

FOR LEASE

2720 34TH ST BUILDING

2720 34th Street, Everett, WA 98201

± 14,672 SF Available for Lease



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CBRE
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FOR LEASE

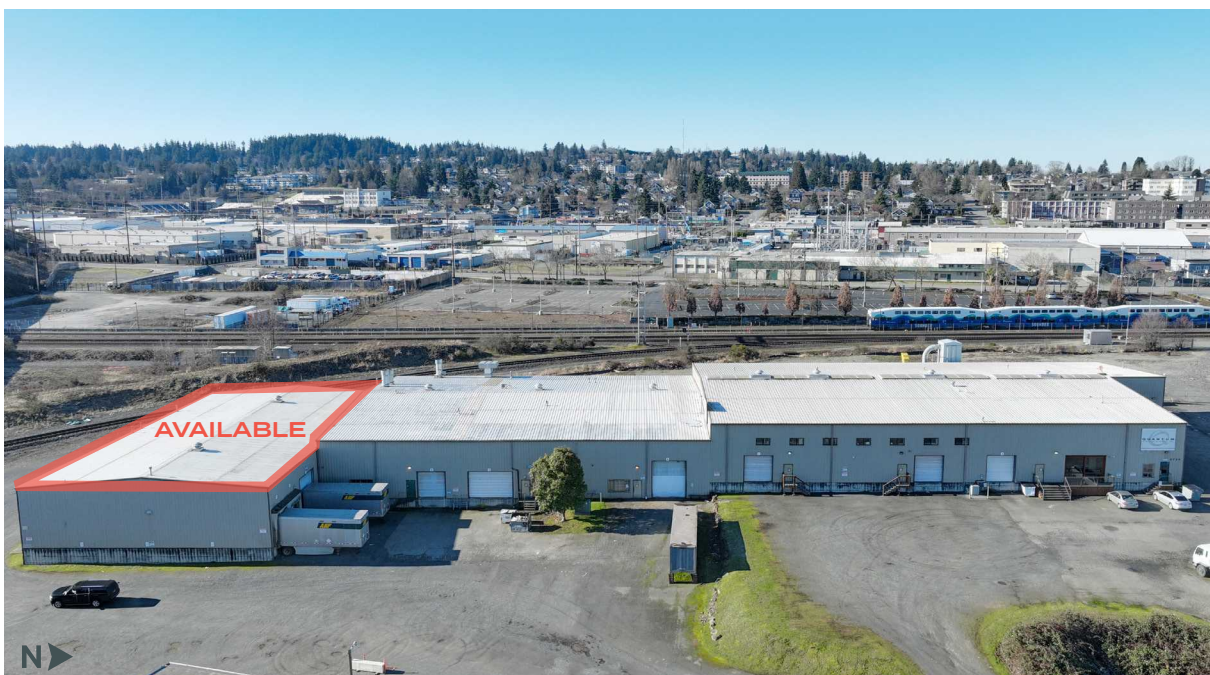
2720 34TH STREET BUILDING

PROPERTY INFORMATION

- ± 14,672 SF of warehouse with minimal office
(2-D As-built CAD and PDF floor plans available)
- End cap space in southern part of building
- 20' - 22' Clear height
- 3 Dock-high loading doors
- 1 Grade-level loading doors
- Zoned Light Industrial 1 (LI1), City of Everett
- High exposure and convenient access to I-5
- Within 0.25 mile of Everett Station (Sounder and Amtrak rail)
- Close proximity to future Sound Transit Everett Link Extension
- Available immediately

LEASE RATES

- Lease Rate: **\$1.10/SF/MO/NNN**



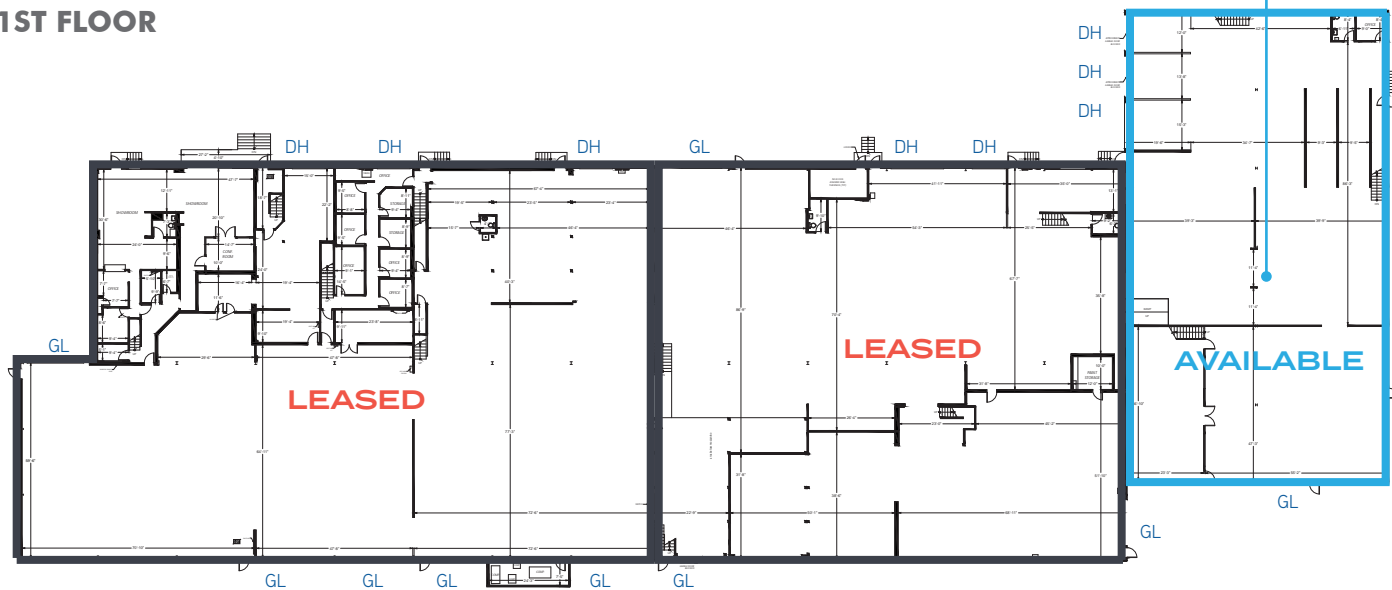
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MULTI-TENANT FLOOR PLANS

SUITE C: ±14,672 SF
±12,000 SF footprint with
up to ±2,672 SF mezzanine

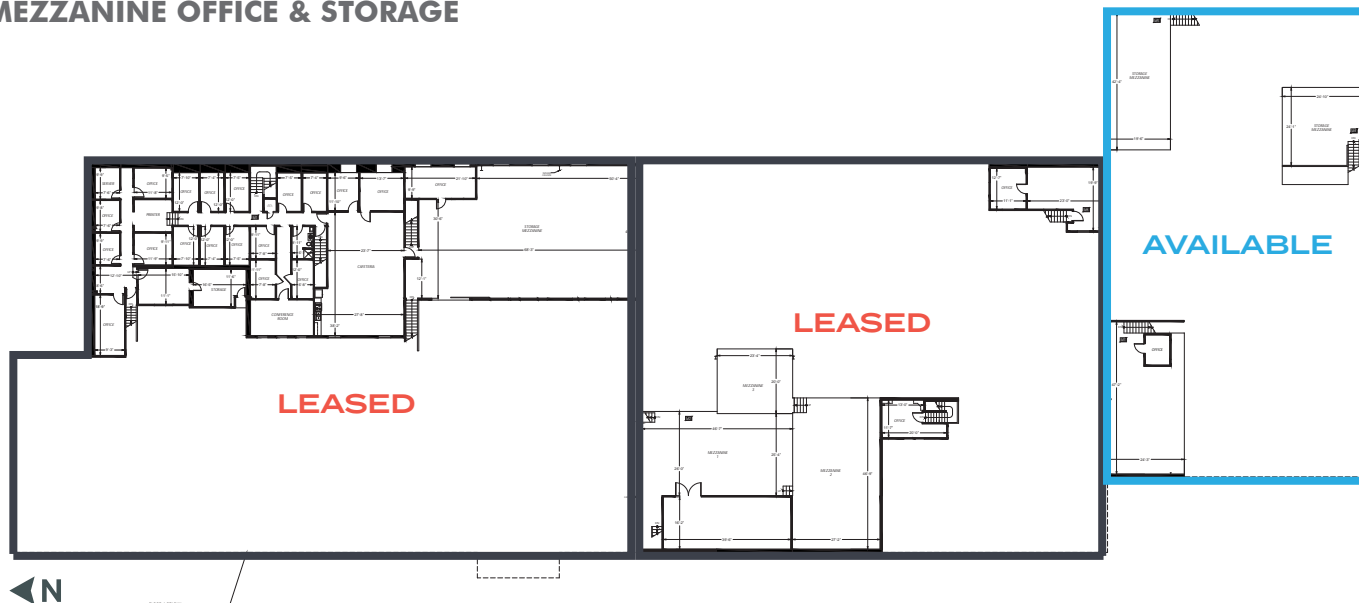
1ST FLOOR



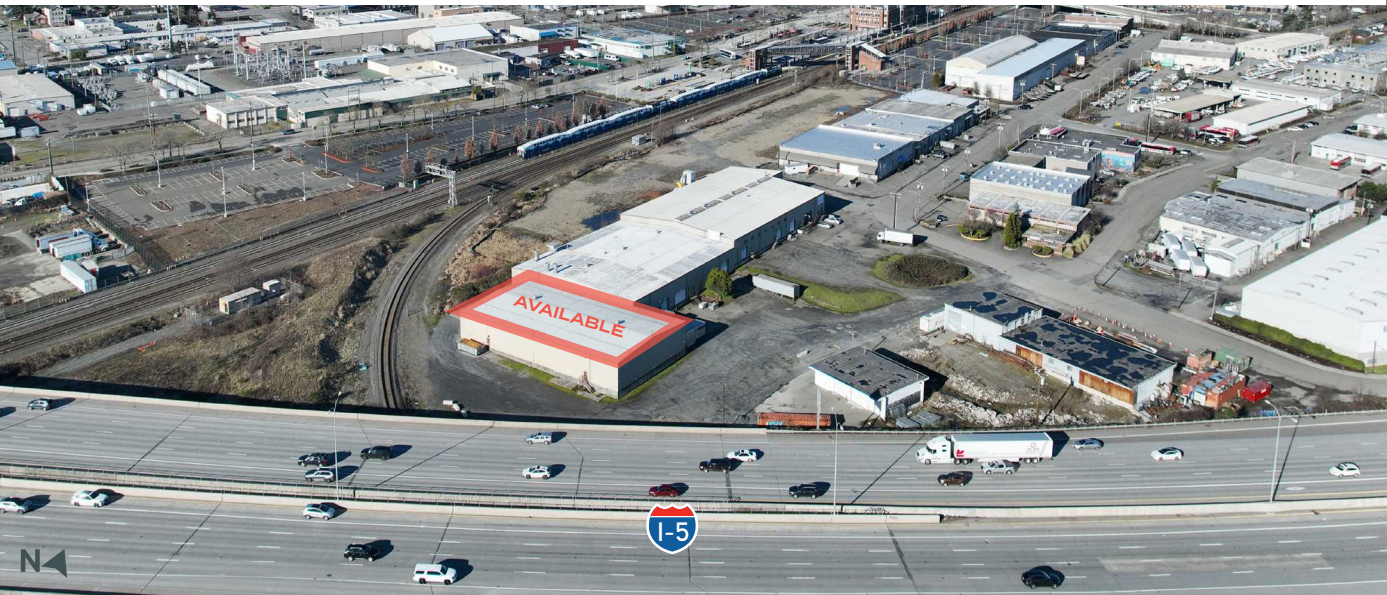
* Grade-level (GL) Dock-high (DH)

* Landlord can demo portions of the mezzanine if required; final SF to be confirmed.

MEZZANINE OFFICE & STORAGE









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