

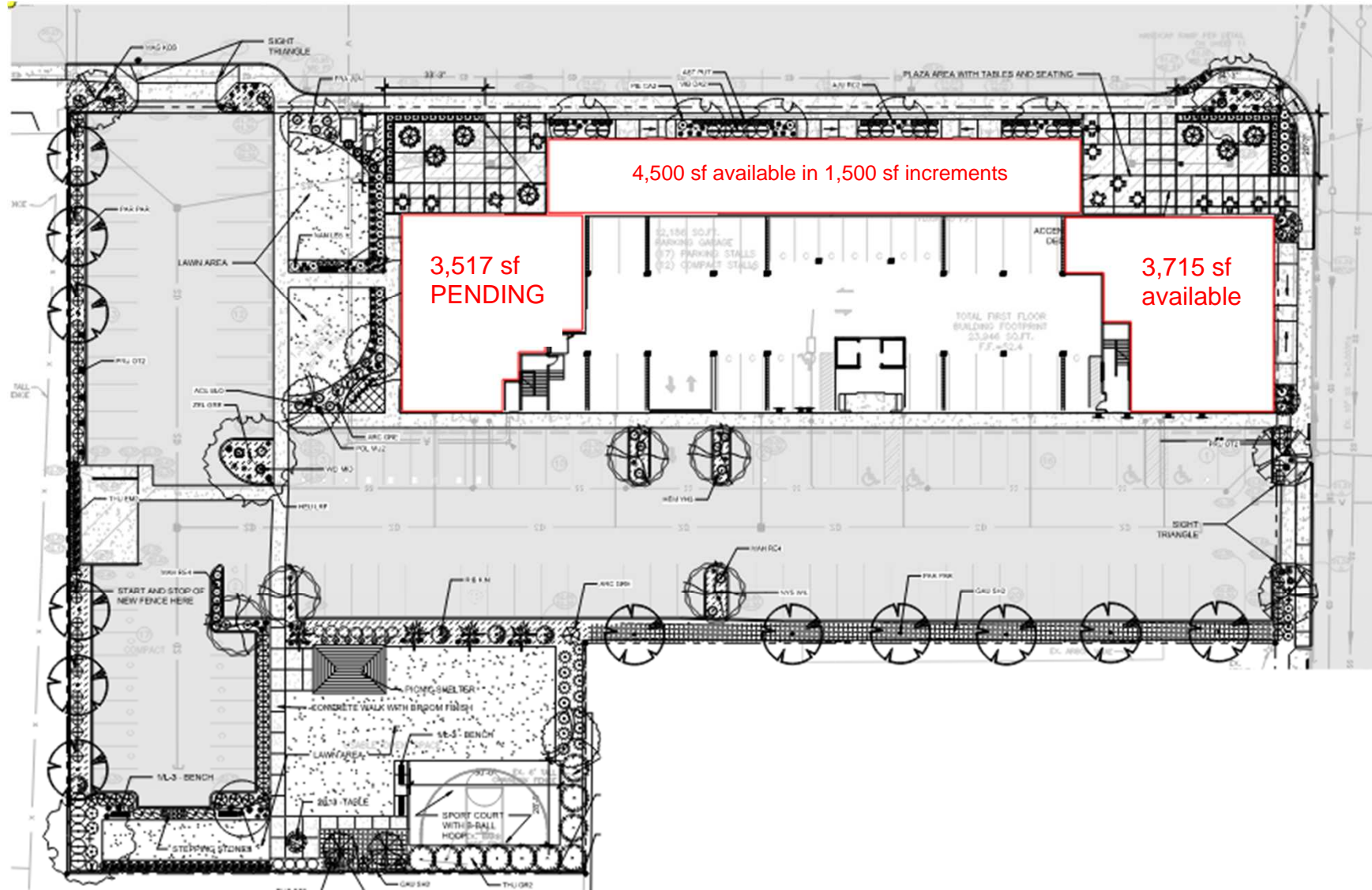
## Commercial Space for Lease | The Trailhead



- Three spaces available, 3,517 SF, 3,715 sf and 4,500 sf built to suit! Or can be cut up into 1,500 sf increments. The building will have 67 luxury apartments for rent with tons of parking. Coming in 2024/2025.
- Make this your next office space, retail space, service space, restaurant or tap room!
- Great location in Sedro-Woolley in the Urban Village Mixed use zone on Trail road adjacent to Hwy 20 and Cook road.
- Building Owner is willing to work together on the Tenant Improvement costs as well as get them constructed during the construction process.
- Starting Rent at \$20 per sf, NNN estimated to be \$4-5 per sf, 5 year lease minimum.

820 Trail Road Sedro-Woolley WA 98284

# SITE MAP



# SITE AERIAL



Downtown Sedro-Woolley

Cook Road

Hotel Site  
Under  
Construction

HWY 20

820 Trail Road  
The Trailhead

This property is Co-listed by-



Paul Woodmansee  
Key Northwest  
Real Estate Broker & Owner

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A CONCIERGE BROKERAGE FOR INVESTORS BY INVESTORS

Jason Boggs **BROKER**

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