



**Windermere**  
COMMERCIAL

# OFFERING MEMORANDUM



**FOR LEASE**  
**1635 S. WALNUT SUITE A**  
**MOUNT VERNON**

**CONTACT:**

Balisa Koetje • 360.421.4111 • [balisa@windermere.com](mailto:balisa@windermere.com)  
Jake Koetje • 360.466.8085 • [jakekoetje@windermere.com](mailto:jakekoetje@windermere.com)

WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY  
1030 EAST COLLEGE WAY • MOUNT VERNON, WA

# WELCOME TO THE WALNUT STREET BUSINESS PARK

- Versatile warehouse space in the growing area of Walnut Street, located just east of Burlington Blvd. and approx. 3 min from I-5.
- Constructed in 2009.
- Total building is approx. 17,346 SF.
- Open Steel I-Beam construction with loft area.
- Ceiling Height approx. 24'
- Loading: Grade Level
- Parking: 42 Stalls (total)
- Separate Men and Women's restrooms w/ showers
- Zoning C-1



**APPROX. 8,410 SF AVAILABLE**  
**LEASE RATE \$15/SF NNN**

