

# Professional Office Suite – Hwy 20 Exposure

1320 E Moore St, Sedro-Woolley, WA 98284



Suite Size	±735 RSF
Rent	\$1,200 / Month
Rate	\$19.60 / SF / Year
Lease Type	Modified Gross (Tenant pays electricity only)
Availability	Immediate
Parking	On-site
Power	Backup generator on site

## Property Overview

Professional office suite located within the Skagit Self-Storage property along Highway 20 in Sedro-Woolley. The space offers excellent visibility, easy access, and a quiet, professional setting. Modified gross lease structure provides predictable occupancy costs with minimal expense pass-throughs. Well-suited for professional office users seeking a clean, modern workspace that complements existing on-site operations.

## Interior Features

- Open, flexible office layout
- Excellent natural light with large storefront windows
- Polished concrete floors and modern finishes
- Kitchenette hookups in place
- Efficient HVAC (mini-split system)
- Backup generator for operational reliability



## Contact

**Co-Broker:** Zach Schwarzmiller

**Phone:** 206-571-5632

**Property:** Skagit Self-Storage

*Showings by appointment only. Do not disturb on-site business.*