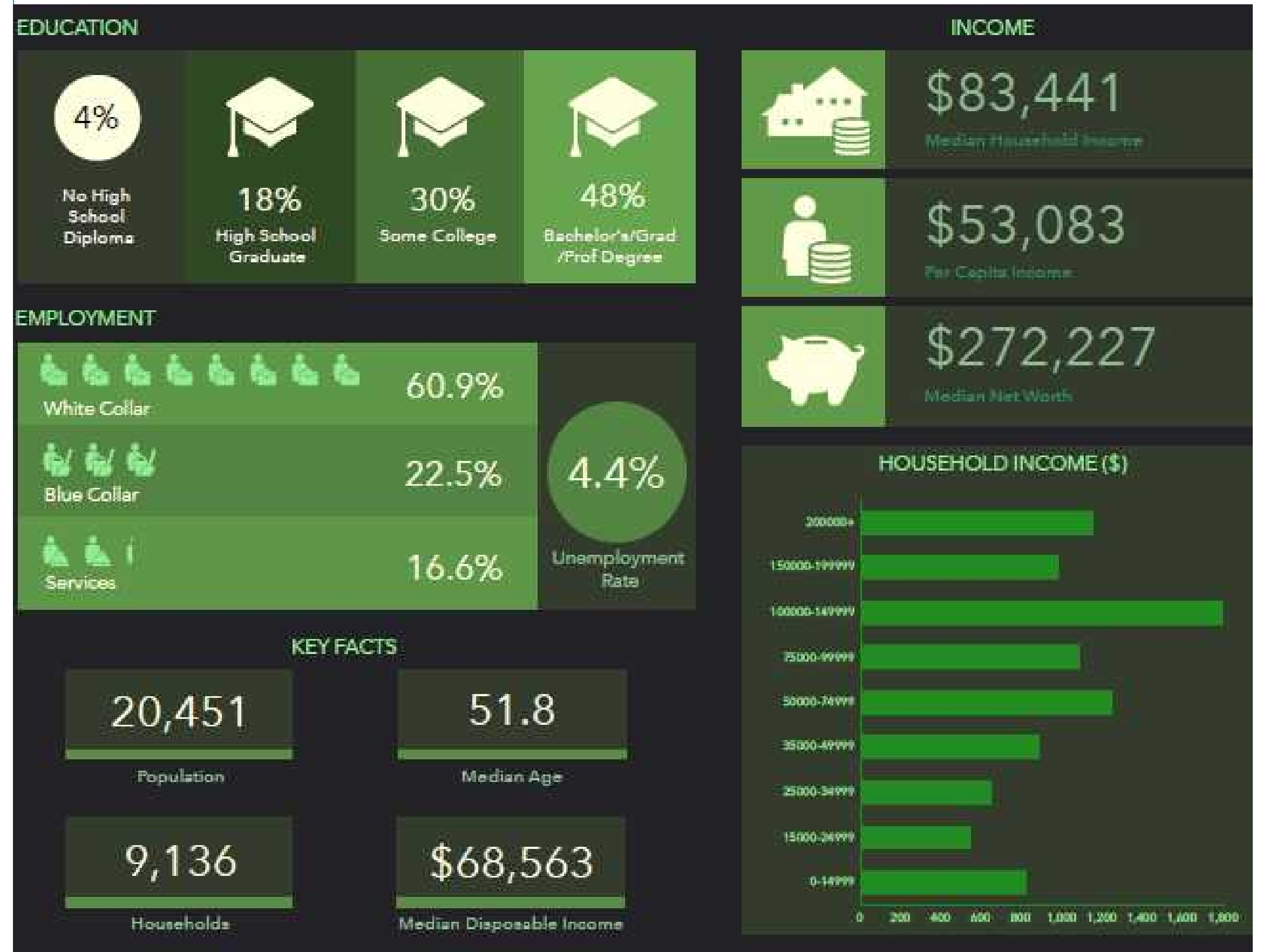


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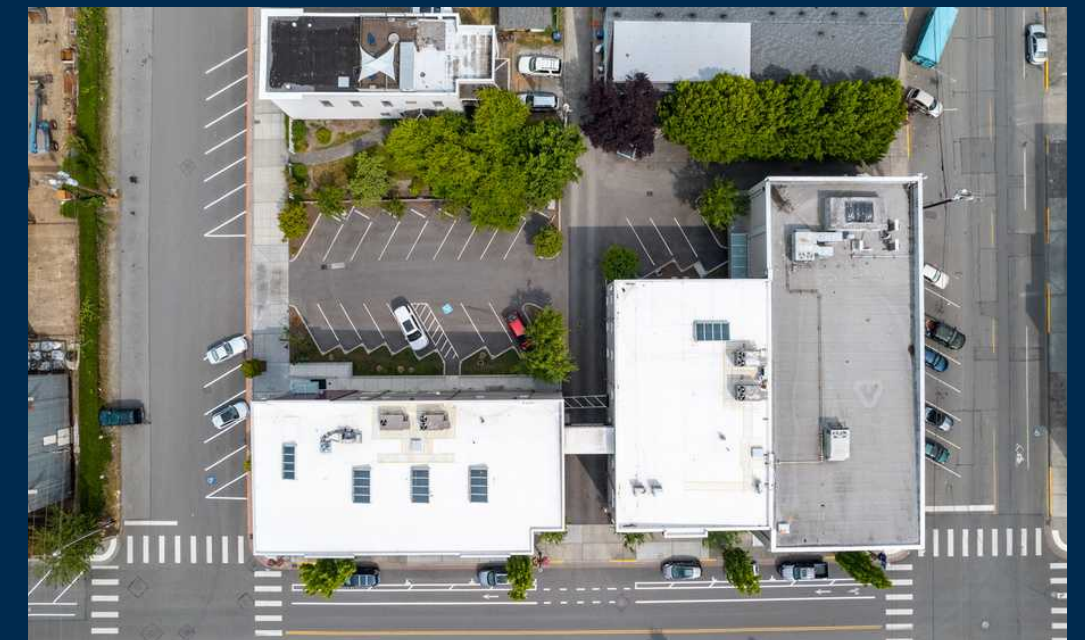




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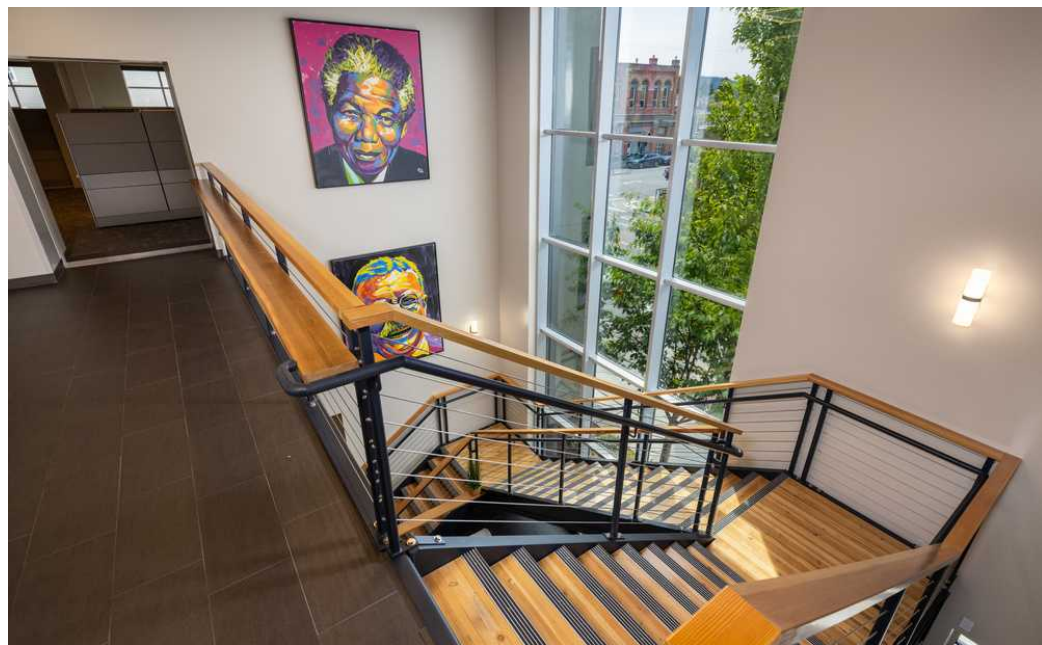
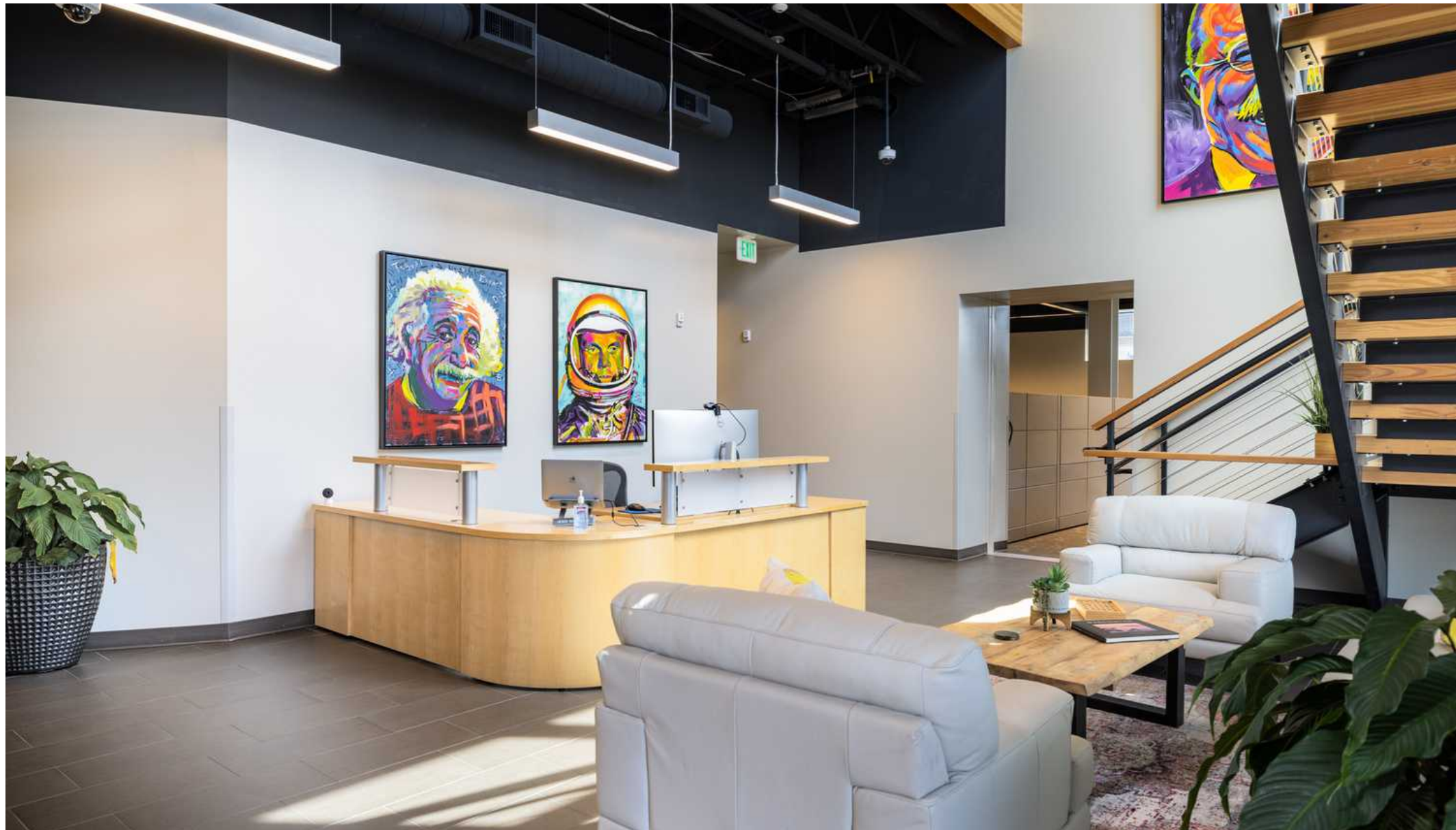
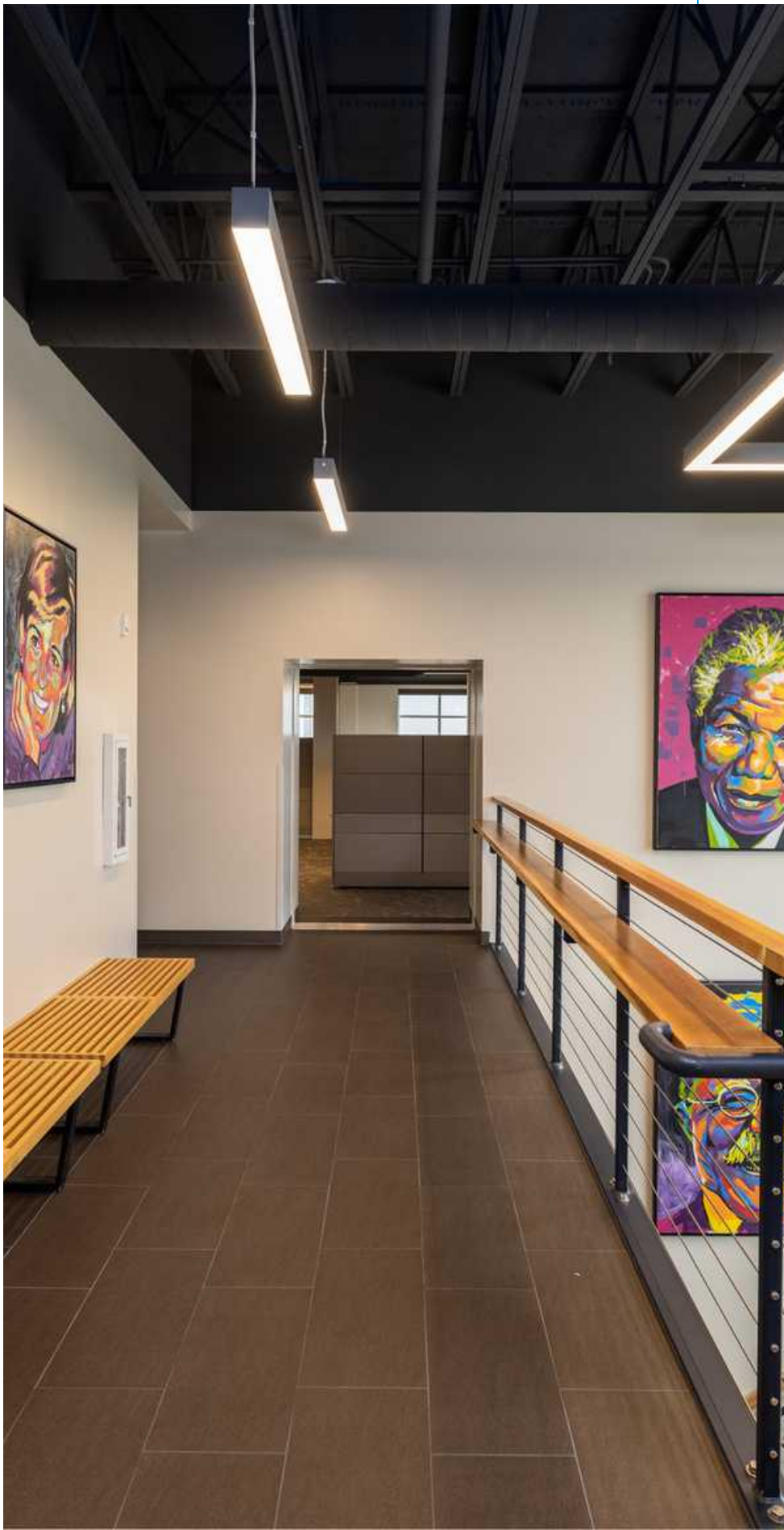




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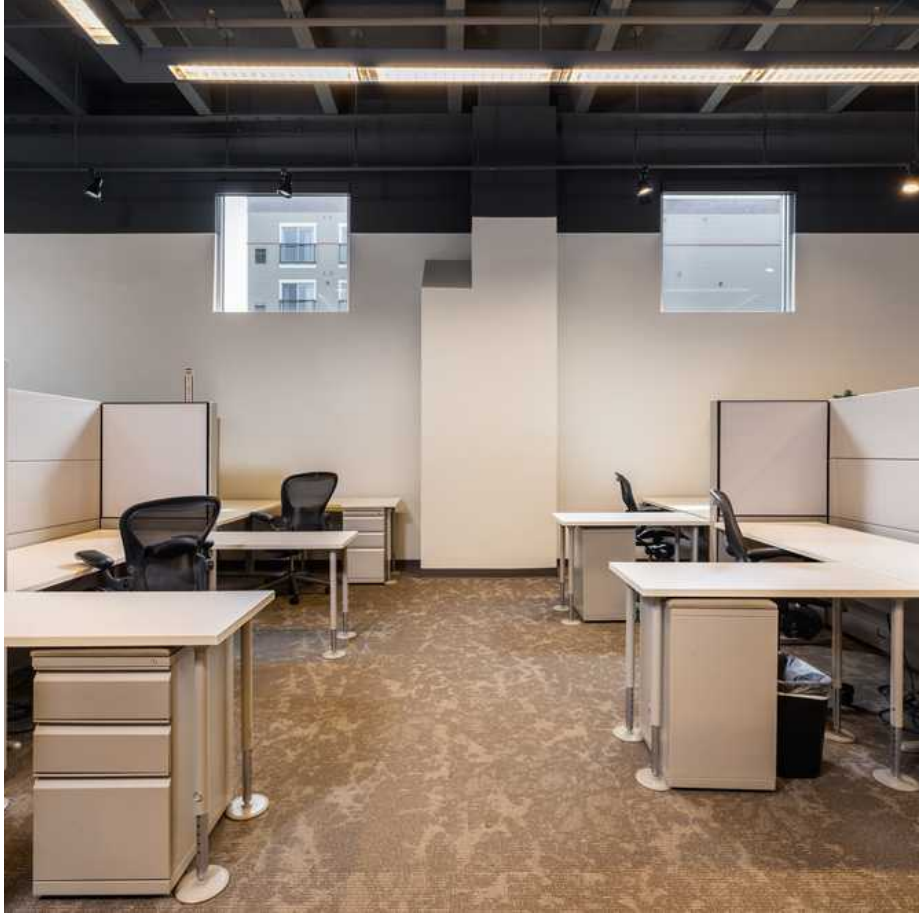




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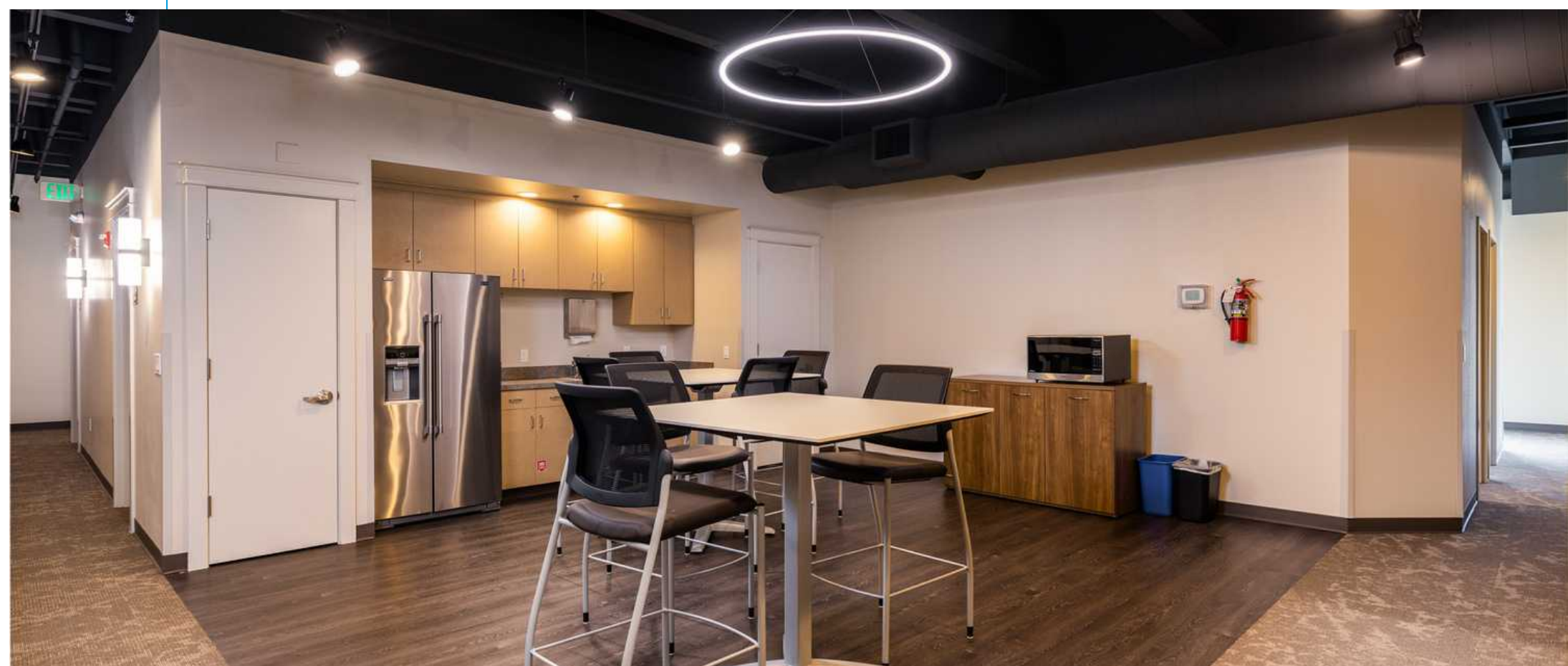
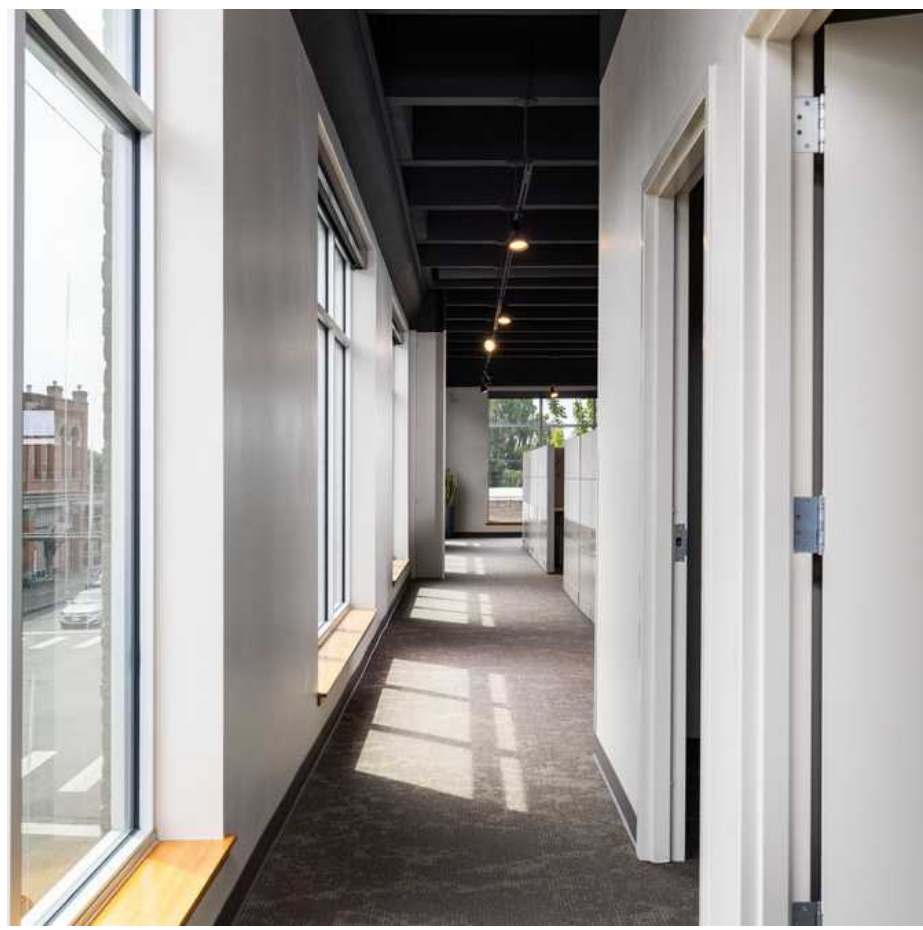




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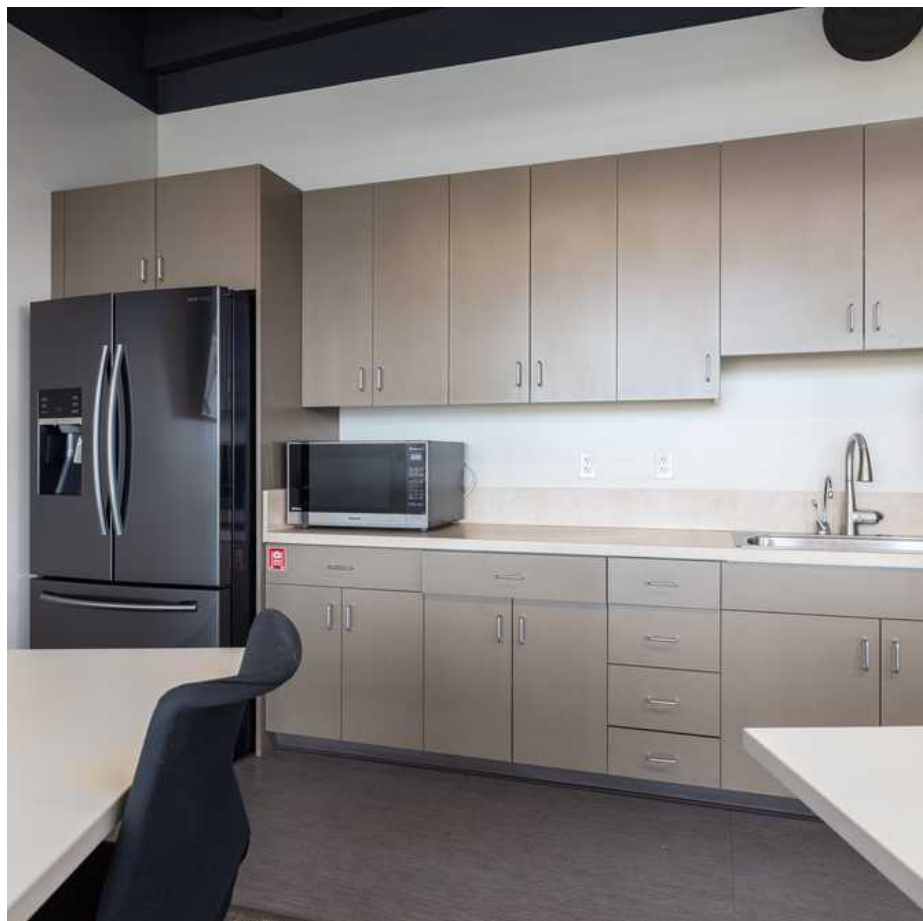
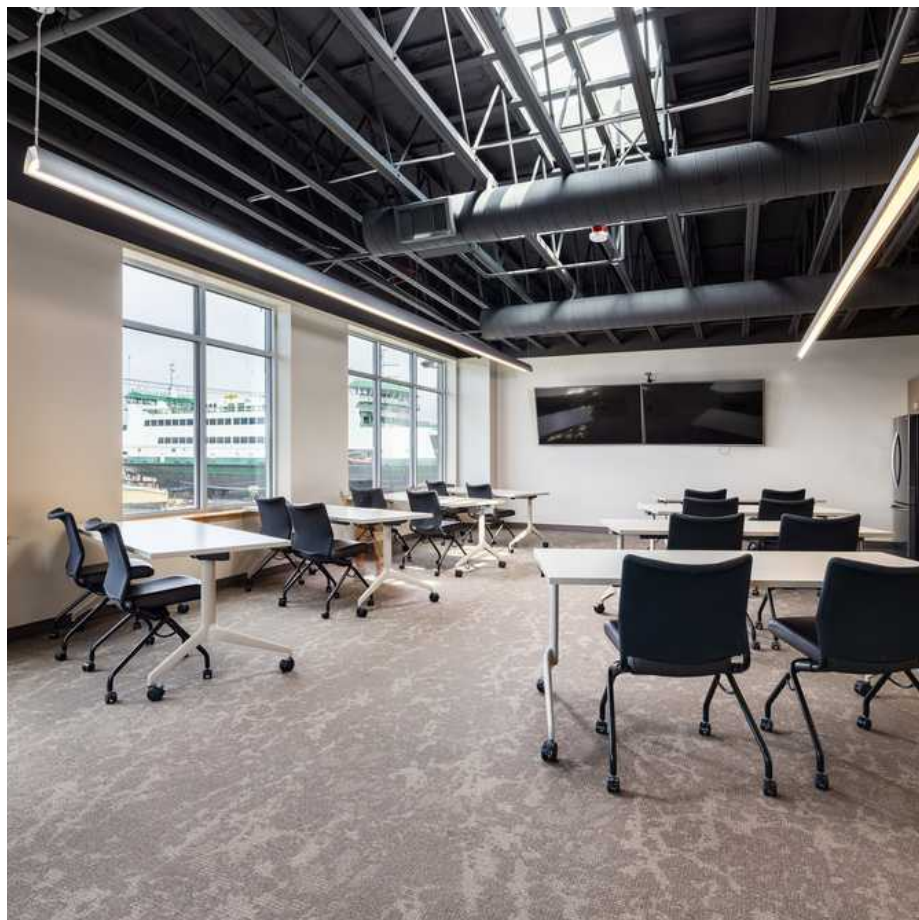




PHOTO GALLERY





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Windermere
COMMERCIAL

WINDERMERE NORTH SOUND

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