

# GENERAL COMMERCIAL SPACE FOR LEASE

7318 44<sup>th</sup> Ave NE Marysville, WA 98270



BROKER CONTACT  
INFORMATION:



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Director

KW Commercial  
GSA MCI LLC

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(425) 765-3568







- ❖ GENERAL COMMERCIAL BUILDING
- ❖ CURRENTLY SET UP AS A DAYCARE
- ❖ PLEASE CALL CITY FOR ALL USES

\$9,626.27/mo

Modified  
Gross Lease

LEASE PRICE  
PER SF

2,600/rsf  
FIRST FLOOR  
2,967/rsf  
UPPER FLOOR

" Each floor can be  
leased seperately

PRICE SF  
PER BLDG



In front of Building  
& shared parking at  
Church next door

CALL FOR MORE  
INFO



EASY ACCESS TO  
I-5, Hwy 9 and so  
much more!

Premier Location  
in Marysville

Located in the General Commercial  
area of Marysville & close to so much!





# LEASE OFFERING SUMMARY

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KW Commercial GSWA MC1 LLC  
IS PLEASED TO PRESENT:

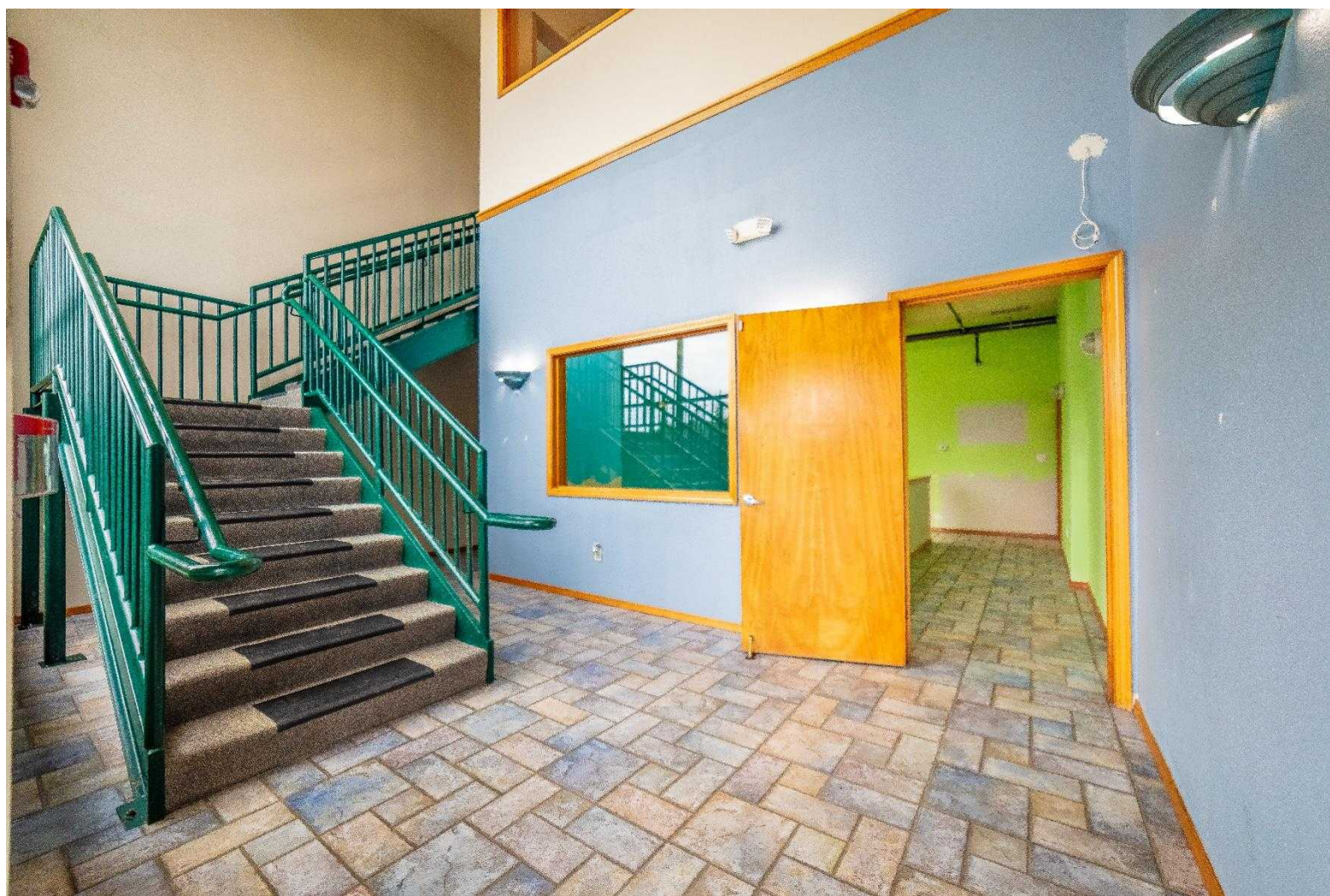
7318 44<sup>th</sup> Ave NE Marysville, WA 98270

## HIGHLIGHTS:

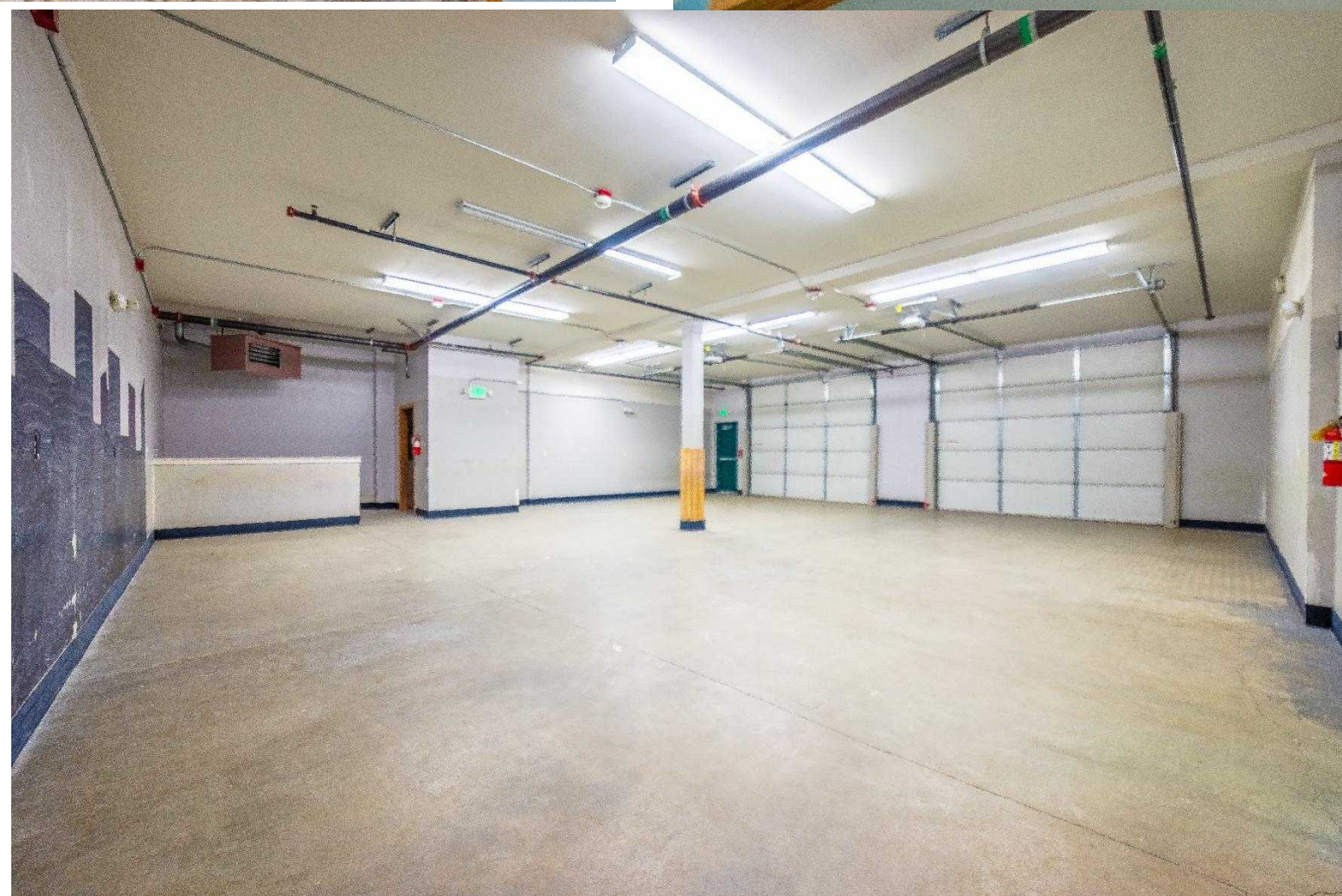
- Zoning: General Commercial
- Modified Gross Lease: Tenant to pay expenses directly, including building maintenance and repairs, All utilities and janitorial costs. Plus, Proportionate share of HVAC Replacement "When required".
- Lobby Entry leads to a staircase to the second floor and a great large open area on the first floor.
- (5) Parking stalls in front of building and shared open parking next door at church.
- Bring your business to Marysville or expand your office space.
- No less than a seven (7) year lease.
- Lock box is on the front door and monitored by Broke. Call for Code for Commercial Lock Box.
- Next to Fire Station, Library, Restaurants, Retail plus so much more!
- Minutes from I-5 Freeway.

Welcome to Marysville!





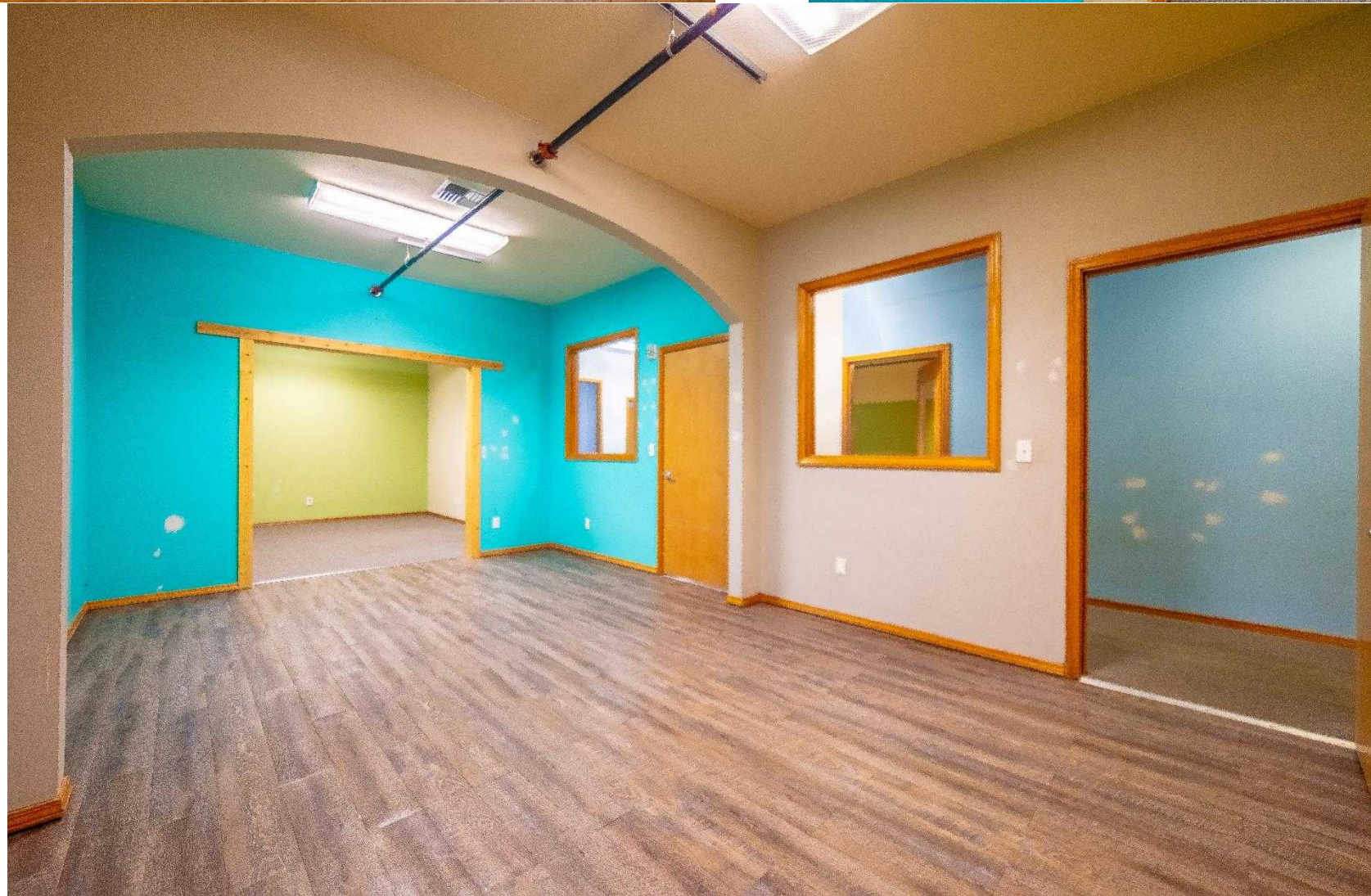
First  
Floor



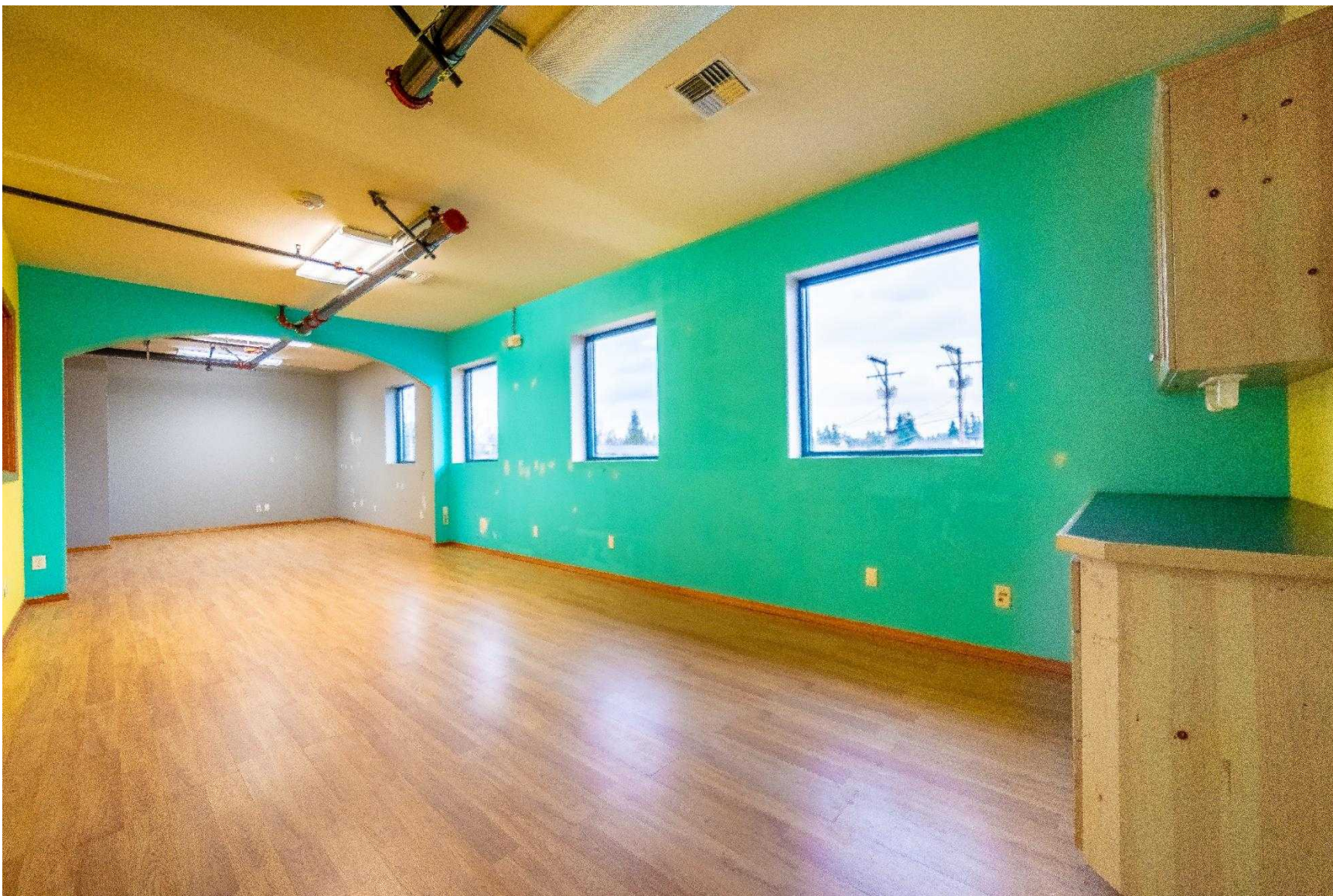




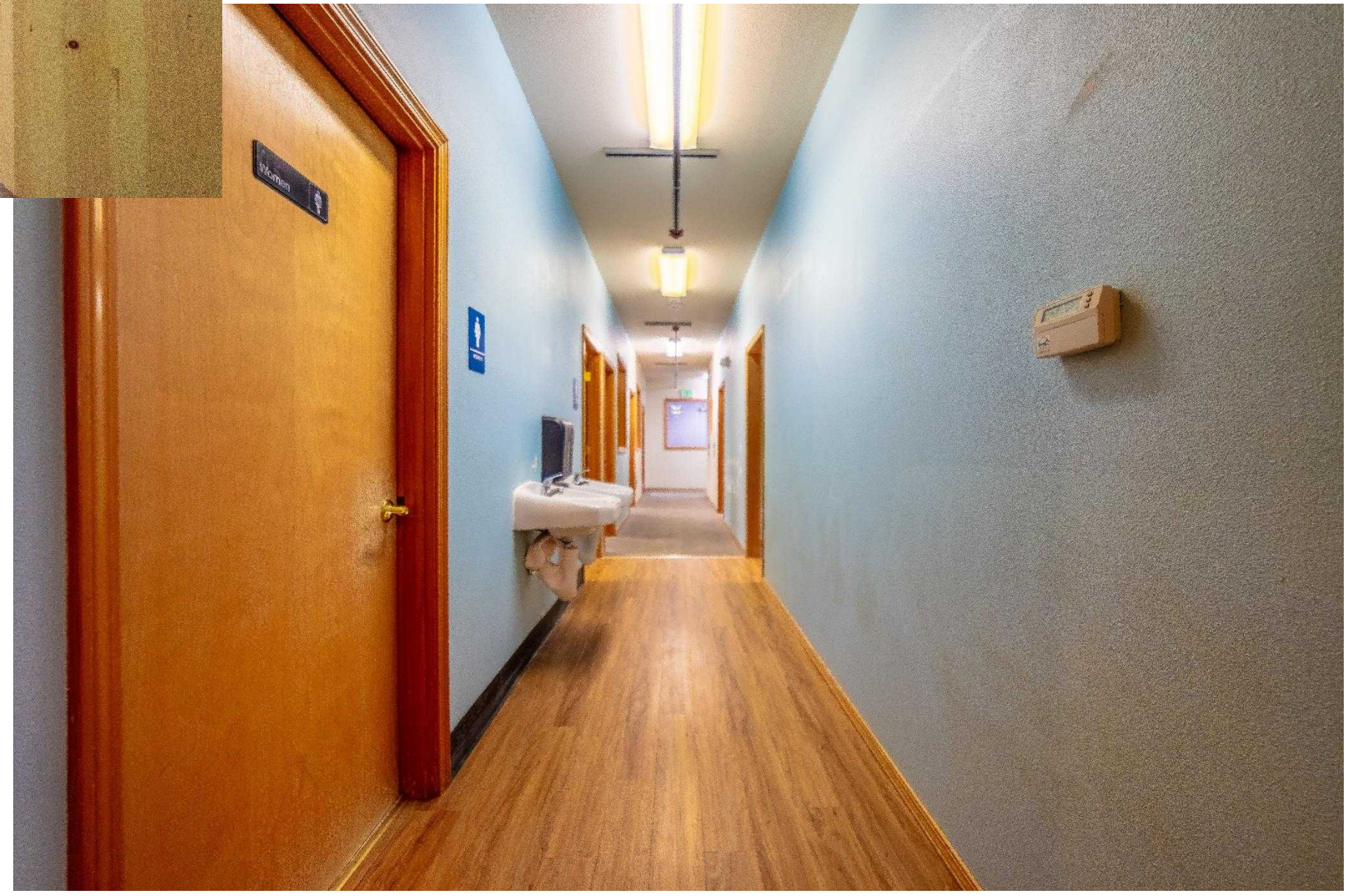
Second  
Floor







# Second Floor



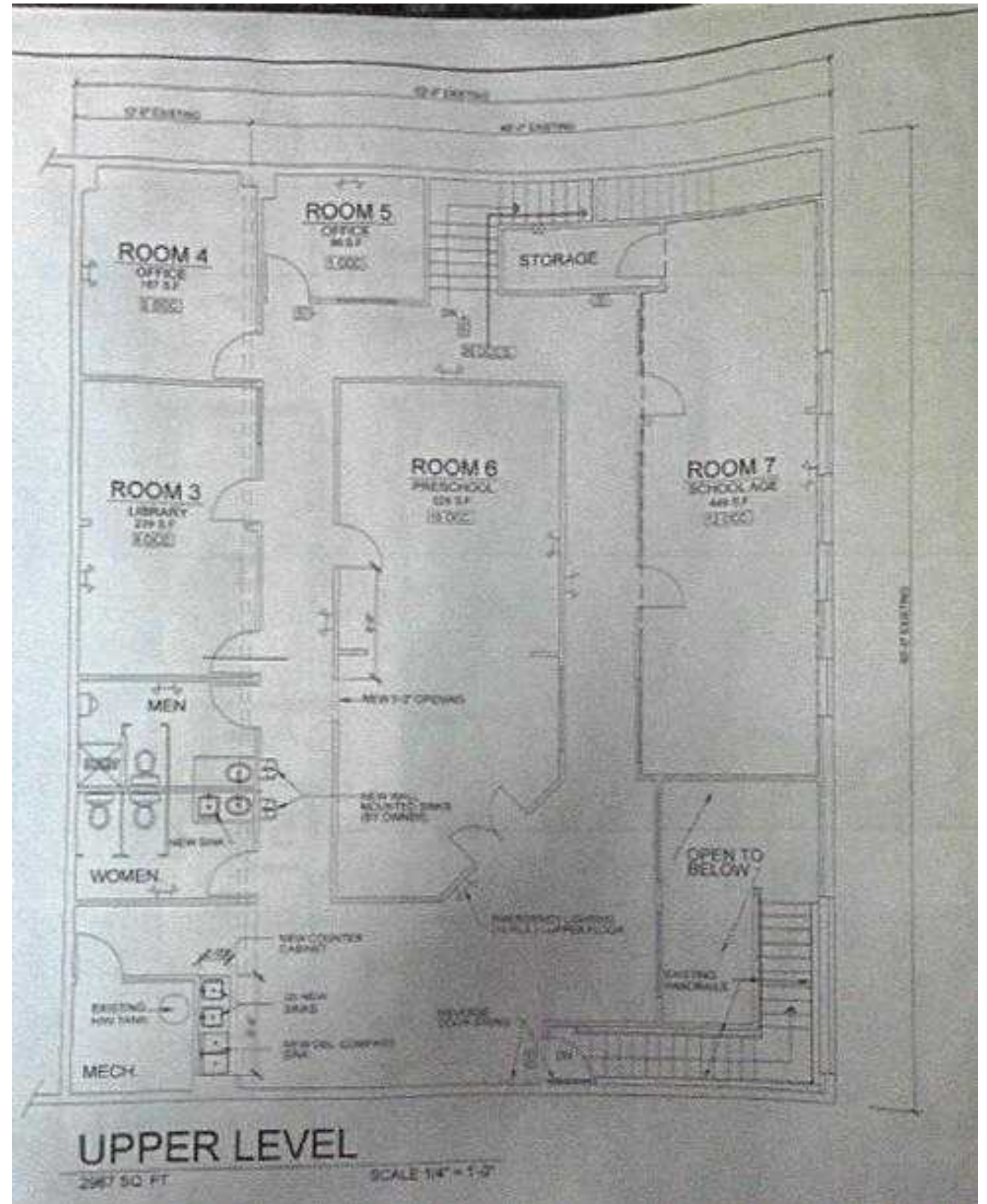
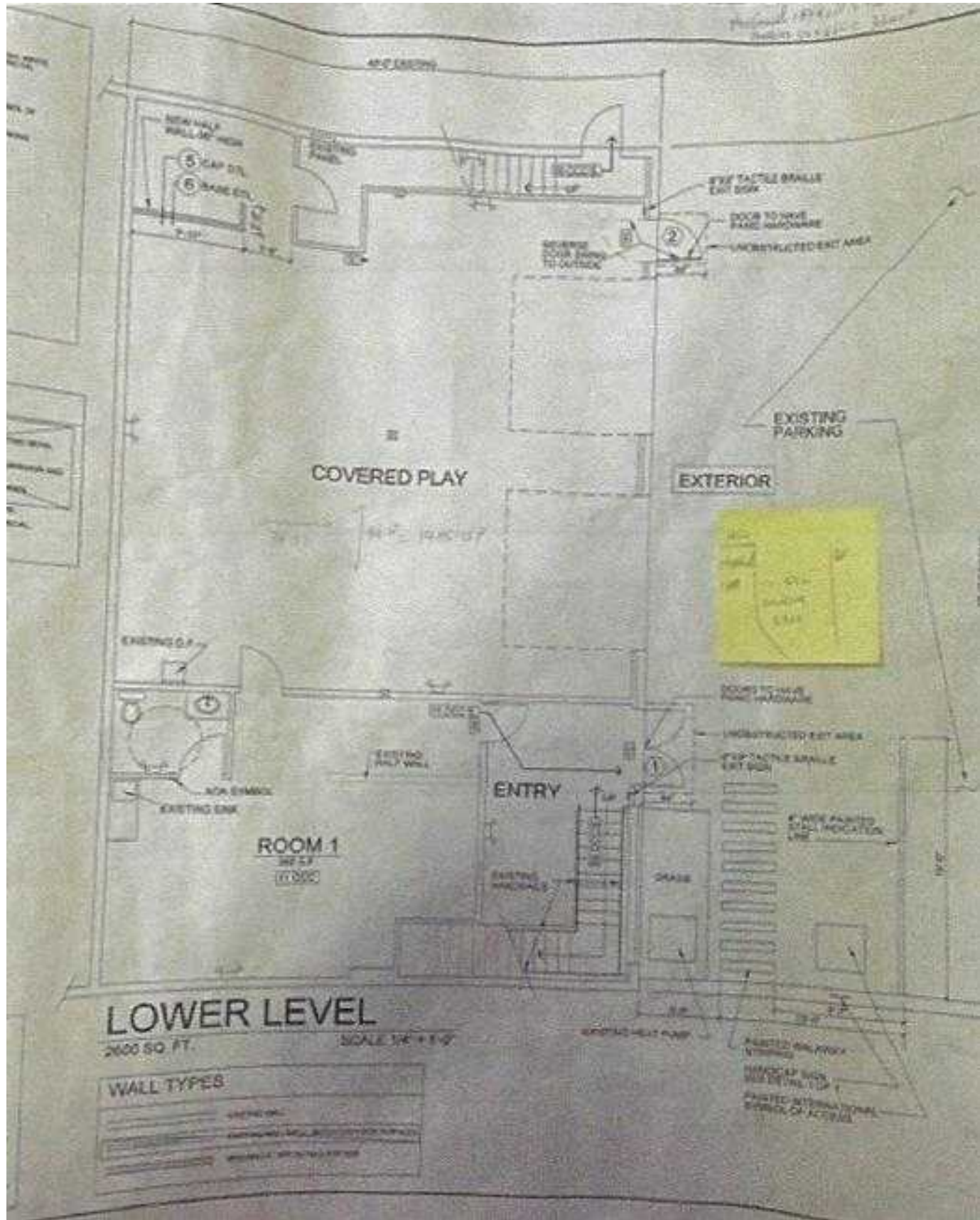


Former Daycare pictures to show how the spaces in the building were set up "if you choose to put a Daycare here".





# Floor Drawings





# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4020 136th St NE, Marysville, WA 98271

## CITY, STATE

**Marysville, WA**

## POPULATION

**48,930**

## AVG. HHSIZE

**2.75**

## MEDIAN HH INCOME

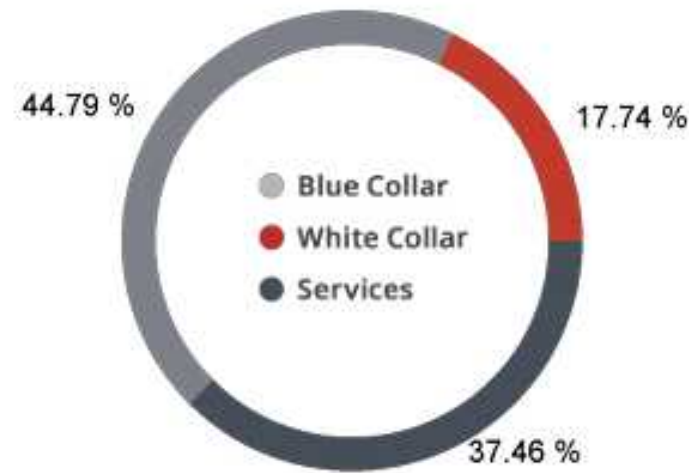
**\$64,021**

## HOME OWNERSHIP

Renters: **5,095**

Owners: **12,402**

## EMPLOYMENT



**45.94 %**  
Employed

**2.32 %**  
Unemployed

## EDUCATION

High School Grad: **28.11 %**

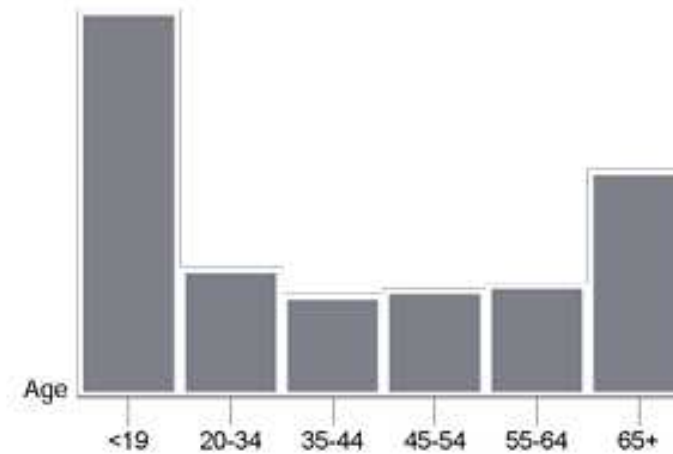
Some College: **36.35 %**

Associates: **10.07 %**

Bachelors: **14.33 %**

## GENDER & AGE

**49.70 %**   **50.30 %**



## RACE & ETHNICITY

White: **74.30 %**

Asian: **3.05 %**

Native American: **0.71 %**

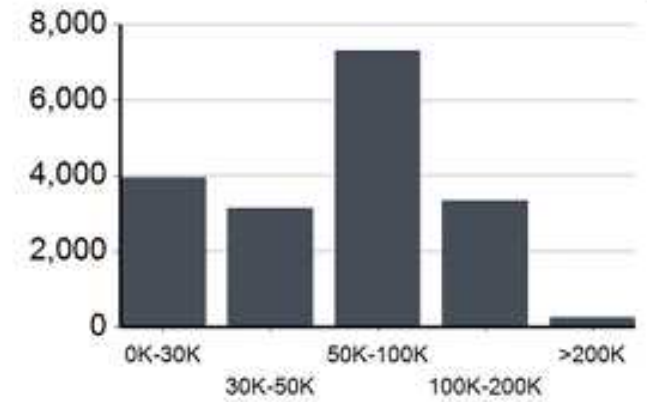
Pacific Islanders: **0.09 %**

African-American: **0.65 %**

Hispanic: **11.87 %**

Two or More Races: **9.32 %**

## INCOME BY HOUSEHOLD

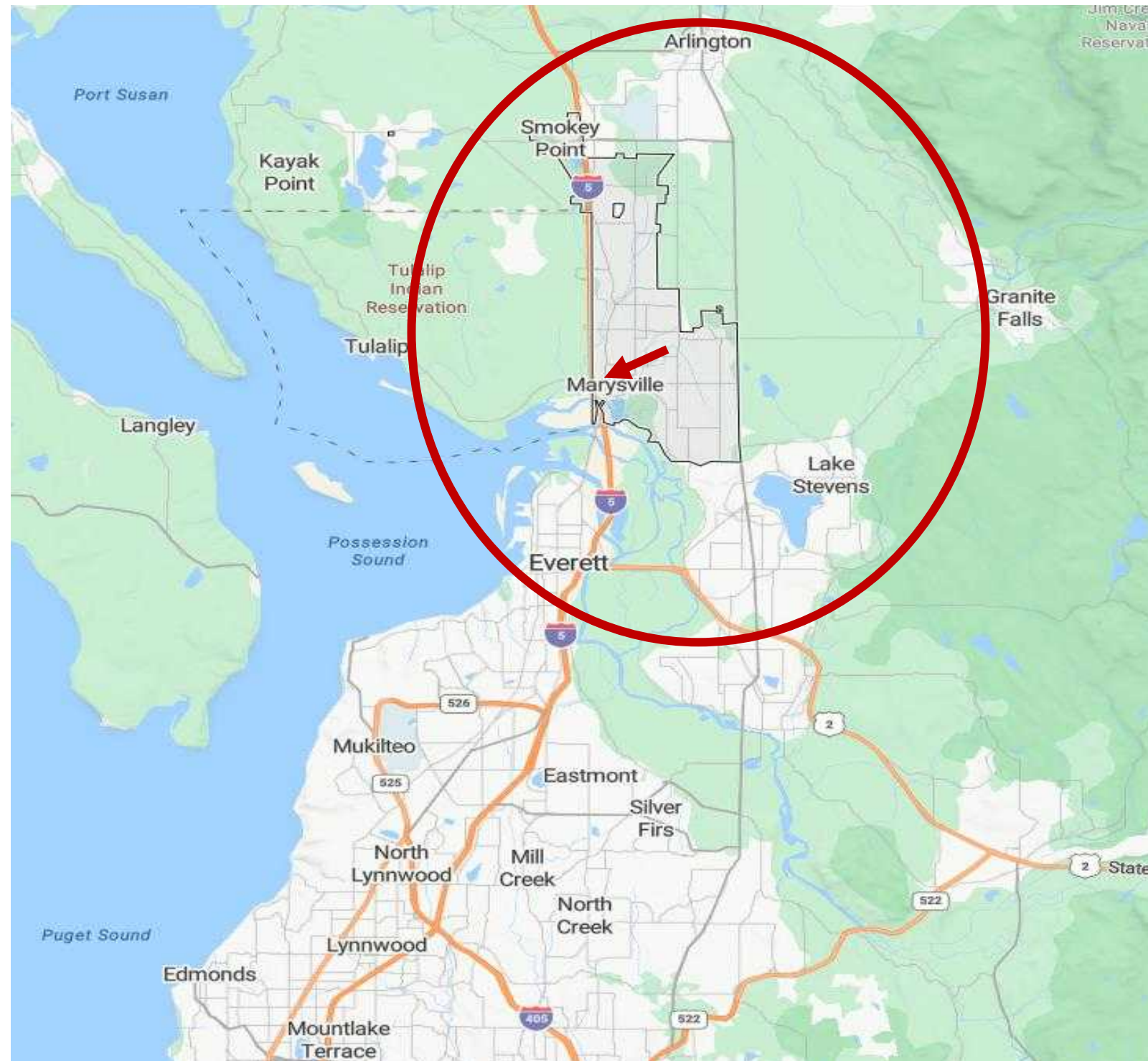


## HH SPENDING

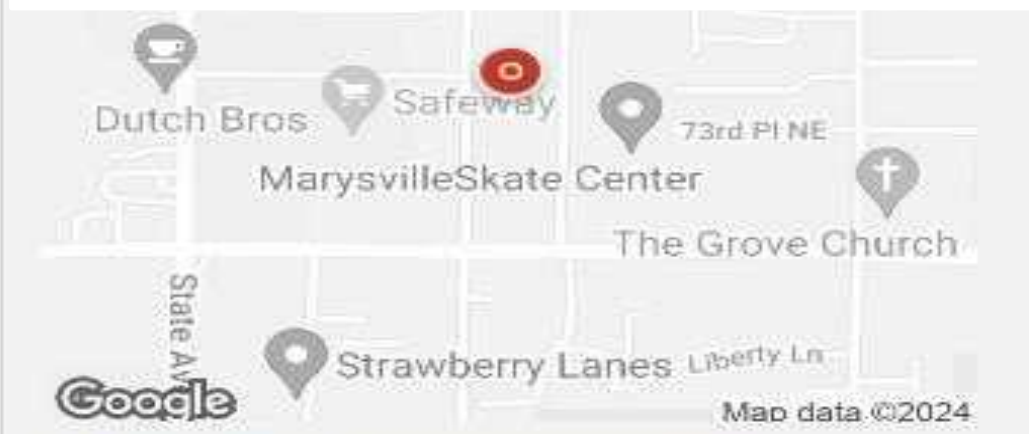




Welcome to  
**MARYSVILLE**  
WASHINGTON



General commercial zoning is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with professional offices, incidental shop work, limited storage and warehousing, or light manufacturing and extensive outdoor storage and display, as well as retail uses with similar requirements







# General Commercial Building

7318 44<sup>th</sup> Ave NE Marysville, WA 98270

EXCLUSIVELY LISTED BY:

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Director

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