

25,065 SF
MEDICAL/PROFESSIONAL OFFICE

FOR LEASE

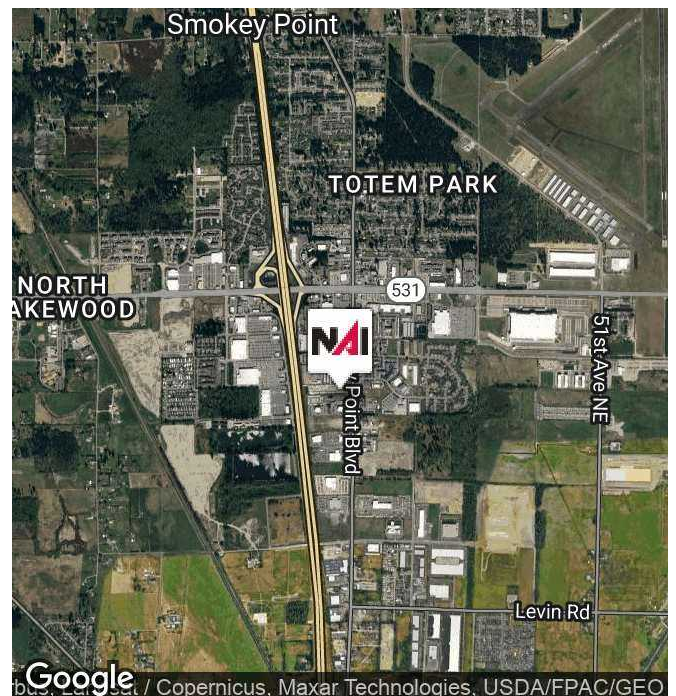


Cumulus Medical Office Building

16410 Smokey Point Blvd
Arlington, Washington 98223

Property Highlights

- Prominent Medical/Professional office Building
- Updated and well apportioned Lobbies and Common Areas
- Easy Access from Smokey Point Blvd
- 118 shared parking spaces on property
- Outstanding visibility from I-5 w/ 100,000+ daily traffic counts



<https://www.nai-psp.com>

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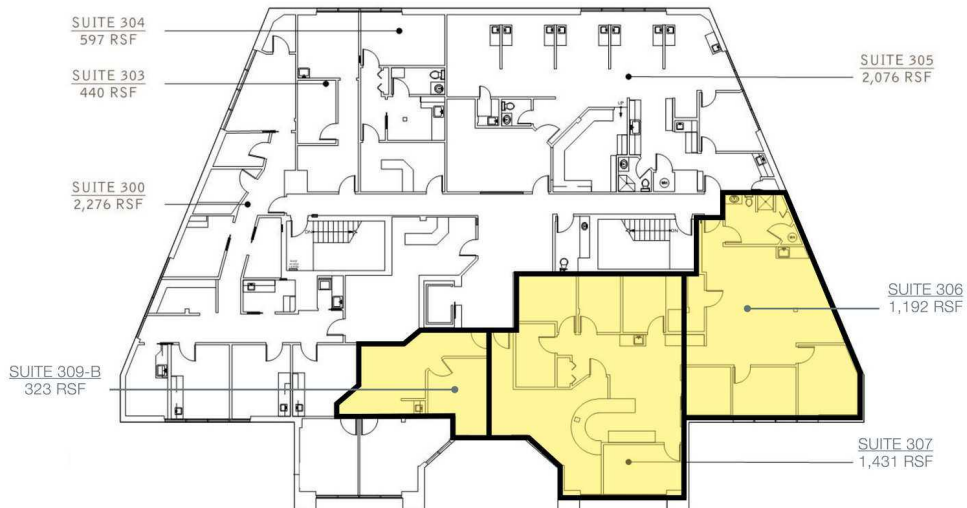
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Cumulus Building
3rd Floor
Available Spaces



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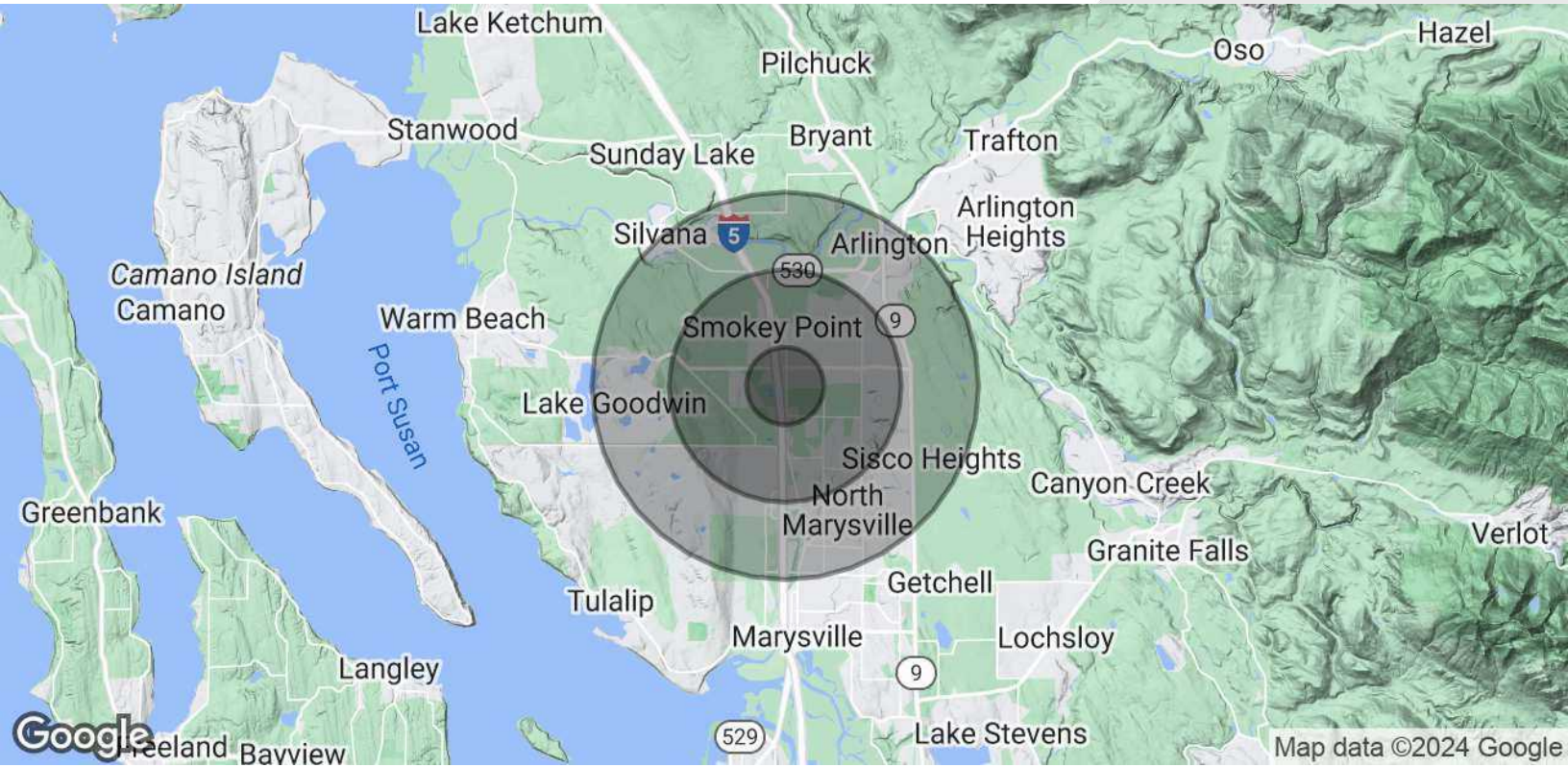
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,126	27,115	64,767
Average Age	33.5	39.1	41.0
Average Age (Male)	34.0	37.9	39.1
Average Age (Female)	32.4	40.5	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,620	10,733	25,615
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,096	\$92,373	\$96,918
Average House Value	\$255,445	\$333,264	\$360,881

2020 American Community Survey (ACS)



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PROPERTY DESCRIPTION

FOR LEASE. Outstanding Class B office space in building focused on medical & professional use. Unparalleled visibility to I-5 with easy access from Smokey Point Blvd. Gorgeous Lobbies and Common Areas with abundant parking. Great demographics with 8% five year growth projections.

PROPERTY HIGHLIGHTS

- Prominent Medical/Professional office Building
- Updated and well apportioned Lobbies and Common Areas
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OFFERING SUMMARY

Lease Rate:	\$28.50 SF/yr, NNN
Number of Units:	12
Available SF:	1,191 - 2,622 SF
Lot Size:	2.51 Acres
Building Size:	25,065 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,191 - 3,483 SF	Lease Rate:	\$28.50 SF/yr, NNN

AVAILABLE SPACES

SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Cumulus 306	Available	1,191 SF	NNN	\$28.50 SF/yr	-
■ Cumulus 307	Available	1,431 - 2,622 SF	NNN	\$28.50 SF/yr	Built out Medical office with southern exposure and floor to ceiling glass for plenty of natural lighting. Office entrance is directly off the 3rd floor elevator as well. Can be combined with 306 and/or 309 to accommodate up to 2,622 RSF requirement.
■ 309-A	Available	323 SF	NNN	\$30.00 SF/yr	One private office with shared reception area.