



# **OFFERING MEMORANDUM**

**CONTEMPORARY BUILDING  
1202 S. 2ND STREET  
SOUTH MOUNT VERNON  
3 OFFICE SUITES AVAILABLE**

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**WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY**

**1030 EAST COLLEGE WAY • MOUNT VERNON, WA**

**CONTEMPORARY  
OFFICE BUILDING  
COMPLETE REMODEL  
IN 2019**

**LOCATED SOUTH OF  
DOWNTOWN MOUNT  
VERNON**



**EASY ACCESS TO I-5  
NEAR RESTAURANTS,  
RETAIL, COUNTY, CITY  
OFFICES WITH ONSITE  
PARKING.**

**SUITE E: APPROX 350 SF  
\$600/ MONTH**



**SUITE F: APPROX 275 SF  
\$450/ MONTH**



**SUITE G: APPROX 270 SF  
\$525/MONTH**



**MONTHLY RATES  
INCLUDES ALL  
UTILITIES AND CAM  
EXCEPT INTERNET**

