



GENERAL COMMERCIAL SPACE FOR LEASE

7318 44th Ave NE Marysville, WA 98270

BROKER CONTACT
INFORMATION:



Melissa Johnson
Director

KW Commercial
GSA MCI LLC

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- ❖ 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

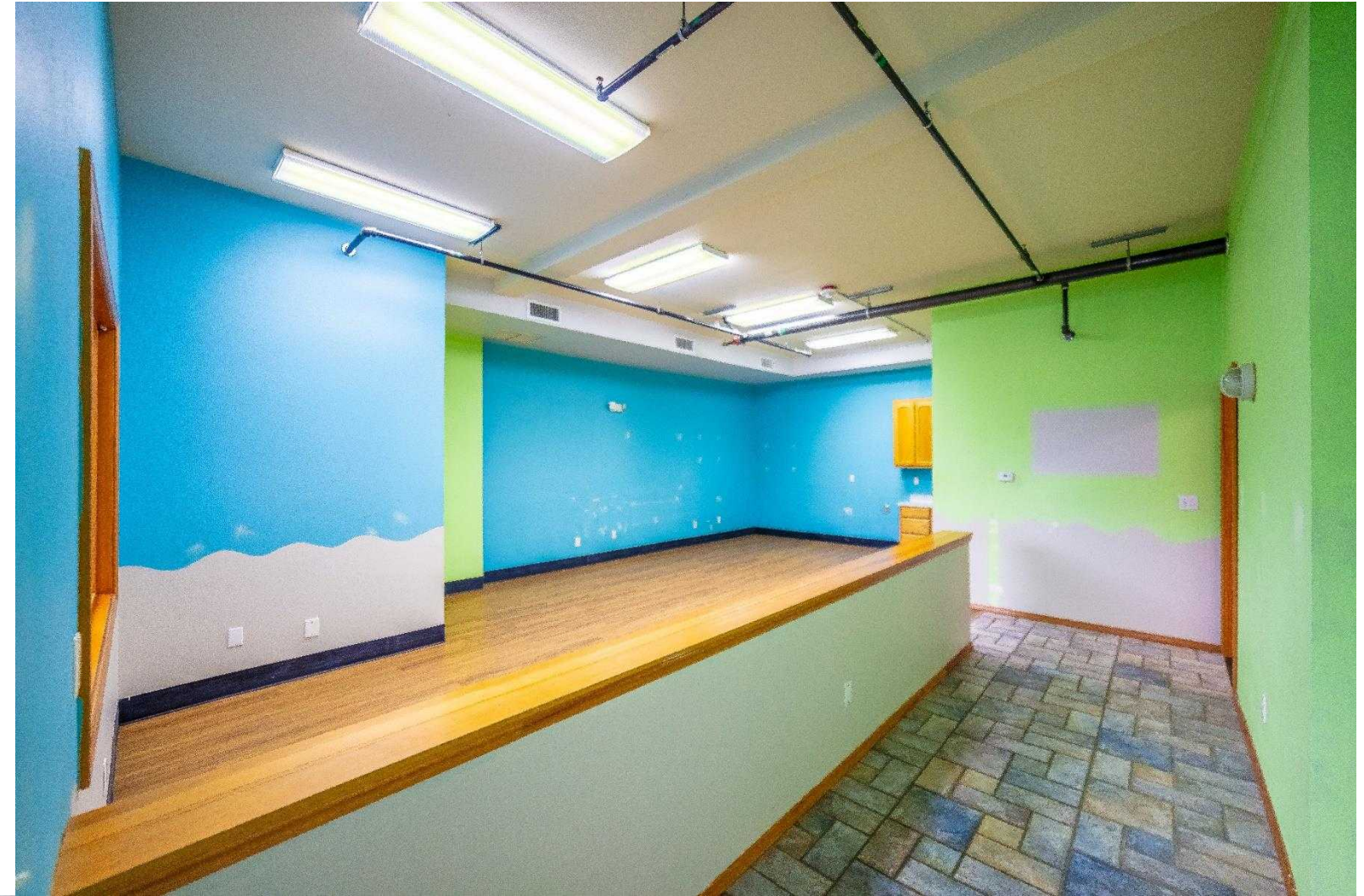
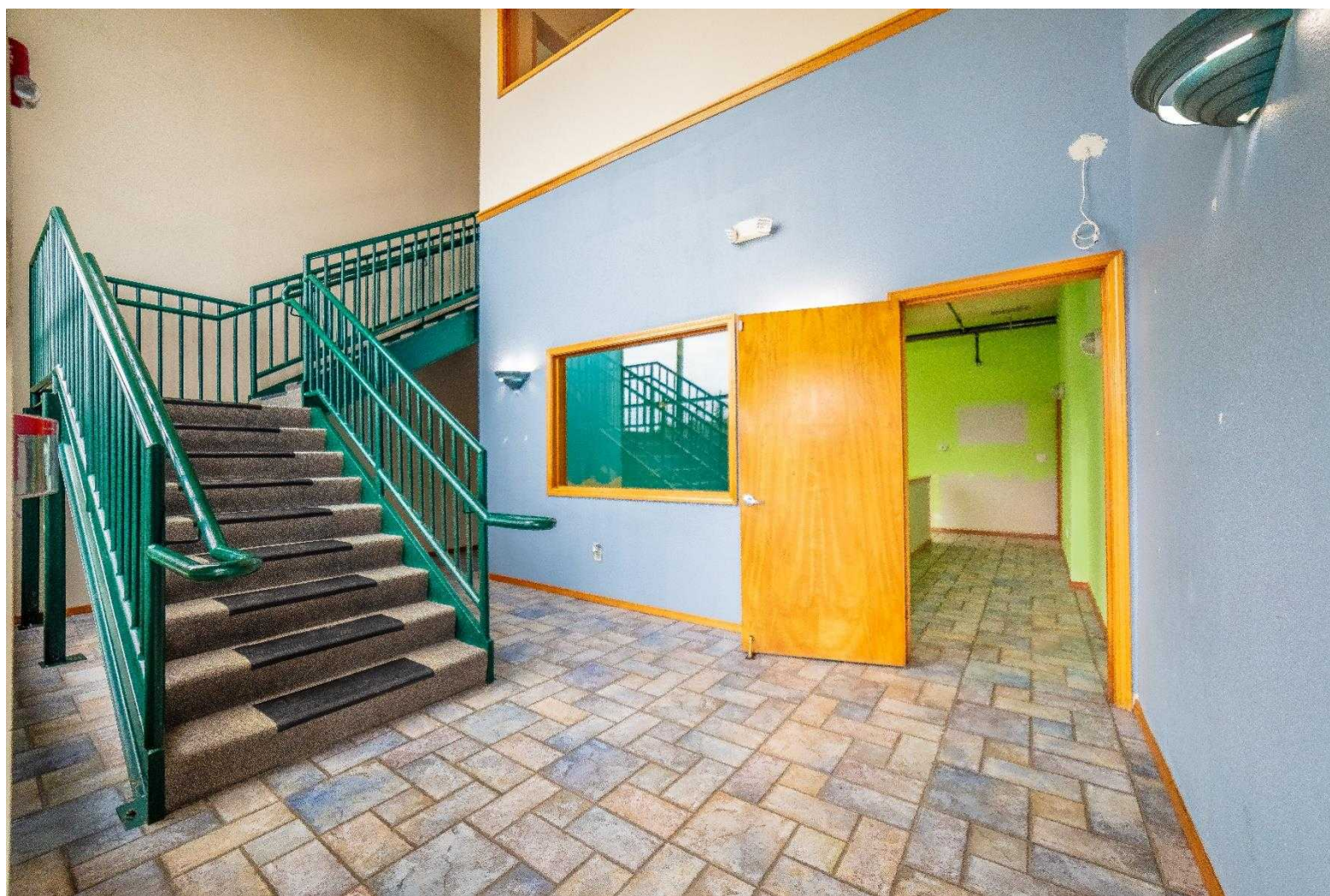
KW Commercial GSWA MC1 LLC
IS PLEASED TO PRESENT:

7318 44th Ave NE Marysville, WA 98270

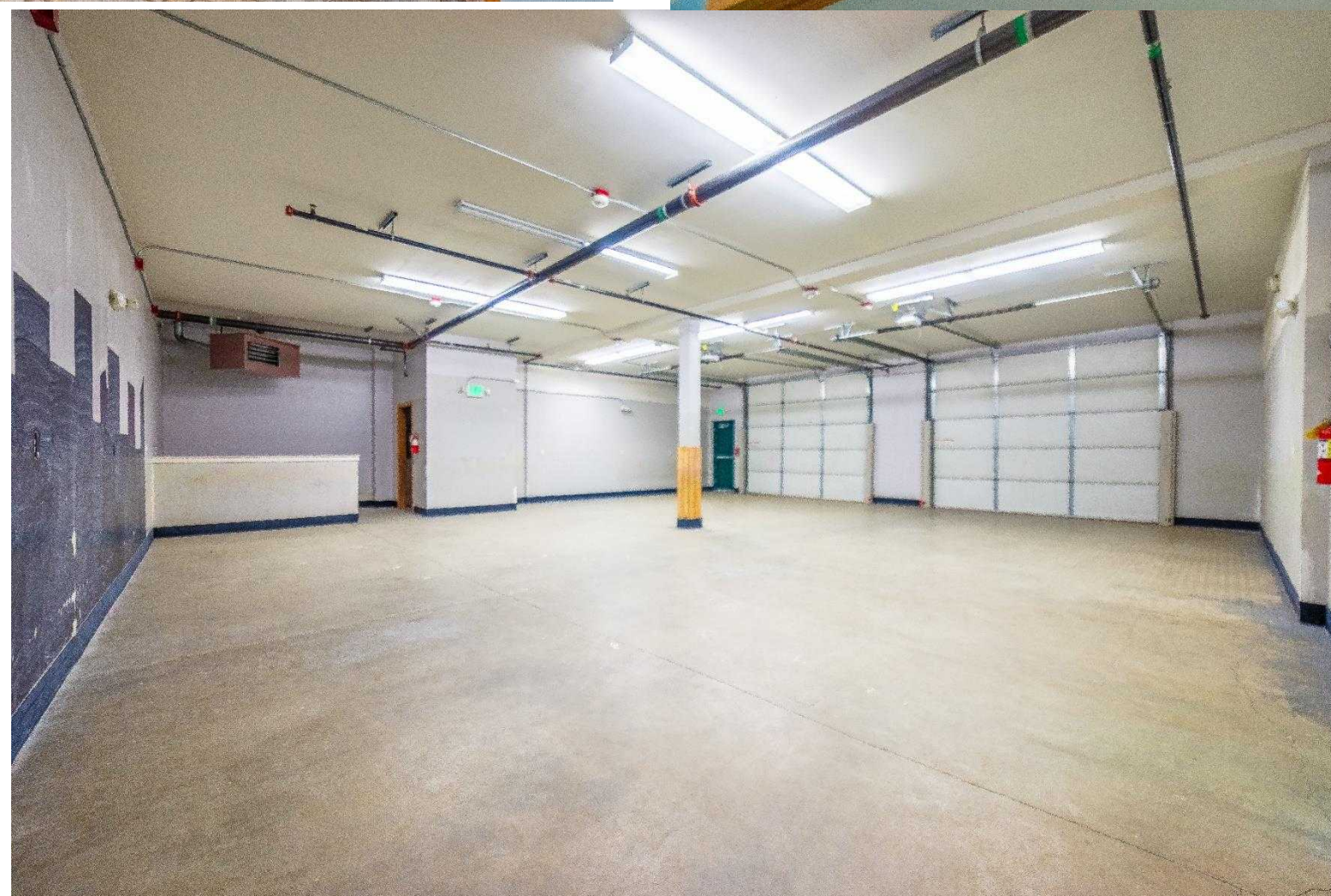
HIGHLIGHTS:

- 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!

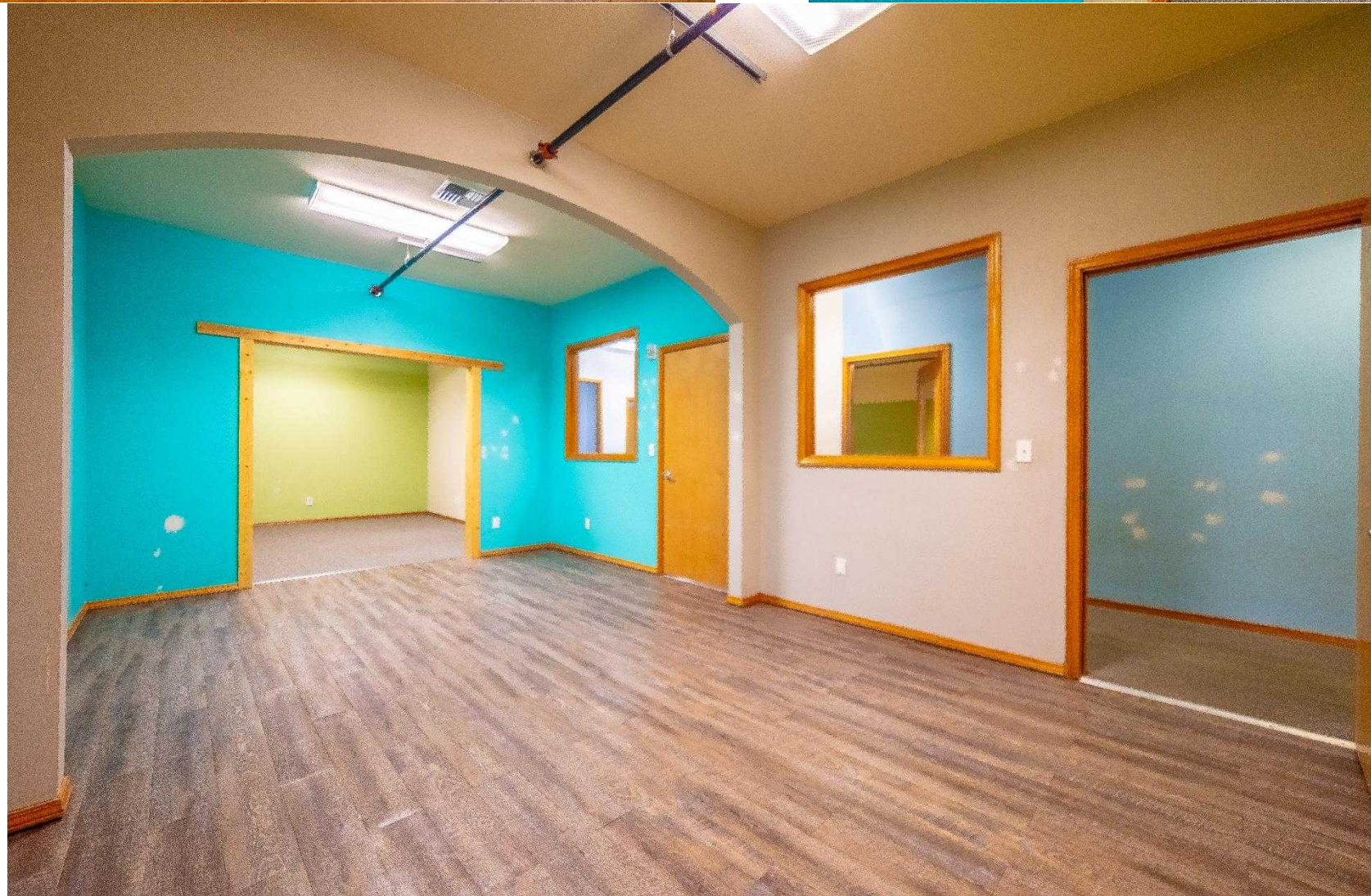


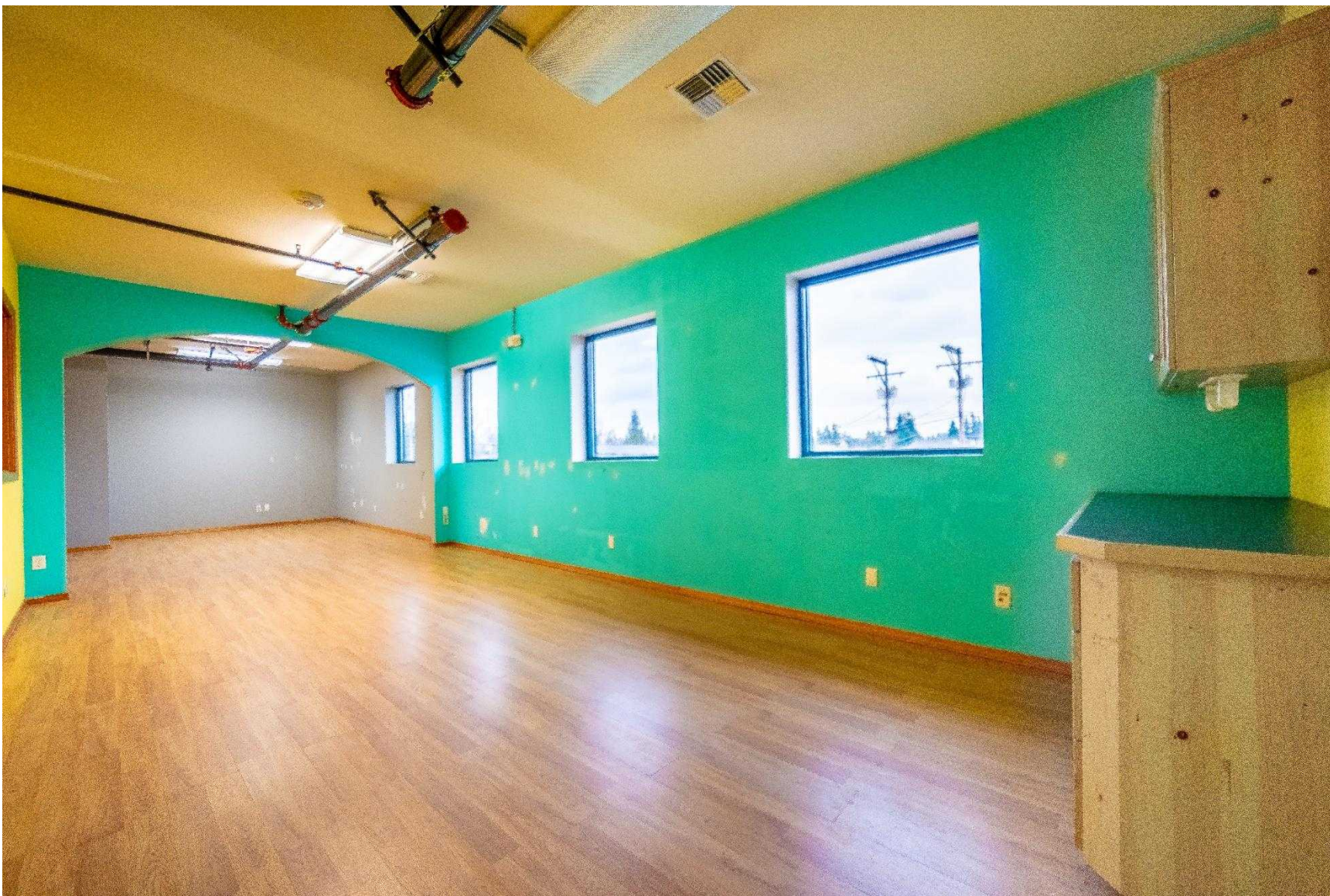
First
Floor



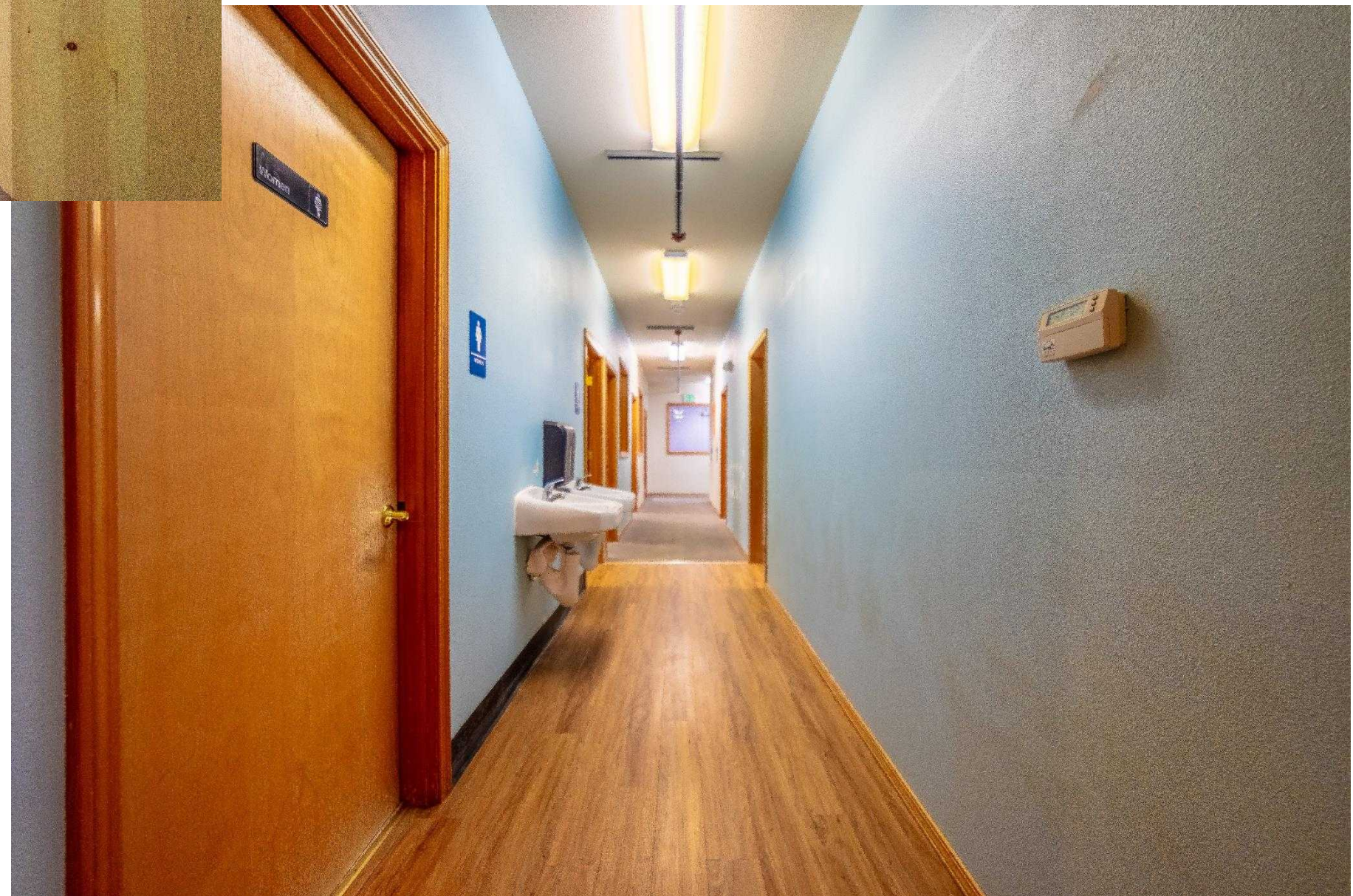


Second Floor



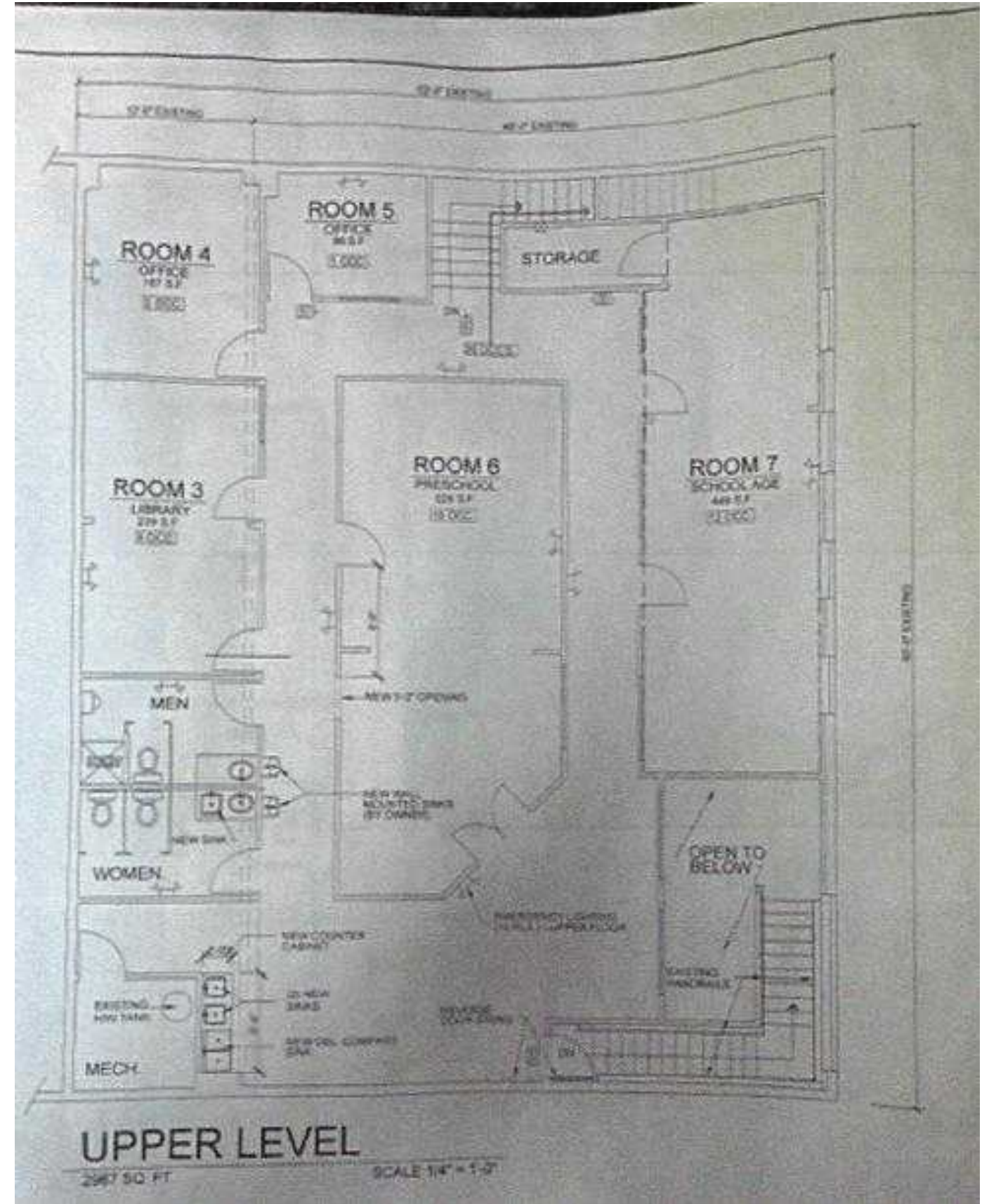


Second Floor



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





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. HH SIZE

2.75

MEDIAN HH INCOME

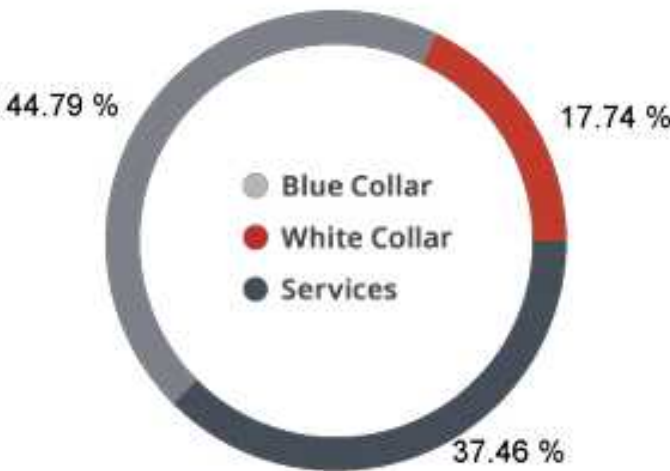
\$64,021

HOME OWNERSHIP

Renters: 5,095

Owners: 12,402

EMPLOYMENT



45.94 %
Employed

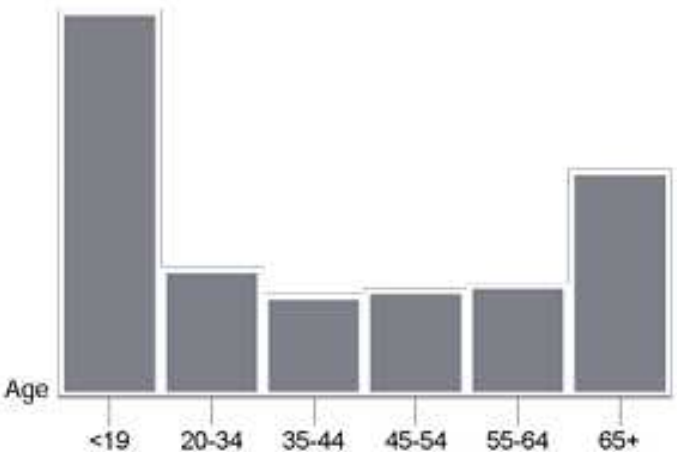
2.32 %
Unemployed

EDUCATION

High School Grad: 28.11 %
Some College: 36.35 %
Associates: 10.07 %
Bachelors: 14.33 %

GENDER & AGE

49.70 % 50.30 %

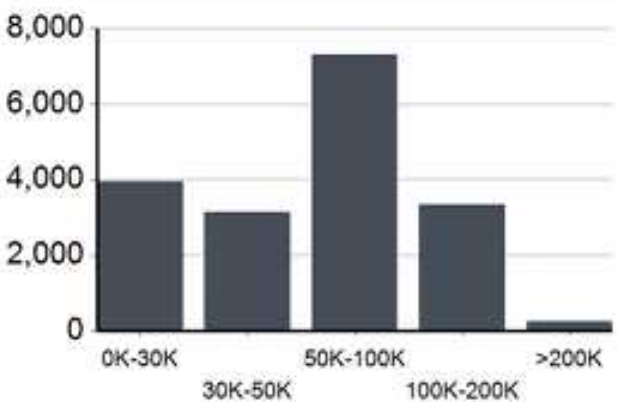


RACE & ETHNICITY

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 %

Catylist Research

INCOME BY HOUSEHOLD

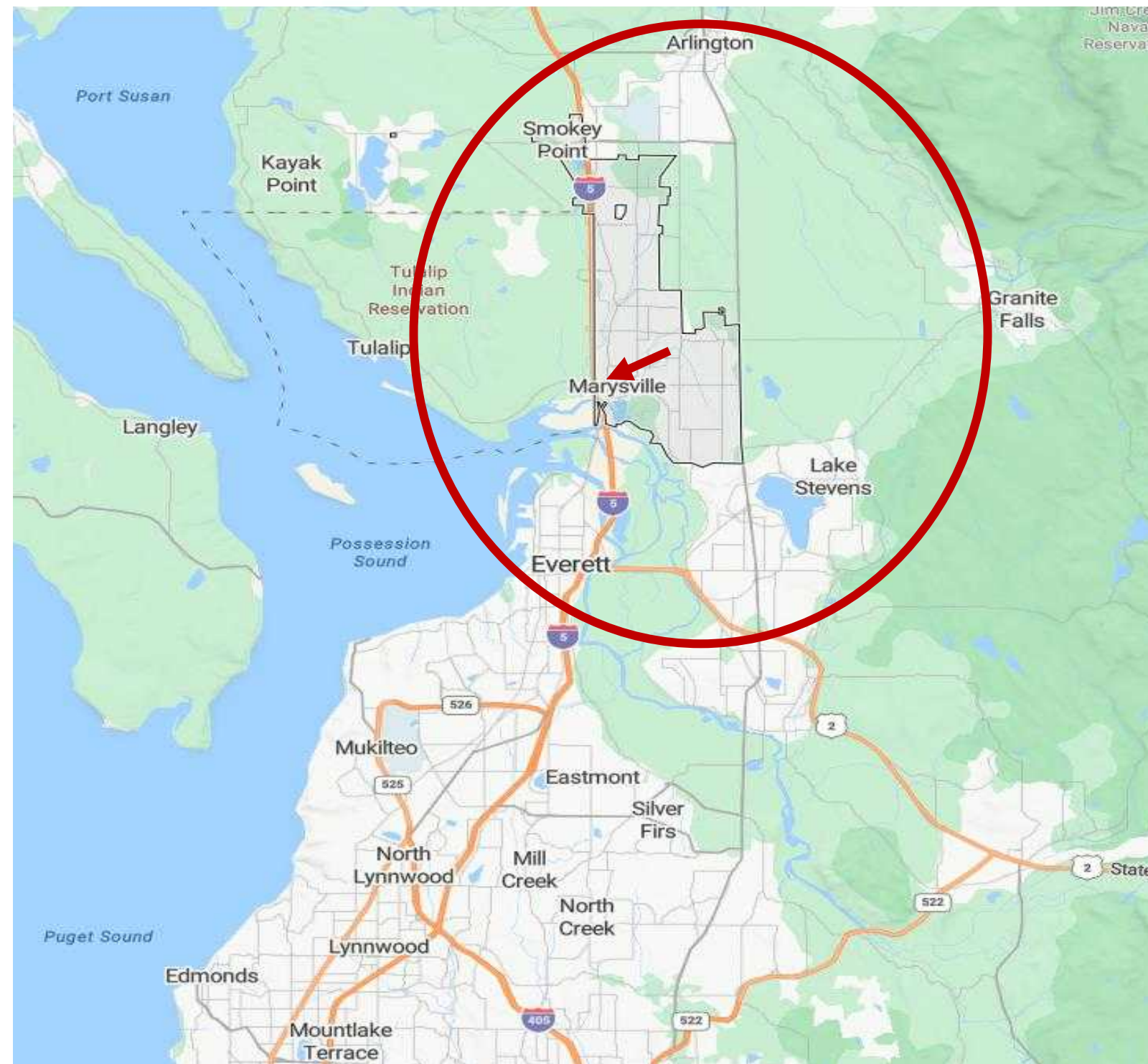


HH SPENDING

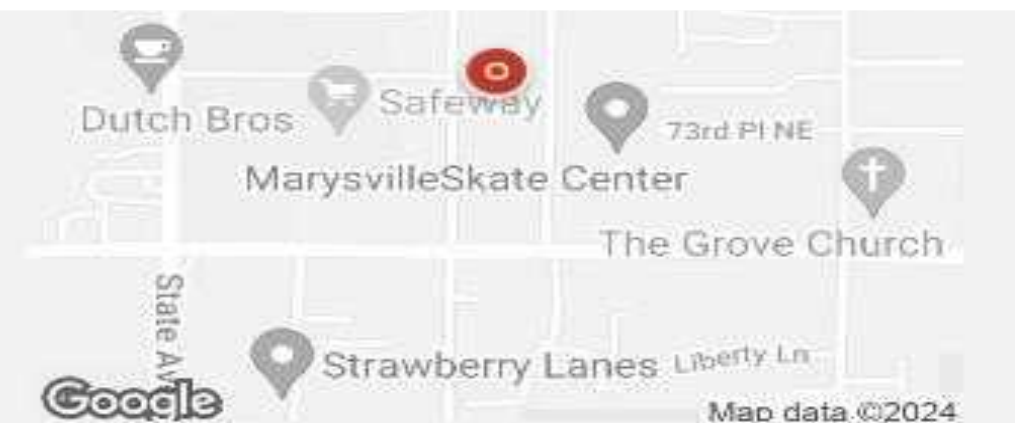


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Welcome to MARYSVILLE WASHINGTON



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 44th Ave NE Marysville, WA 98270

EXCLUSIVELY LISTED BY:

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