



Windermere

COMMERCIAL

OFFERING MEMORANDUM

ANACORTES PROFESSIONAL CENTER

317 COMMERCIAL AVE • ANACORTES, WA 98221



OFFERING SUMMARY

Class A office suites for lease in Anacortes' nicest professional office center. Two buildings with a shared lobby offering spaces from single office executive suites to multi-office suites ranging in size from 115 square feet up to 10,000 square feet.

Located in Old Town, Anacortes' central business district these spaces are steps away from the bulk of Anacortes' retail and dining establishments, adjacent to the Ports deep water docks, and close to Cap Sante Marina - perfectly situated in the heart of town.

Executive suites offered on one year minimum gross leases

Office suites offered on three year minimum NNN leases

BUILDING SIZE: 28,499 SF
LEASES: NNN AND GROSS

SUITE SIZE: 915-11,652 SQFT
EXEC SUITE SIZE: 350 SQFT

LEGAL DISCLAIMER: The information supplied is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

PROPERTY HIGHLIGHTS



Windermere North Sound is pleased to offer for lease the Anacortes Professional Center in Anacortes, WA.

The Anacortes Professional Center is located on Commercial Avenue in Anacortes' bustling Central Business District in Old Town. Old Town Anacortes is approximately 16 miles West of Interstate 5 and the same distance from NAS Whidbey and the City of Oak Harbor.

Steps away from these offices you'll find City Hall, the Port of Anacortes, Cap Sante Marina, as well as most of Anacortes' dining and retail shopping options. Dedicated parking lot with EV charging stations.

Fiber connectivity keeps your business up to speed, and CCTV security system keeps your business safe.



PROPERTY HIGHLIGHTS

The Anacortes Professional Center offers the following amenities:

HIGH SPEED FIBER CONNECTIVITY

COMMON LOBBY AND RECEPTION STAFF

ELEVATOR SERVICE TO 2ND FLOOR SUITES

SHIPPING/RECEIVING ROOM

CLOSED CIRCUIT TV SECURITY SYSTEM

HIGH CEILINGS, LARGE WINDOWS, TONS OF NATURAL LIGHT

4 EV CHARGING STATIONS

DEDICATED PARKING LOTS AND ABUNDANT OFF SITE PUBLIC PARKING

DESKS AND DIVIDERS AVAILABLE FOR SOME SPACES

STEPS TO CITY HALL, THE PORT, CAP SANTE MARINA AND MORE



BUILDING SUMMARY

05.15.2024

#301

GROUND FLOOR OFFICE SUITE - 915 SQ. FT. - 9.77% NNN OF NORTH BUILDING - DIRECT ACCESS TO COMMERCIAL AVENUE
TWO PRIVATE OFFICES - OPEN WORK AREA - KITCHENETTE - ONE RESTROOM - STORAGE CLOSET

LEASED

#309

GROUND FLOOR OFFICE SUITE - 3,400 SQ. FT - 36.33% NNN OF NORTH BUILDING - DIRECT ACCESS TO COMMERCIAL AVENUE
THREE PRIVATE OFFICES - OPEN WORK AREA - KITCHENETTE - ONE RESTROOM - STORAGE CLOSET

#317

AMENITIES GROUND FLOOR ACCESS FROM COMMERCIAL AVENUE - SHIPPING/RECEIVING AREA - ELEVATOR
ARCHITECTURAL ELEMENTS - FIBER INTERNET ACCESS - SHARED CONFERENCE ROOM - SHARED KITCHENETTE
RESTROOMS ALL FLOORS

SUITE 100 - LEASED

1,592 SQ. FT. GROUND FLOOR - 8.02% NNN SOUTH OF BUILDING THREE OFFICES
OPEN WORK AREA - DRINKING FOUNTAIN - KITCHENETTE

SUITE 101

168 SQ. FT. GROUND FLOOR - 0.85% NNN SOUTH OF BUILDING (GROSS LEASE)
SINGLE OFFICE

SUITE 102

5,060 SQ. FT. GROUND FLOOR - 25.50% NNN SOUTH OF BUILDING - LARGE OPEN
WORK AREA - PRIVATE RESTROOMS - CONFERENCE ROOM

SUITE 103 - LEASED

220 SQ. FT. GROUND FLOOR - 1.11% NNN SOUTH OF BUILDING (GROSS LEASE)
SINGLE OFFICE

SUITE 200 - LEASED

435 SQ. FT. SECOND FLOOR - 2.2% NNN SOUTH OF BUILDING (GROSS LEASE)
TWO OFFICE SUITE

SUITE 201 - LEASED

5,048 SQ. FT. SECOND FLOOR - 53.9% NNN NORTH OF BUILDING - 10% NNN OF
SOUTH BUILDING (GROSS LEASE) - SEPARATE PUBLIC & EMPLOYEE ENTRANCES
MULTIPLE OFFICES - CONFERENCE ROOM - RESTROOMS - DRINKING FOUNTAIN
LARGE EMPLOYEE BREAK AREA - VIEWS TO THE CHANNEL

SUITE 202 - LEASED

140 SQ. FT. SECOND FLOOR - 0.7% NNN SOUTH OF BUILDING (GROSS LEASE)
SINGLE OFFICE

SUITE 203

1,871 SQ. FT. SECOND FLOOR - 9.43% NNN SOUTH OF BUILDING - TWO PRIVATE
OFFICES - LARGE WORK AREA - KITCHENETTE - PRIVATE CONFERENCE ROOM

SUITE 204 - LEASED

115 SQ. FT. SECOND FLOOR - 0.58% NNN SOUTH OF BUILDING (GROSS LEASE)
SINGLE OFFICE

SUITE 205 - LEASED

5,707 SQ. FT. SECOND FLOOR - 28.76% NNN OF SOUTH BUILDING - MULTIPLE
OFFICES - PRIVATE MULTI-USER RESTROOMS - CONFERENCE ROOMS - LARGE
OPEN WORK AREAS - KITCHENETTE - BREAK ROOM AREA - OPTION TO
SUBDIVIDE INTO MULTIPLE SUITES



PROPERTY HIGHLIGHTS

Offices are close to:

1. City Hall
2. Port of Anacortes
3. Cap Sante Marina
4. Post Office
5. Dakota Creek Industries
6. Private Parking
7. Abundant Public Parking
8. Downtown Eateries
9. Guemes Channel Deep Water Docks
10. Several Anacortes hotels





FINANCIAL ANALYSIS

Lease rate is \$30.00 per square foot, plus triple nets.

Triple Nets are approximately \$5.00 per square foot, per year, and are billed monthly.

Triple Nets include:

Water/Sewer/Garbage.

Electricity.

Natural Gas.

Base Internet Fiber

Building maintenance.

Building Insurance.

Property Insurance.

Building Security System monitoring.

Tenant responsibilities:

Reception Desk Staffing billed on a pro-rata basis

Phone service & system.

Janitorial in leased space.

Security System in leased space.



GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes and an International Ferry connection with Vancouver Island BC in Canada.



HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.

DEMOGRAPHICS



POPULATION TRENDS AND KEY INDICATORS

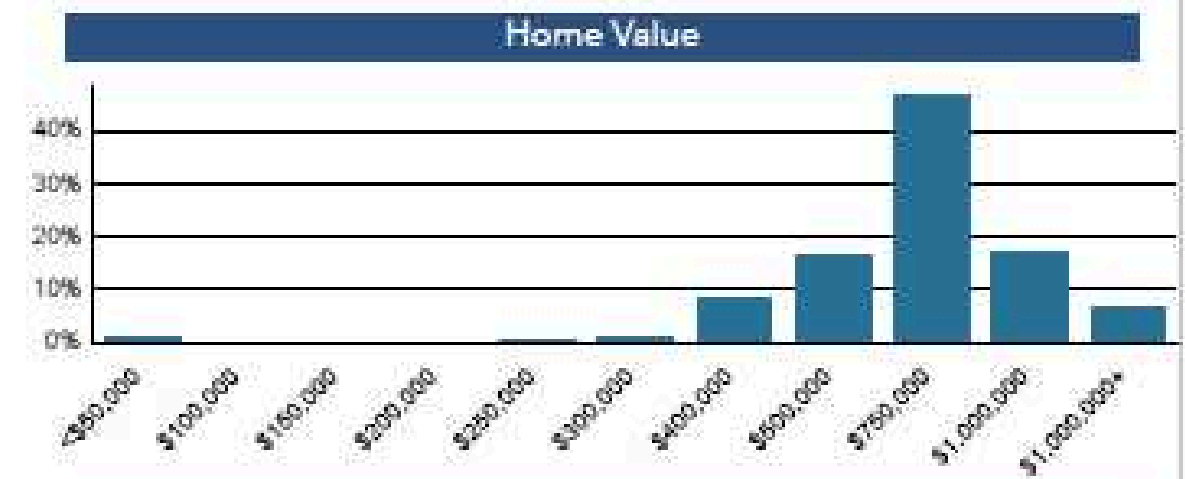
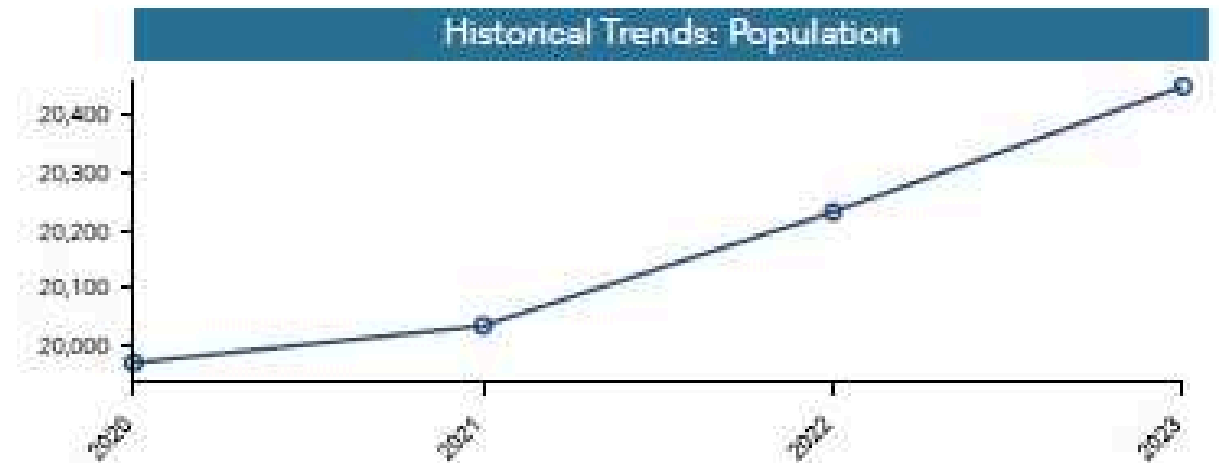
317 Commercial Ave, Anacortes, Washington, 98221
Ring of 5 miles

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|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 20,451 | 9,136 | 2.23 | 51.8 | \$83,441 | \$624,793 | 142 | 55 | 37 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



POPULATION BY GENERATION





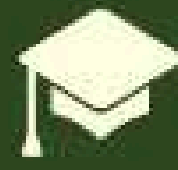
DEMOGRAPHICS

THE GREATER ANACORTES AREA HAS A HIGHLY EDUCATED AND SKILLED GROWING WORKFORCE FOR YOUR COMPANY TO RECRUIT FROM.

EDUCATION



No High School Diploma



18% High School Graduate



30% Some College



48% Bachelor's/Grad/Prof Degree

INCOME



\$83,441 Median Household Income



\$53,083 Per Capita Income



\$272,227 Median Net Worth

EMPLOYMENT



White Collar

60.9%



Blue Collar

22.5%



Services

16.6%



Unemployment Rate

KEY FACTS

20,451

Population

51.8

Median Age

9,136

Households

\$68,563

Median Disposable Income

HOUSEHOLD INCOME (\$)



PHOTO GALLERY

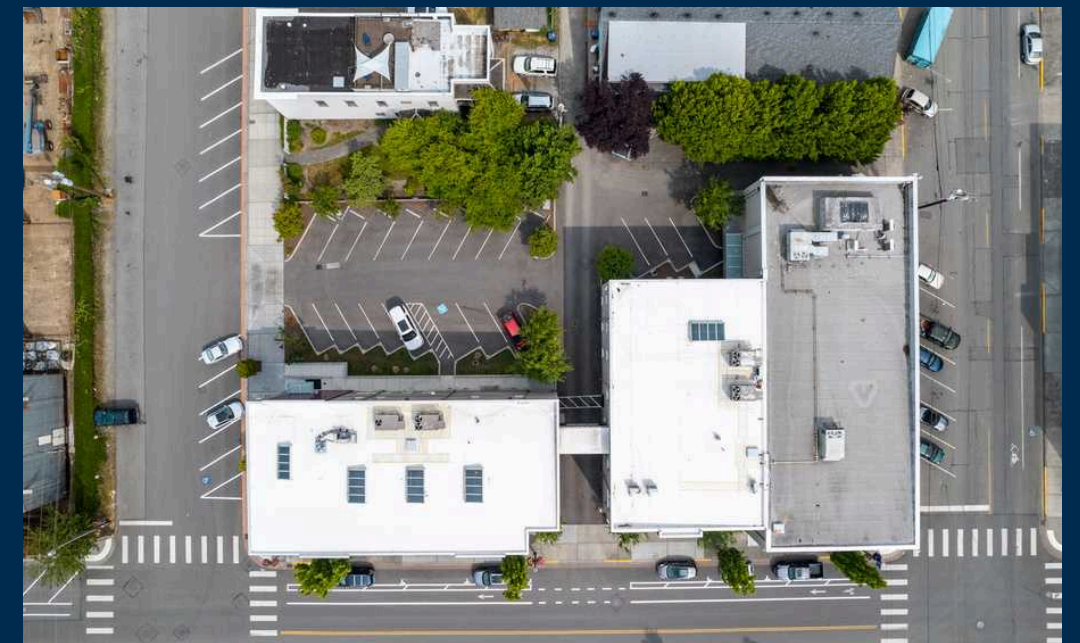




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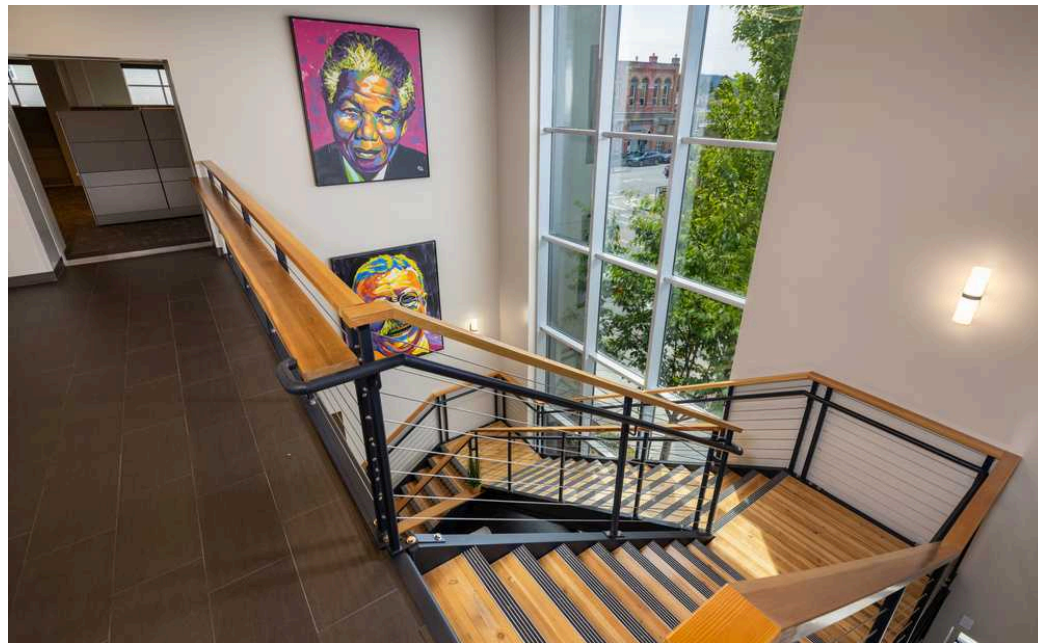
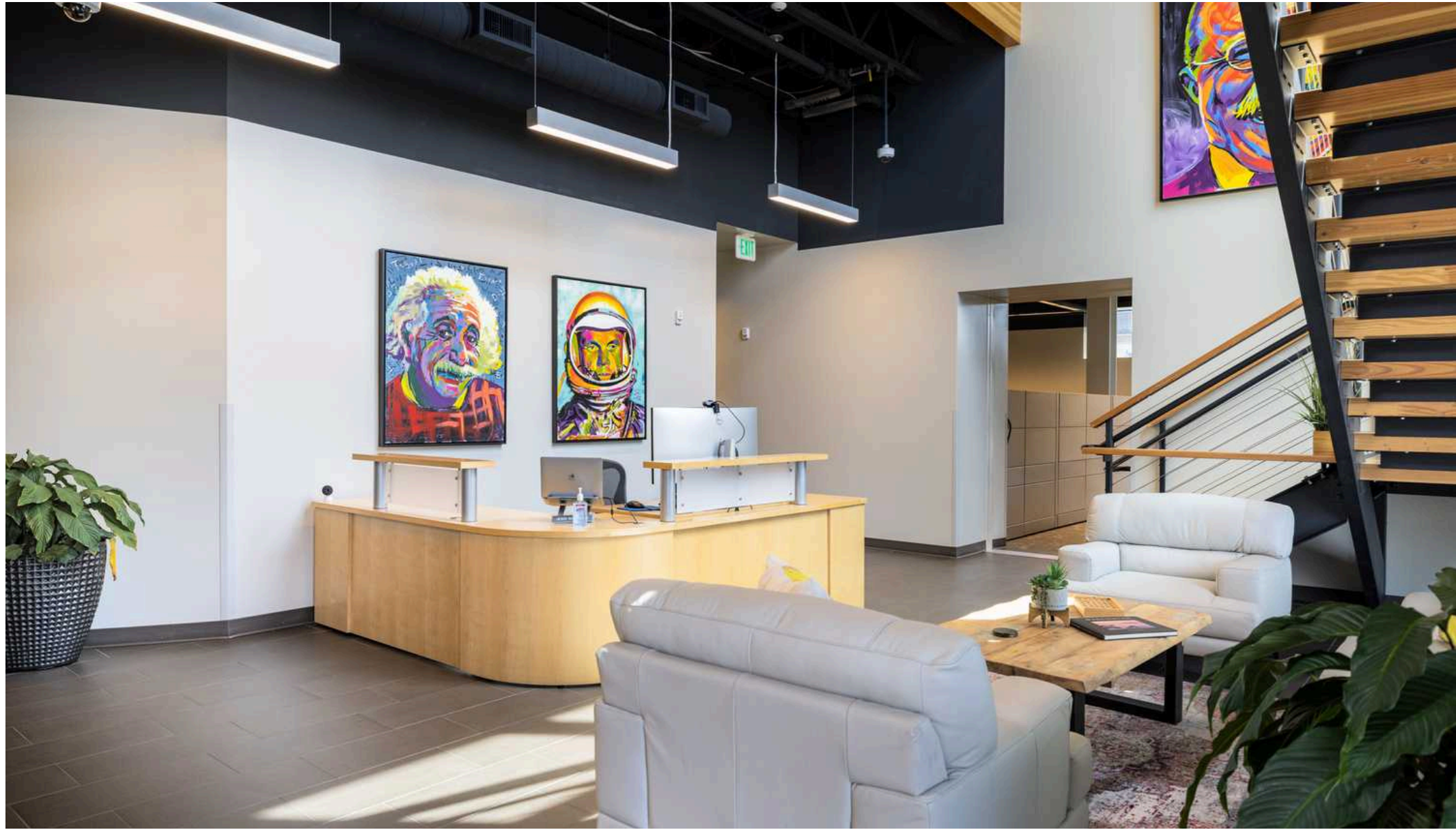
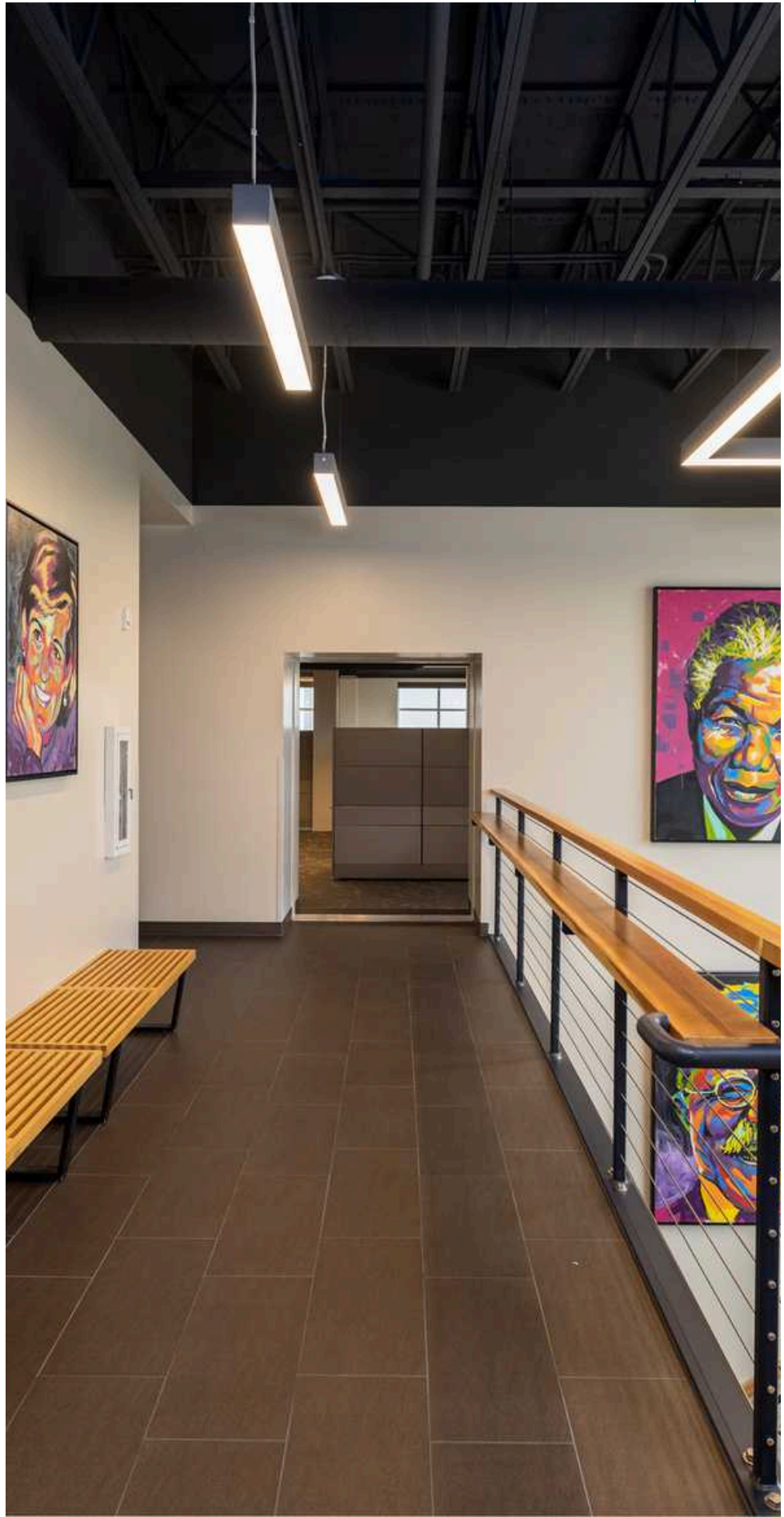




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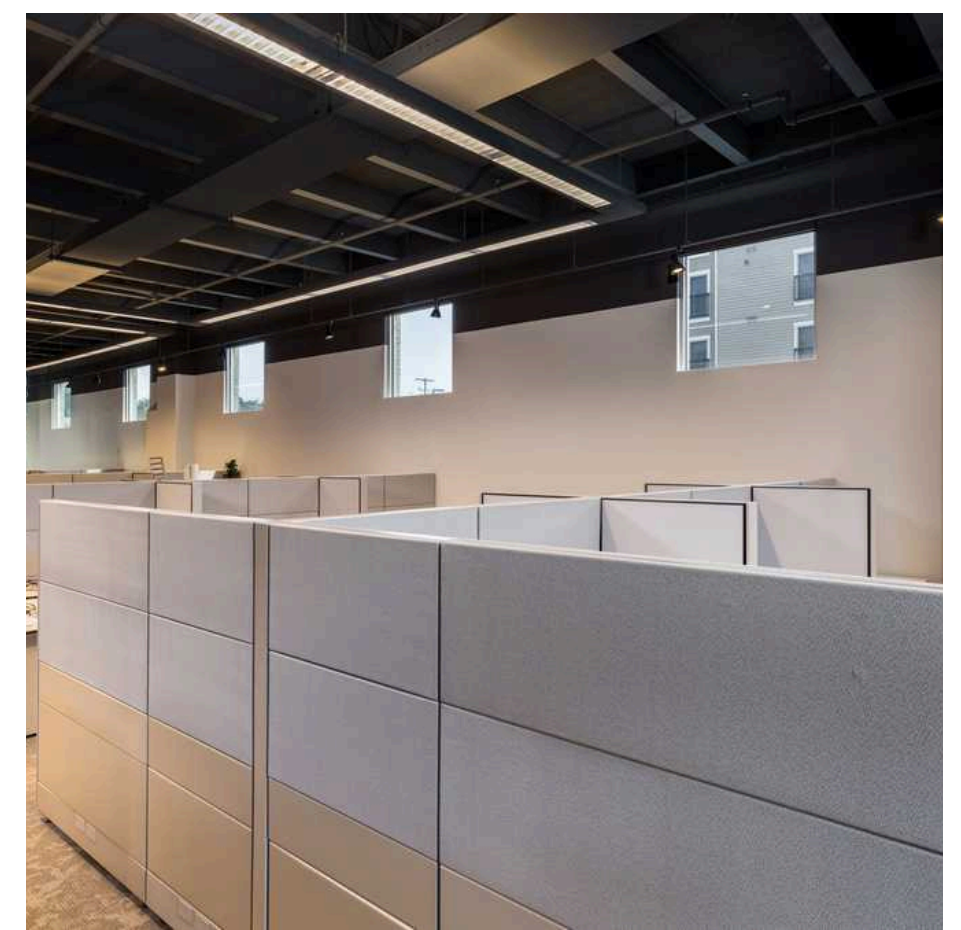
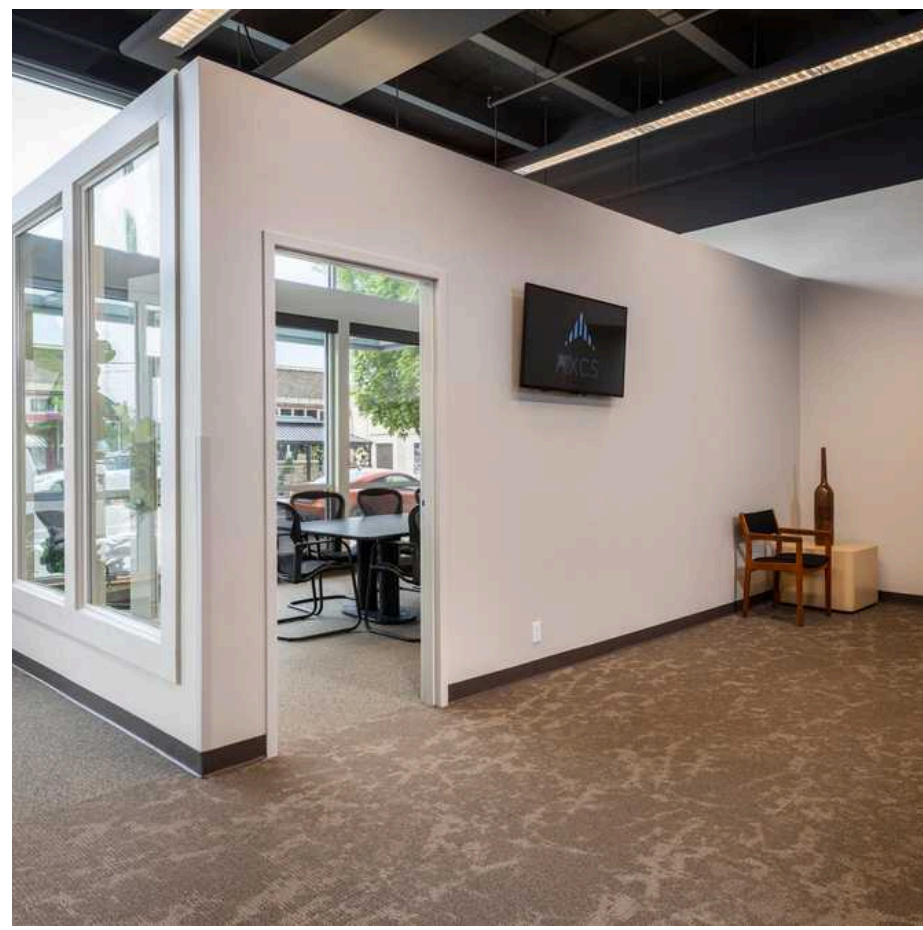
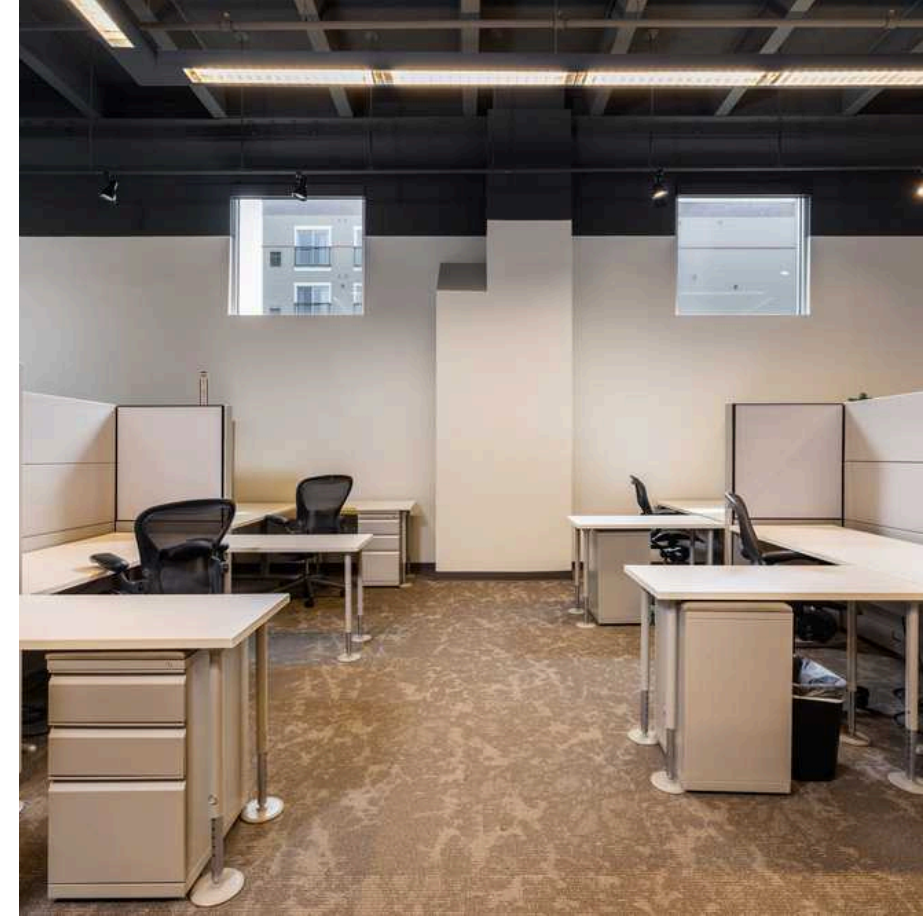
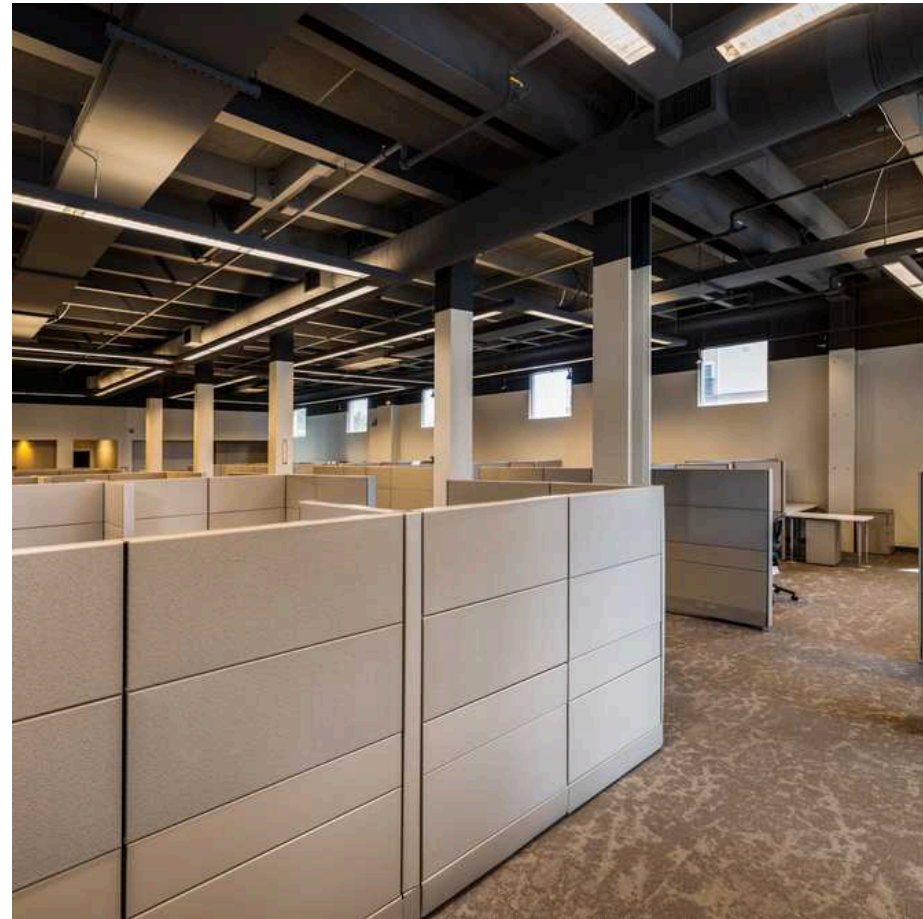




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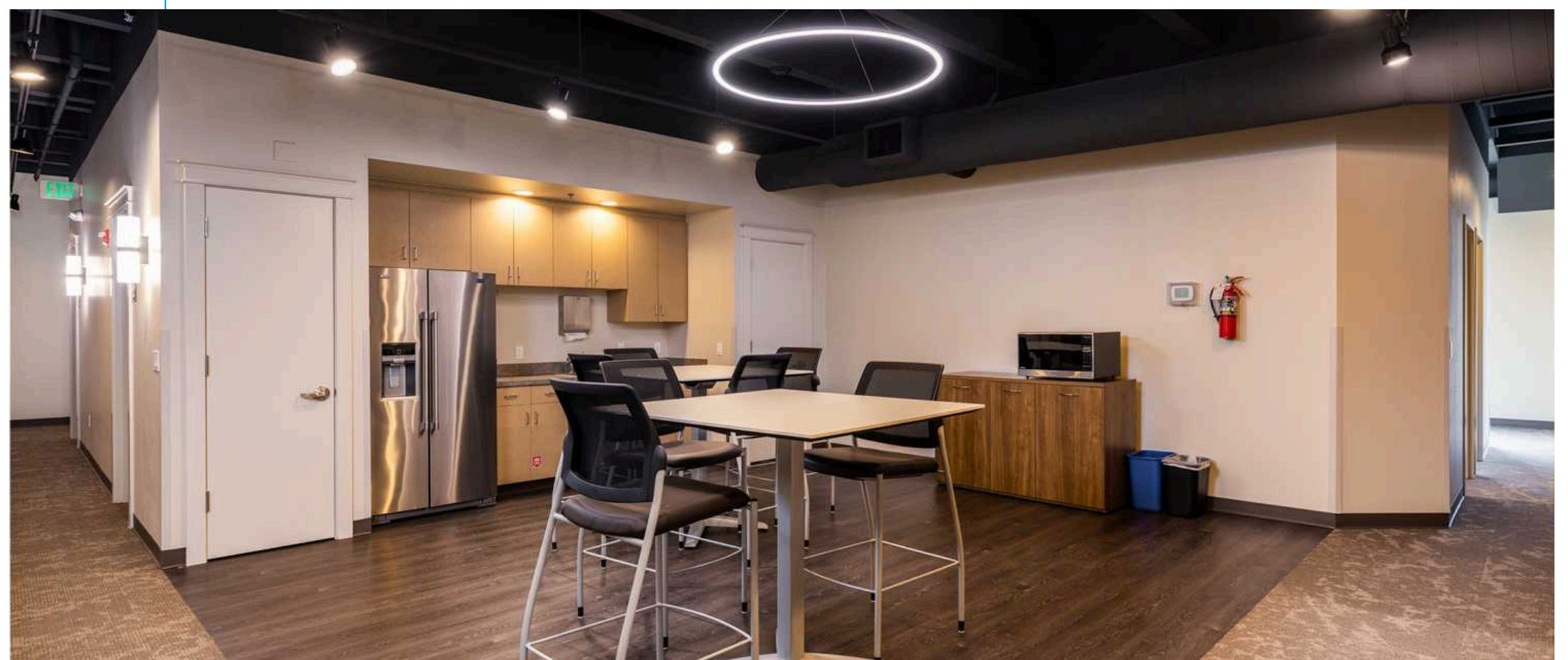
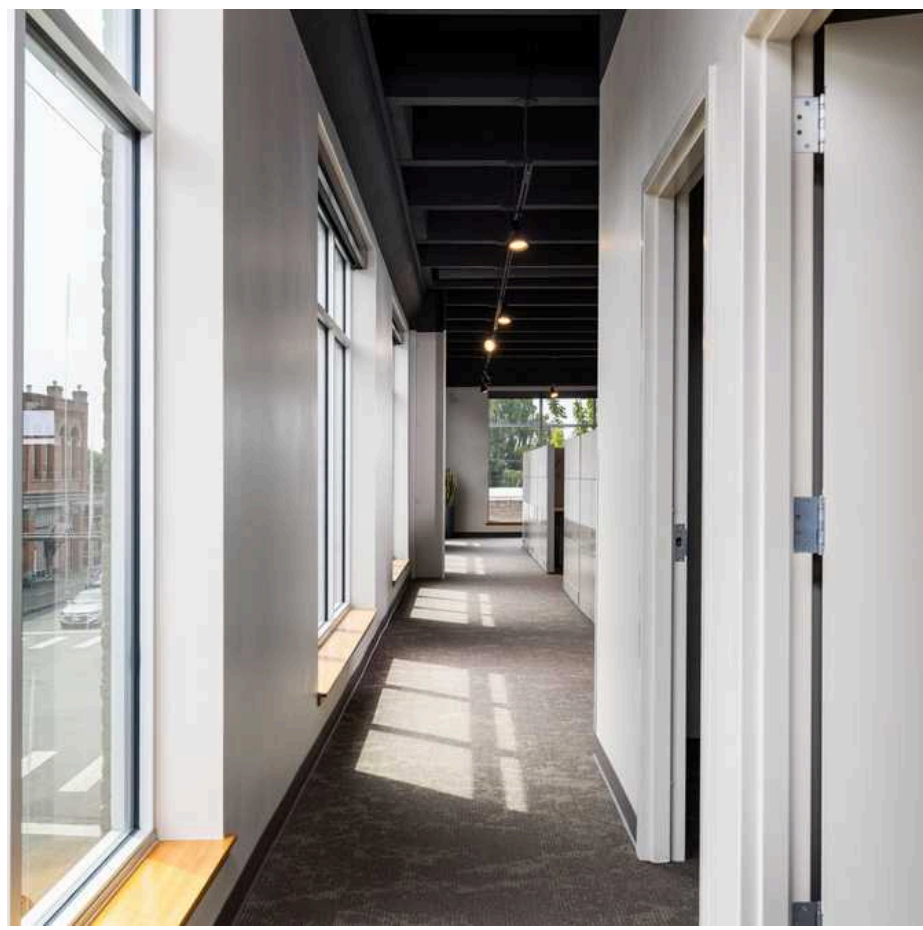
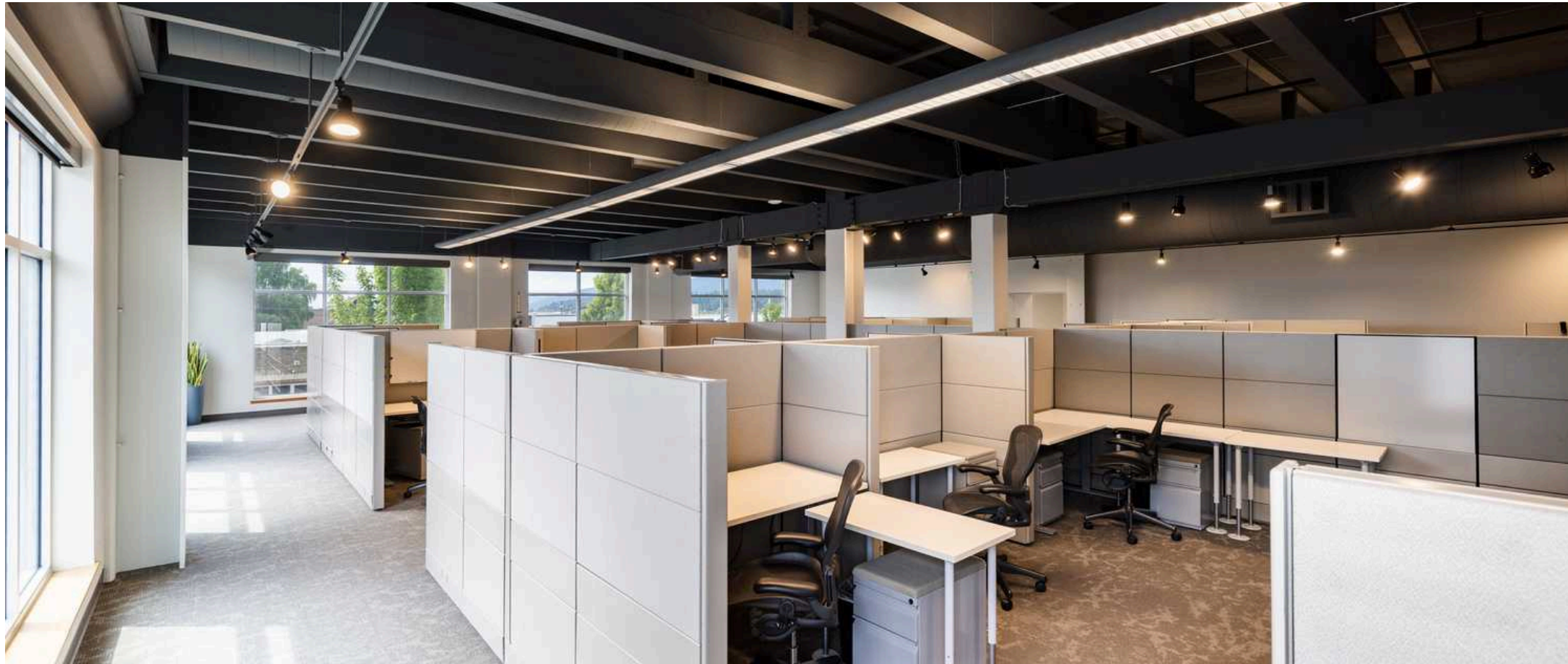




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PHOTO GALLERY





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Windermere
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WINDERMERE NORTH SOUND

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