



FOR LEASE

223 S. Lewis Street, Monroe WA 98272



CONTACT INFORMATION:



Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

melissa@mjcommercialadvisors.com
(425) 765-3568

MONROE MIXED USE PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Monroe.

- Zoning: Monroe DC/Commercial Use: Retail, Office & Light Industrial
- 2,400 SF First Floor Retail Space
- 2,400 SF Second Floor Office Space
- 1,339 Square Foot Detached Garage + Building storage units attached to the building
- Heavy Traffic location with great visibility
- Parking in front and behind building.
- Walkability to everything.





\$16.00/psf

2,400/sf
1st Floor
RETAIL

\$14.00/psf

2,400/sf
2nd Floor
OFFICE

\$9.00/psf

1,000/sf
GARAGE

\$9.00/psf

339/sf
2-Storage Units

Premier Location in Monroe

Excellent Lewis Street exposure

2nd Floor Office space has been
Nicely updated

Large Garage and Smaller Storage
Unit also available



CALL FOR MORE
INFO



EASY ACCESS TO
Hwy 9



Various Retail

 **MONROE**
SCHOOL DISTRICT

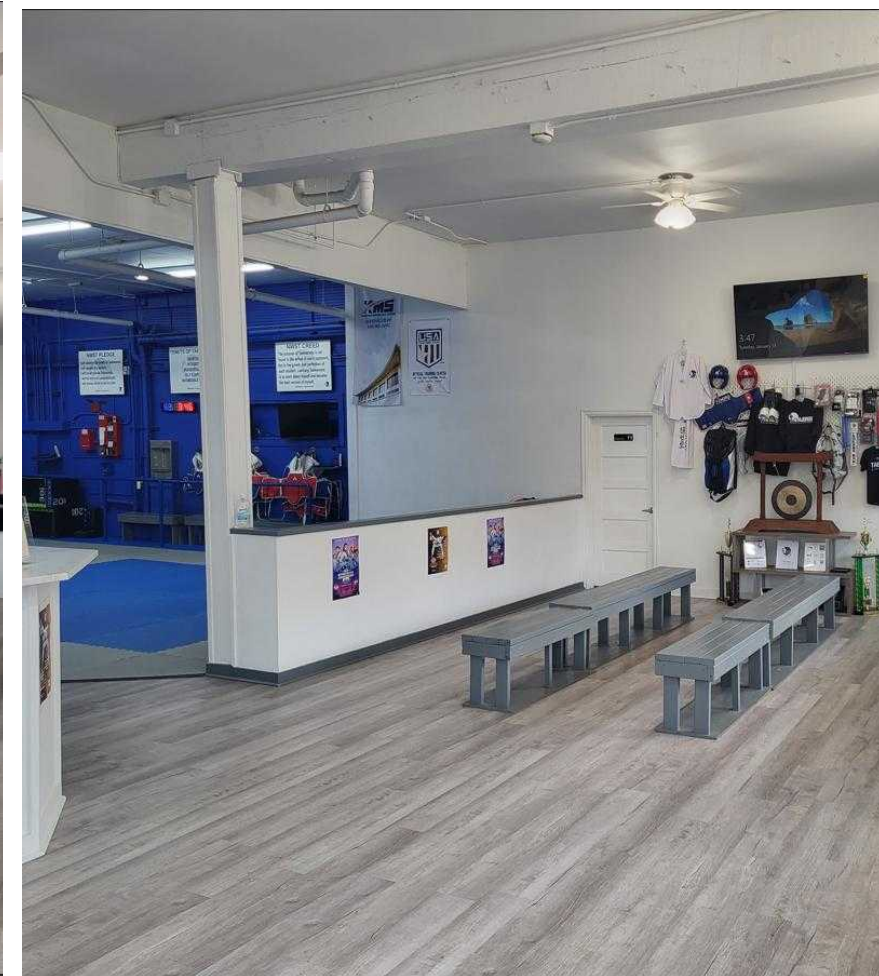
 **SNOHOMISH COUNTY**
PUD
PUBLIC UTILITY DISTRICT NO. 1

 **NORTHWEST DIFFERENTIAL**

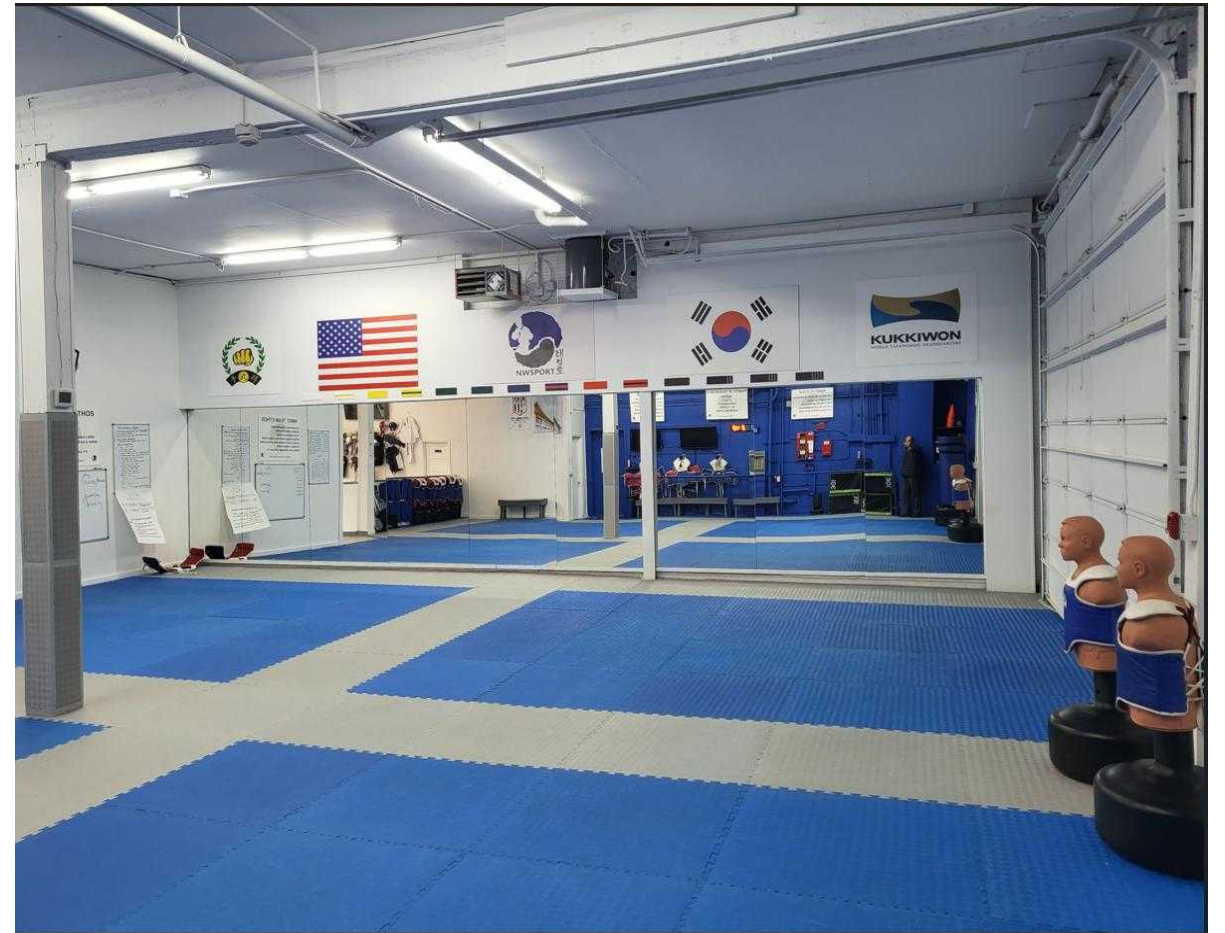
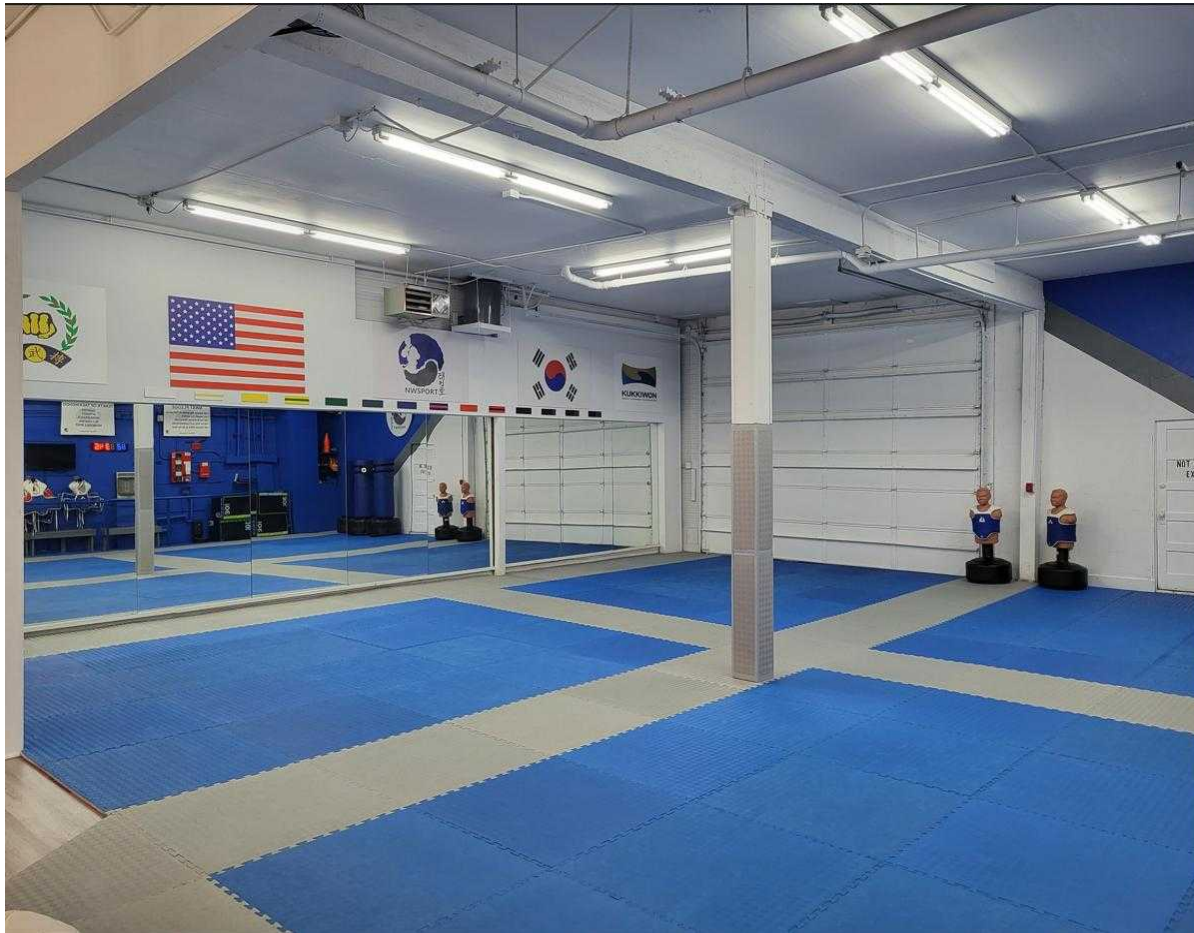
 **Monroe Floral**



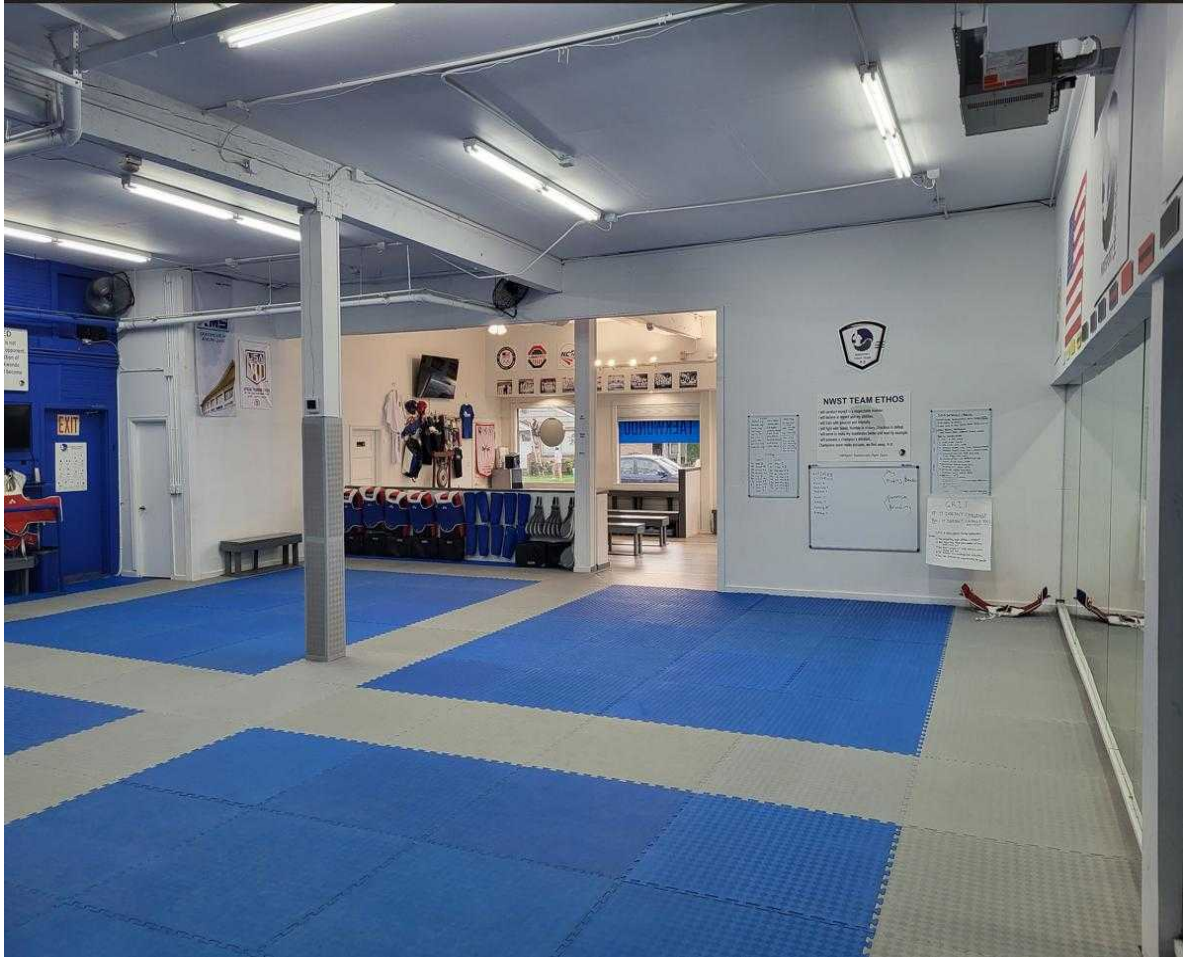
1st FLOOR RETAIL SUITE



1st FLOOR RETAIL SUITE



1st FLOOR RETAIL SUITE



1st FLOOR RETAIL SUITE



1st FLOOR BATHROOMS





2nd FLOOR OFFICE SUITE AREA

2nd FLOOR OFFICE SUITE AREA



2nd FLOOR OFFICE SUITE AREA

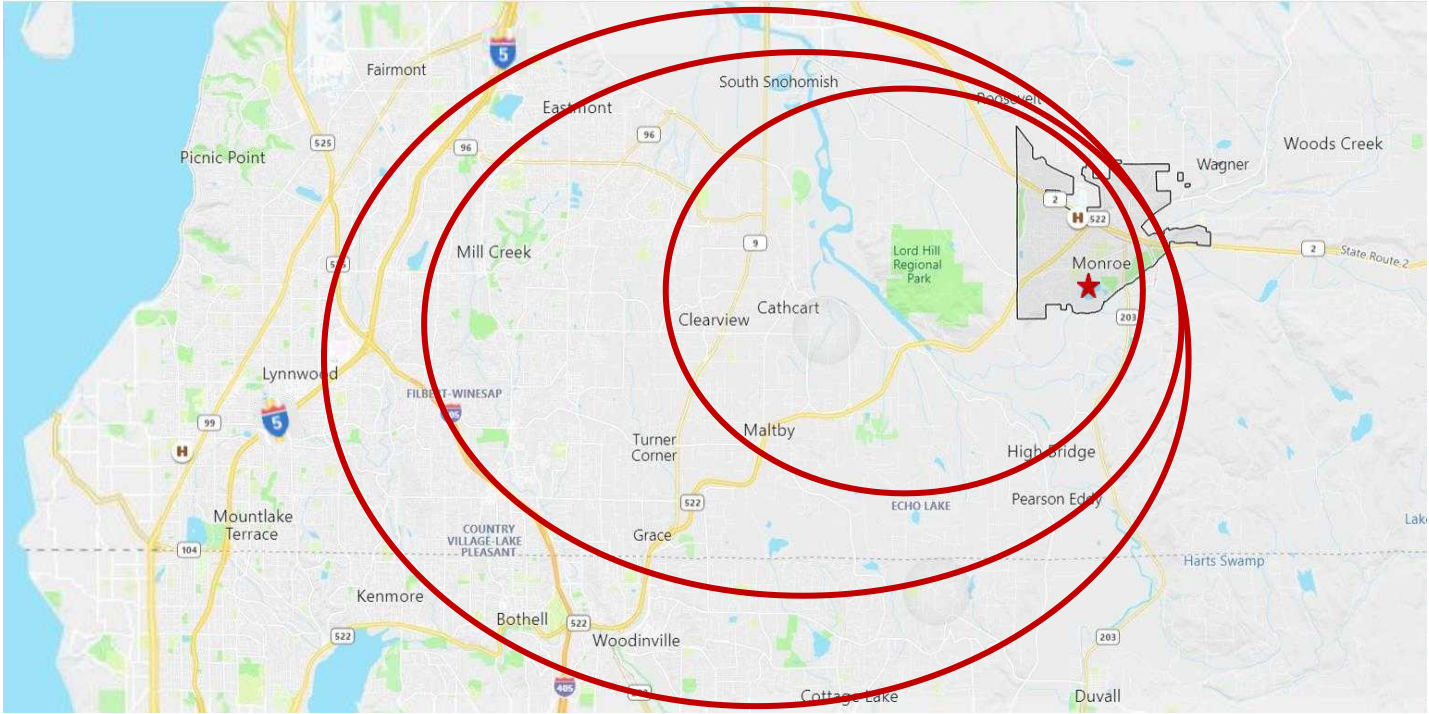


2nd FLOOR KITCHEN AND BATHROOMS



Garage & Storage





LOCATION HIGHLIGHTS:

- Minutes to Hwy 2 and SR 522
- Strong Manufacturing, Retail & Industrial Trade Area
- Home of Evergreen State Fair & Evergreen Health
- Minutes to all Major Retail, Restaurants , Medical, Services and Hospitality Plus, so much more





223 S. Lewis Street

Monroe, WA 98272

EXCLUSIVELY LISTED BY:

Melissa Johnson



Melissa Johnson
CEO, Managing Member, of:
MJ Commercial Advisors LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

All information contained herein has been from reliable sources but is not guaranteed. Anyone looking to lease, buy, sell should verify each item relating to this property and your use and all information contained within.
Each Keller William Office is independently owned and operated



The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Tenant, it is your responsibility to independently confirm the accuracy and completeness of all material information before completing any sale and purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC denies any obligation to conduct a due diligence examination of this property for Tenants. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Tenants tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer