FOR LEASE

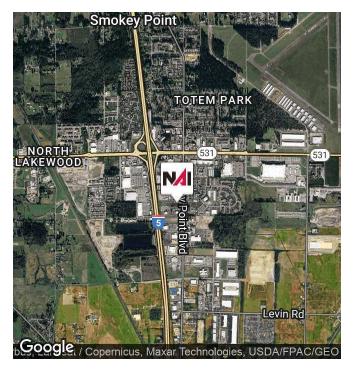


Cumulus Medical Office Building

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 •





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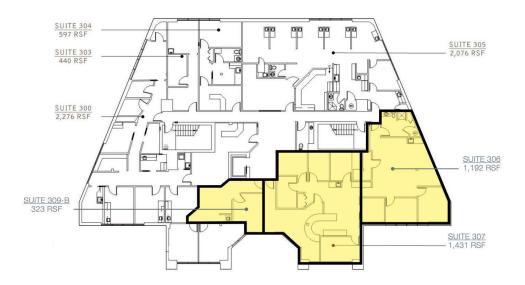
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Cumulus Building 3rd Floor Available Spaces



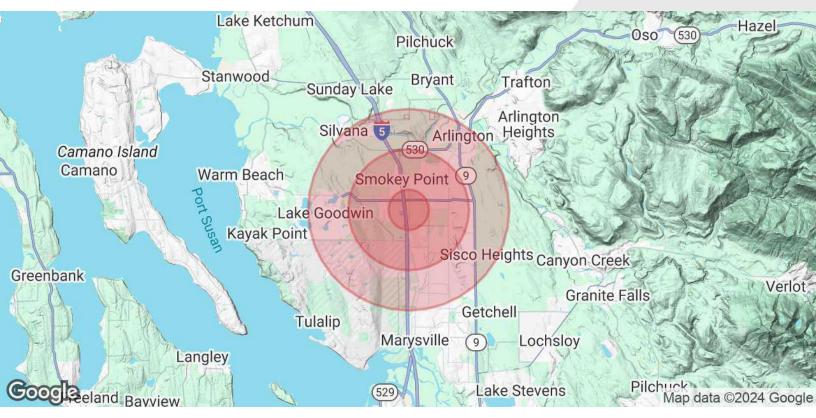


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,126 | 27,115 | 64,767 |
| Average Age | 33.5 | 39.1 | 41.0 |
| Average Age (Male) | 34.0 | 37.9 | 39.1 |
| Average Age (Female) | 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
- · Easy Access from Smokey Point Blvd
- 118 shared parking spaces on property
- Outstanding visibility from I-5 w/ 100,000+ daily traffic counts

OFFERING SUMMARY

| Lease Rate: | \$31.50 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: | \$31.50 SF/yr, NNN |

AVAILABLE SPACES

| SUITE | AVAILABILITY | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------|--------------|------------------|------------|---------------|---|
| Cumulus 306 | Available | 1,191 SF | NNN | \$31.50 SF/yr | - |
| Cumulus 307 | Available | 1,431 - 2,622 SF | NNN | \$31.50 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. |



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