

# PRIME OFFICE SUITE

1301 Riverside Dr, Mt. Vernon, WA 98273



Scott Walker, Broker

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# OVERVIEW

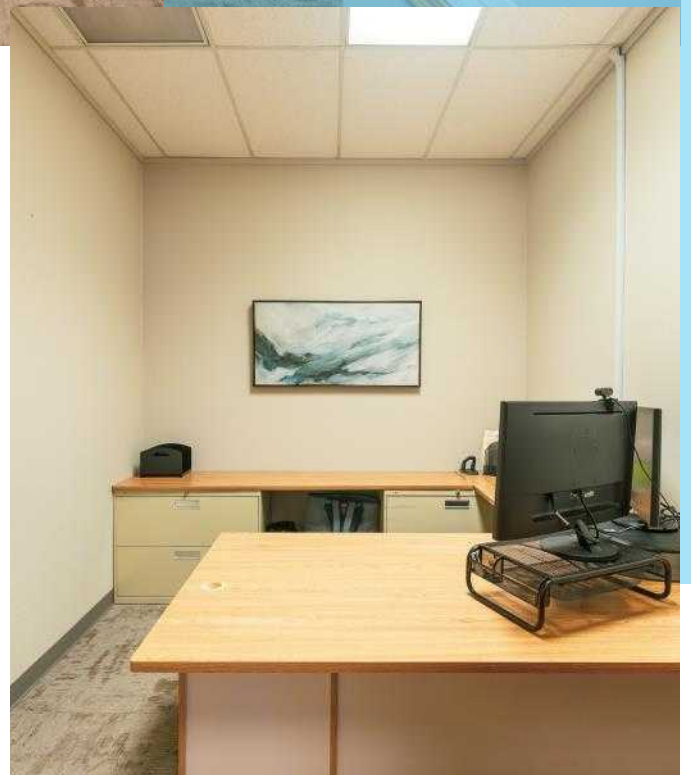
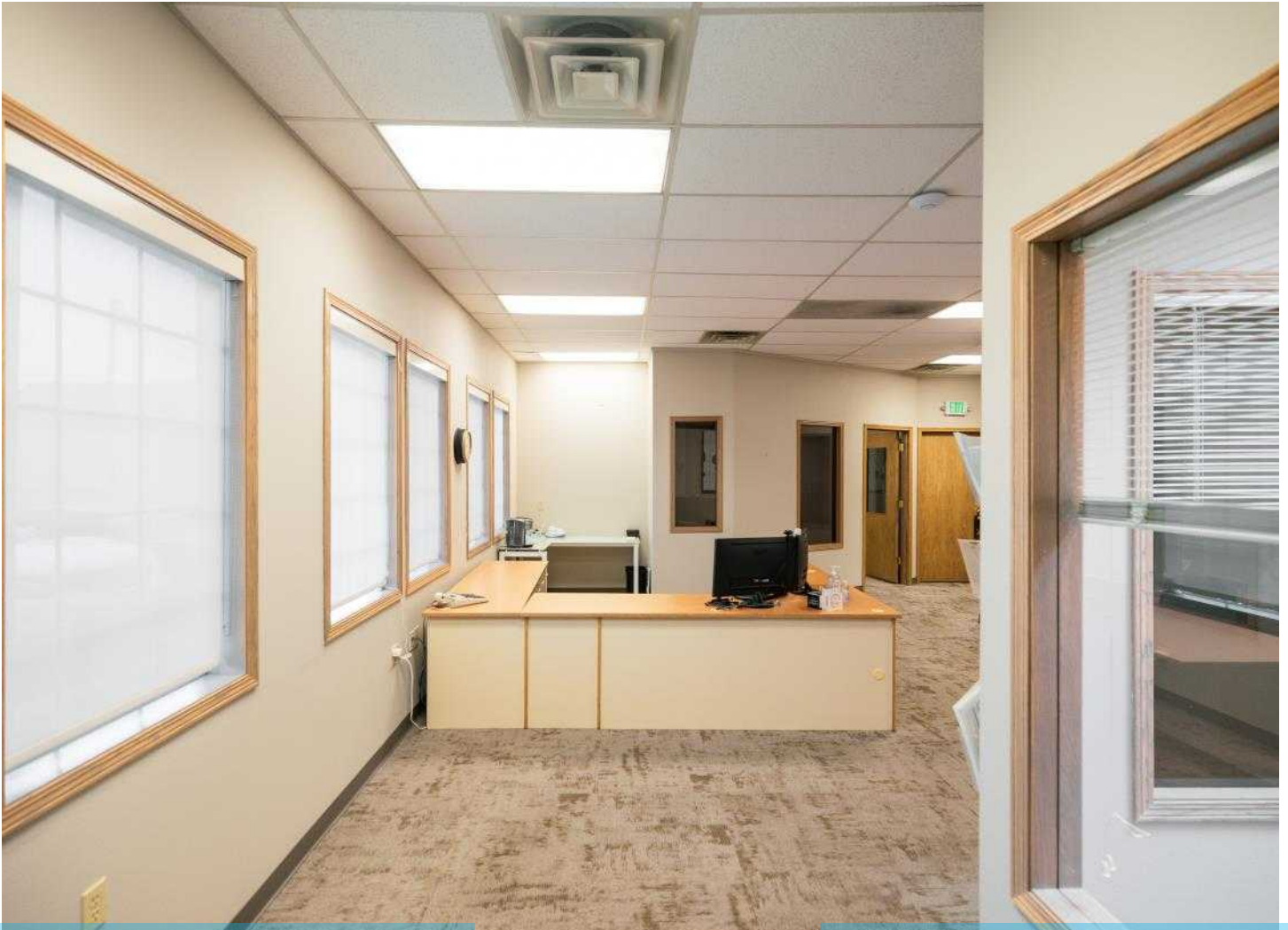


Suite 103-C: 1,172 SF  
Base Rent: \$25 SF/Y  
Est. NNN: \$5.03 SF/Y  
Base Rent + Est. NNN = \$2,933 Per Month  
CBA #: 40615126

Gorgeous partially furnished 5-office suite, plus large reception and workroom with beautiful finishes well positioned in multi-tenant business center along Riverside Drive. Shared kitchen, conference room and 2 bathrooms; no load. Neighboring businesses include Guardian NW Title & Escrow, First American Exchange & Trivent Financial. Excellent free parking, minimum 6 spaces, plus use of monument sign.



# PHOTOS



*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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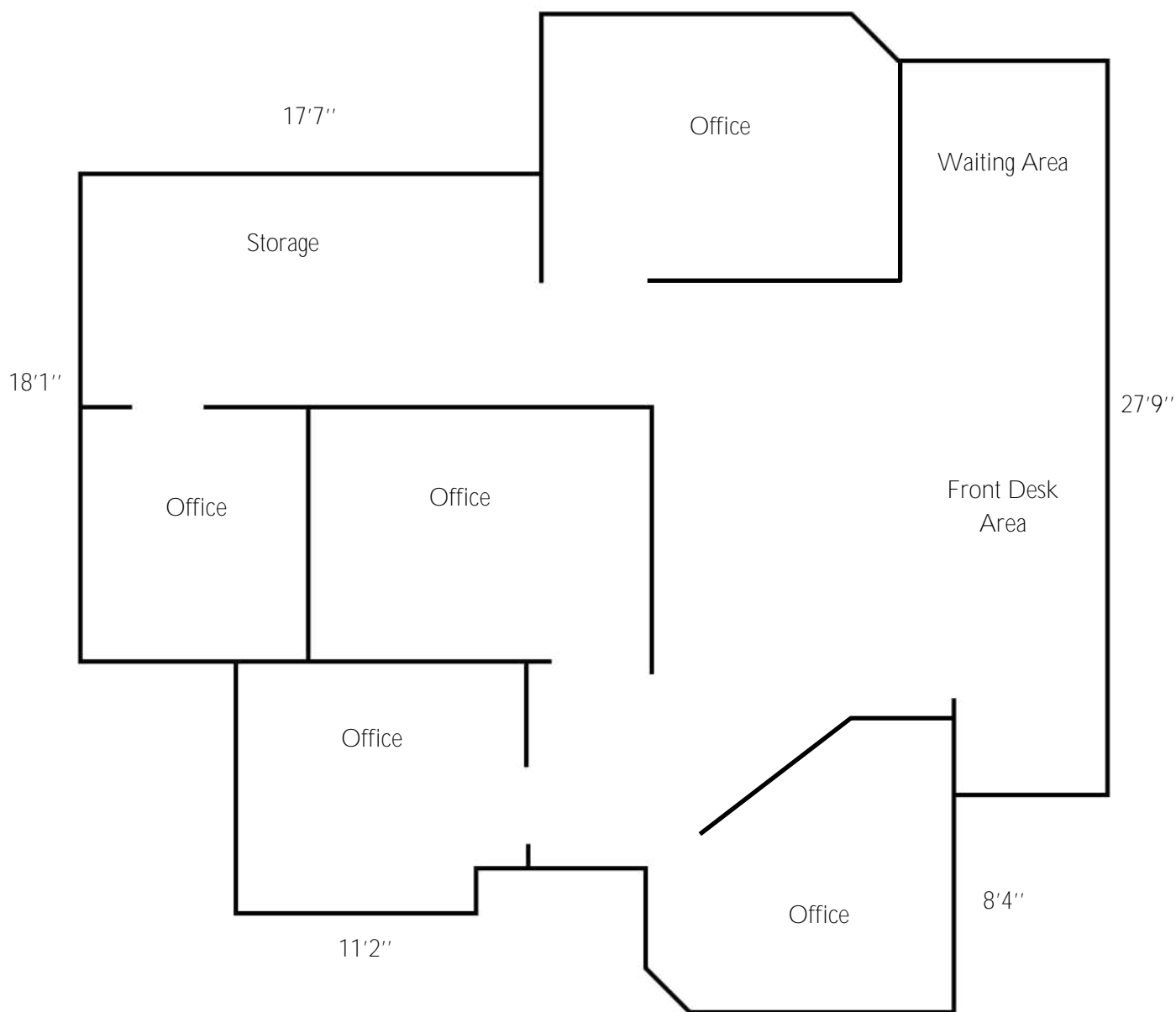
# FLOOR PLAN

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The office suite is just off to the right of the front entrance to the building. A large welcoming area greets your clients as they enter the space. Large windows alongside the exterior facing wall allow for plenty of natural light and vibrancy. Inside the suite there are five private offices, a storage hallway, and there is access to a communal bathroom and kitchenette.

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## ● First Floor



# DEMOGRAPHICS

	<u>Population</u>	<u>Average HH Income</u>	<u>Average Drive Time</u>
<u>Arlington:</u>	21,895	\$114,059	25 Minutes
<u>Stanwood:</u>	9,522	\$106,822	20 Minutes
<u>Burlington:</u>	10,253	\$80,684	5 Minutes
<u>Mt. Vernon</u>	35,629	\$89,229	0 Minutes
<u>Sedro Woolley</u>	13,664	\$82,094	10 Minutes





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