

**M** COMMERCIAL  
ADVISORS, LLC



# RETAIL/OFFICE SPACE FOR LEASE



## CONTACT INFORMATION:



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KW Commercial  
GSA MC1 LLC

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# RETAIL/OFFICE SUITES AVAILABLE

WITHIN NEWLY BUILT  
181 UNIT MODERN  
APARTMENT  
COMMUNITY

Welcome to Arlington  
Northwest Living &  
Working at is finest



7224 204<sup>th</sup> Street NE Arlington WA 98223



Suite  
#113  
LEASED

Suite  
#112

Suite  
#111  
LEASED

Suite  
#110

Suite  
#109

Suite #107  
& #108  
LEASED

Suite  
#106

Suite  
#105

Suite  
#104  
Leased

Suite  
#103  
Leased

Suite  
#102

Suite  
#101  
LEASED



\$24.00 +  
NNN

LEASE PRICE  
PER SF

691 – 1,250  
RSF

RETAIL SF PER  
BLDG

## Premier Location in Arlington

Excellent 204<sup>th</sup> Street exposure  
Class A Building and finishes.

Suites are Vanilla Shell

Suites can be combined



42 Stalls +  
CALL FOR MORE  
INFO



EASY ACCESS TO  
Hwy 9 & I-5

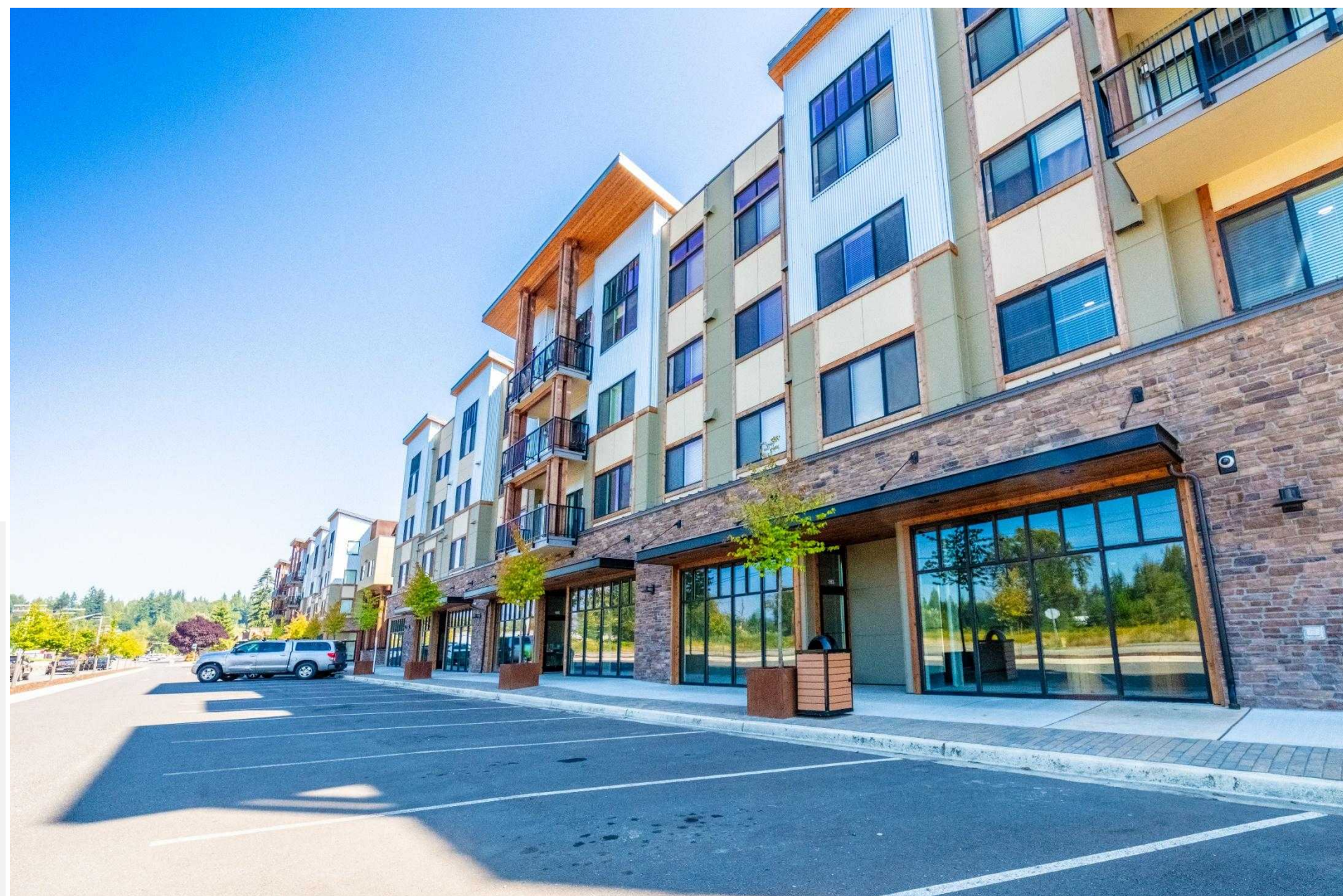
## OFFERING SUMMARY

KW COMMERCIAL, GSWA MCI LLC  
IS PLEASED TO PRESENT:

### PILCHUCK VILLAGE RETAIL/OFFICE SUITES

#### PROPERTY HIGHLIGHTS:

- Zoning: Retail & Office
- Plenty of Parking – 42 stalls in front of Storefront. Plus, street parking. Call broker on where the additional parking is located for Tenants leasing the spaces.
- Walkable 182-Unit community
- Amazon Distribution Center 5-min away, employing 1,000+ people ready to shop at your business location
- Surrounded by Multi Family Residence
- Combine two-2 businesses into one suite for a Restaurant + Wine Bar OR Bakery + Cafe.
- Bring your Vision to this growing Arlington area!
- Lock box is on the Door and monitored by Broker – Call for Code for Commercial Lock Box



**Welcome to Arlington!**



COMING SOON  
Best Express Wash!



Great Clips®  
IT'S GONNA BE GREAT®



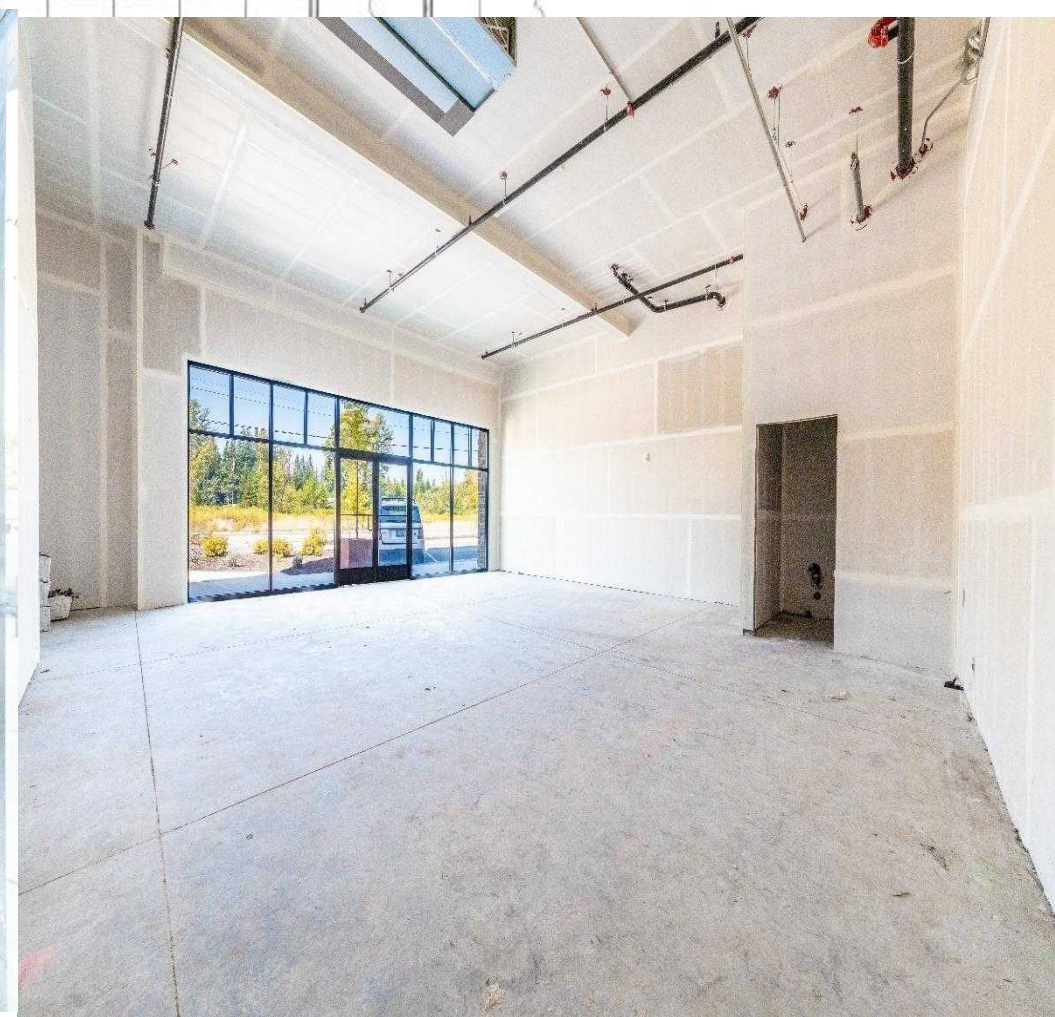
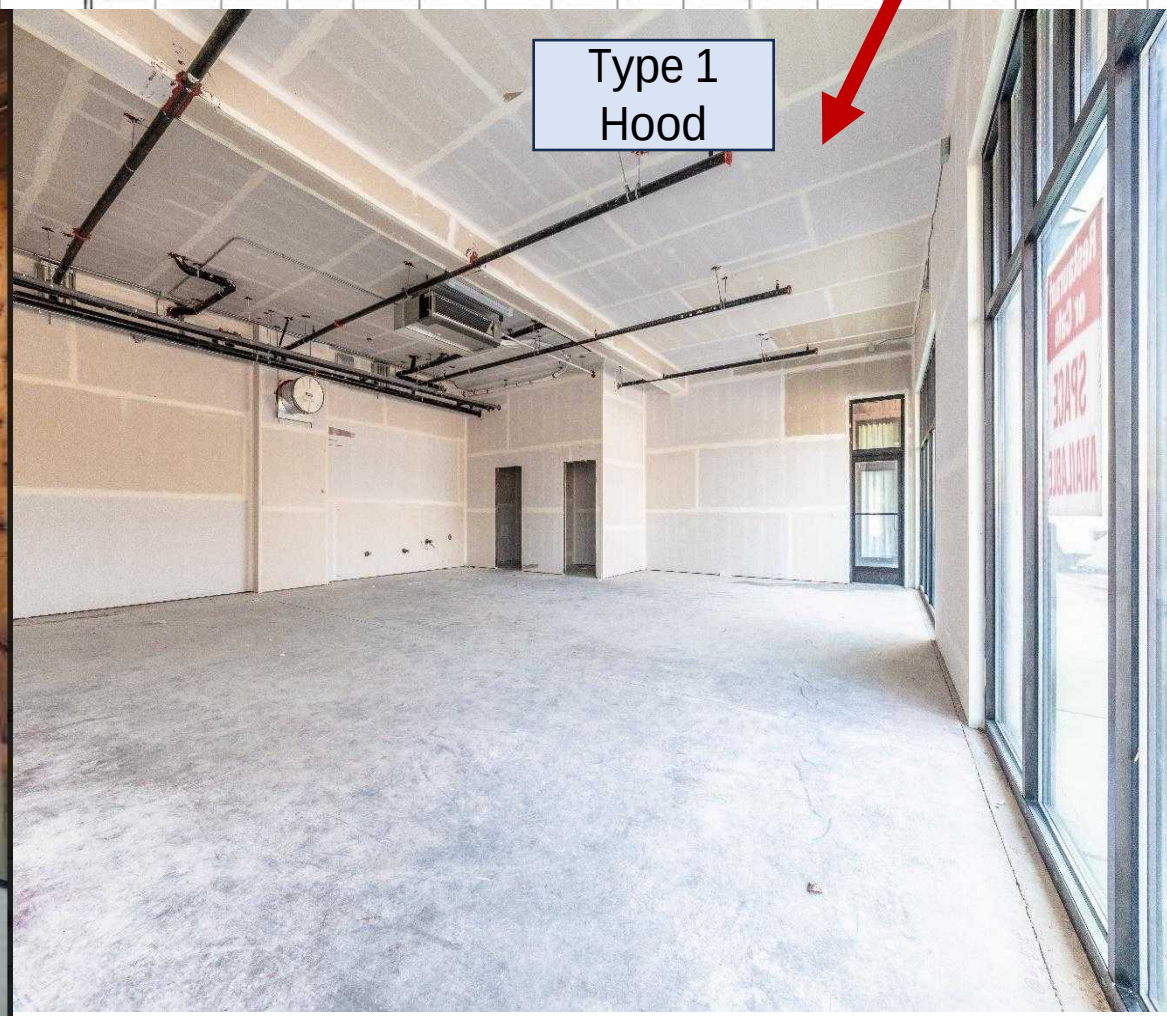
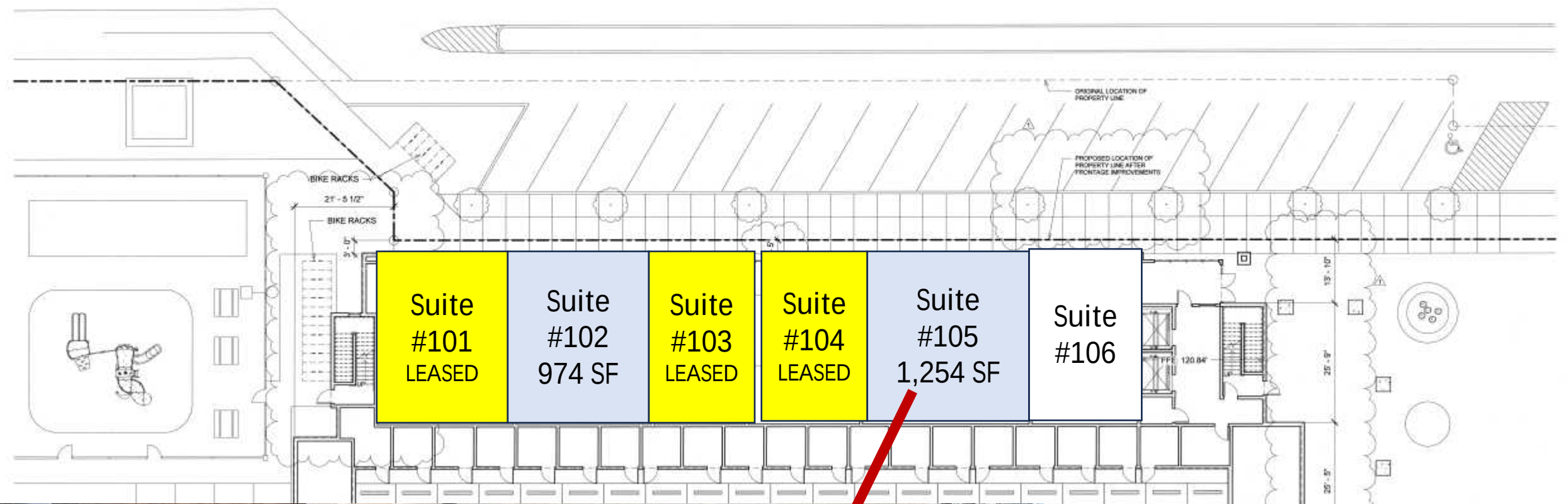
New Development  
Town Home Project

21 Acres  
New Development

The Arlington Town Centre

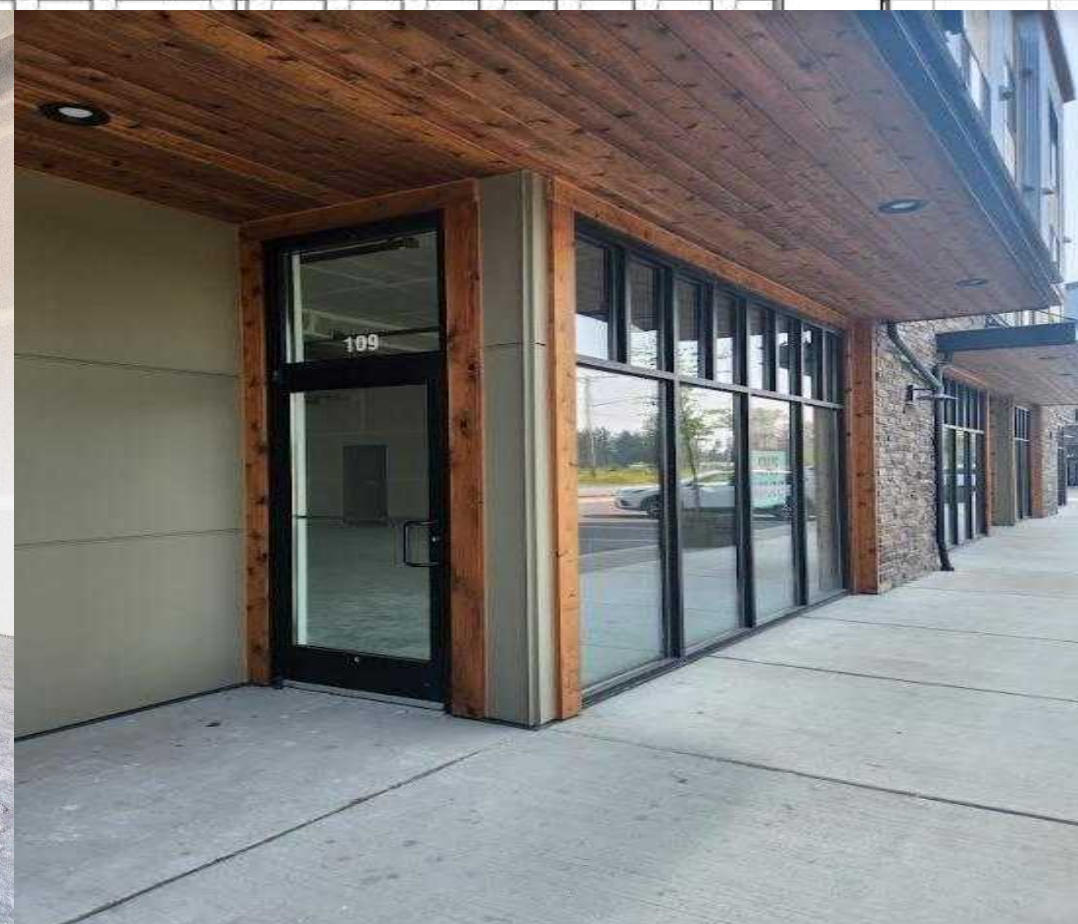
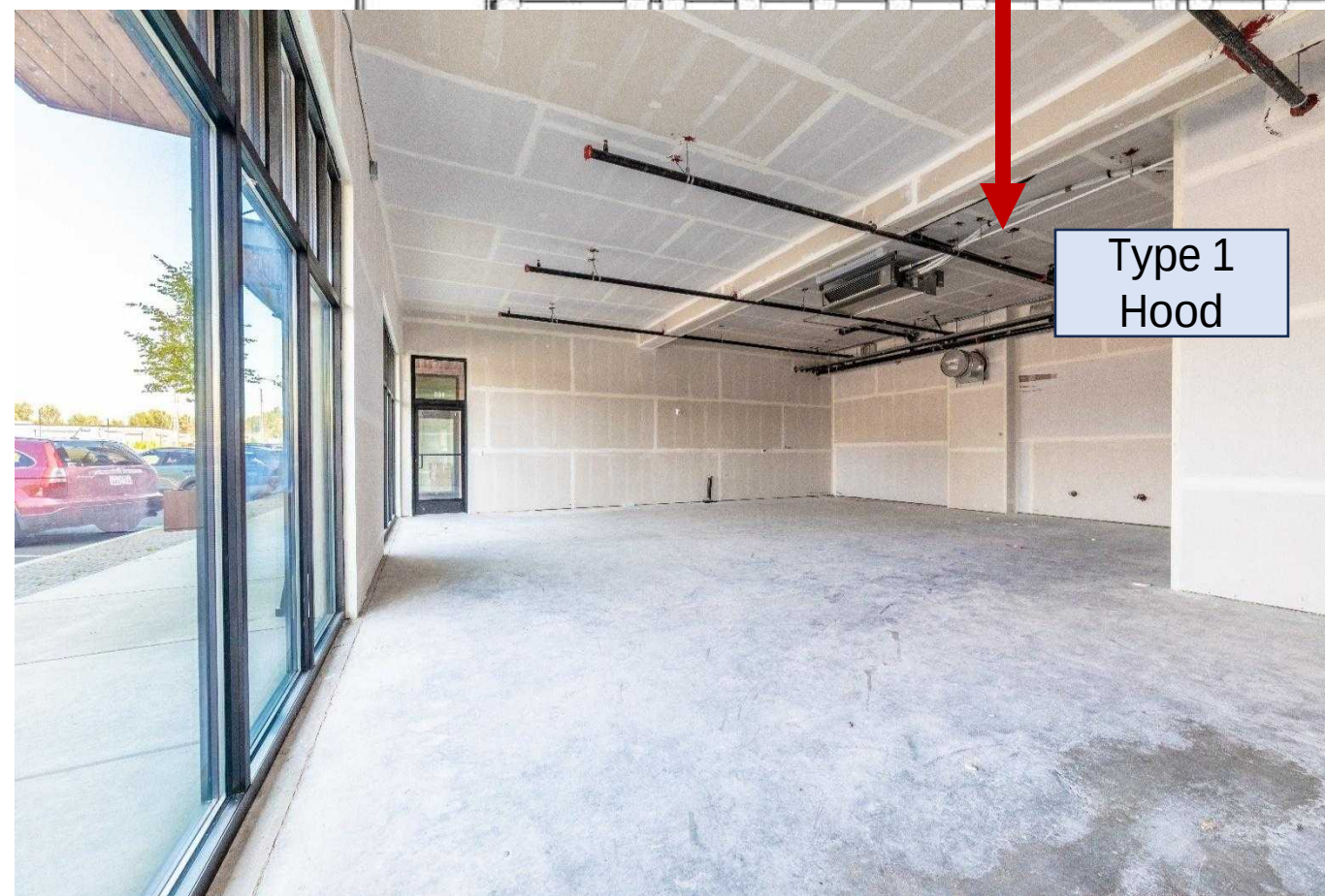
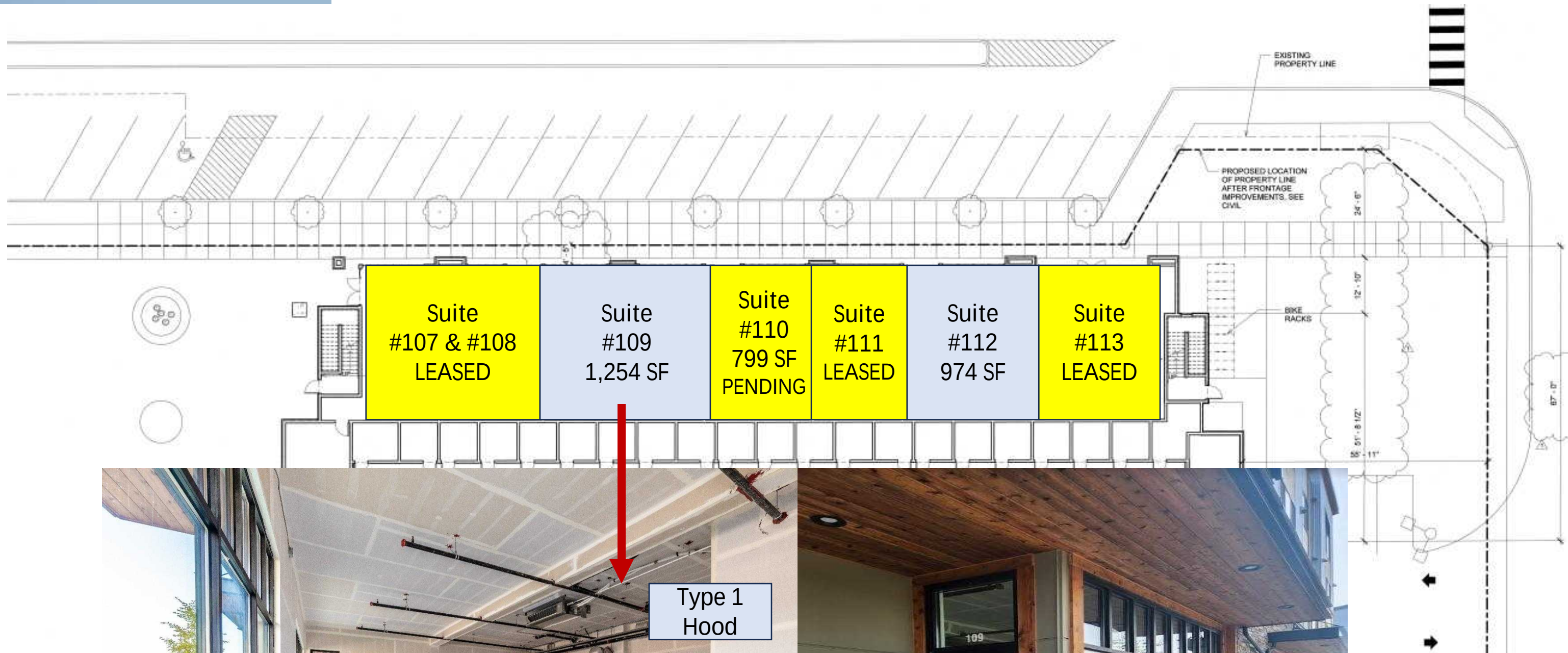
# BUILDING A

## 204<sup>th</sup> St NE Arlington, WA



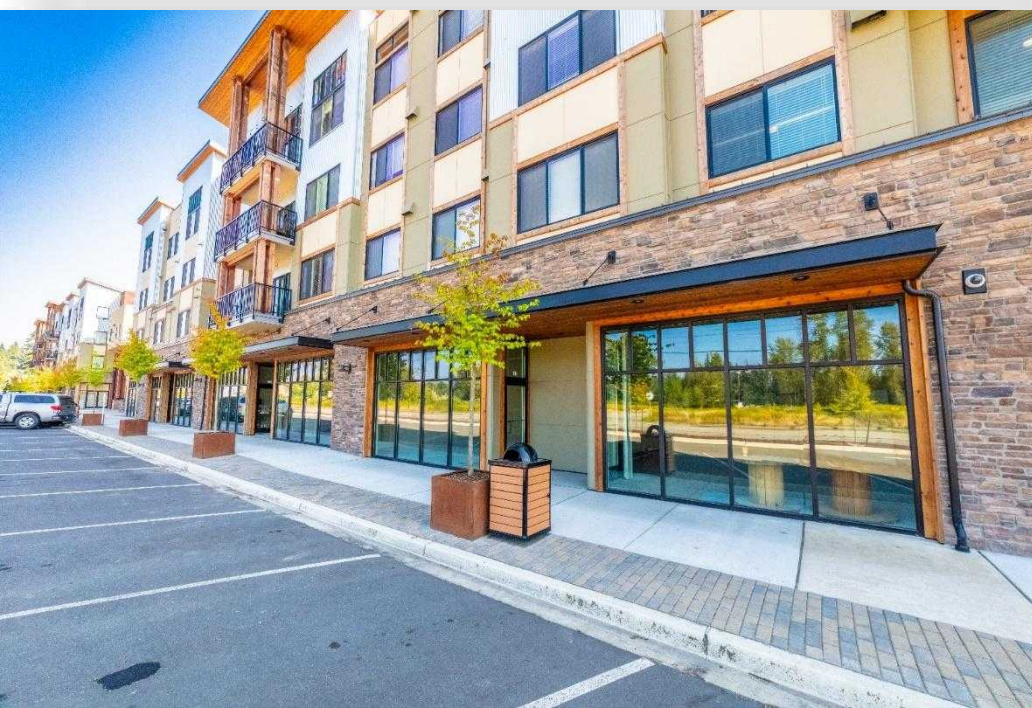
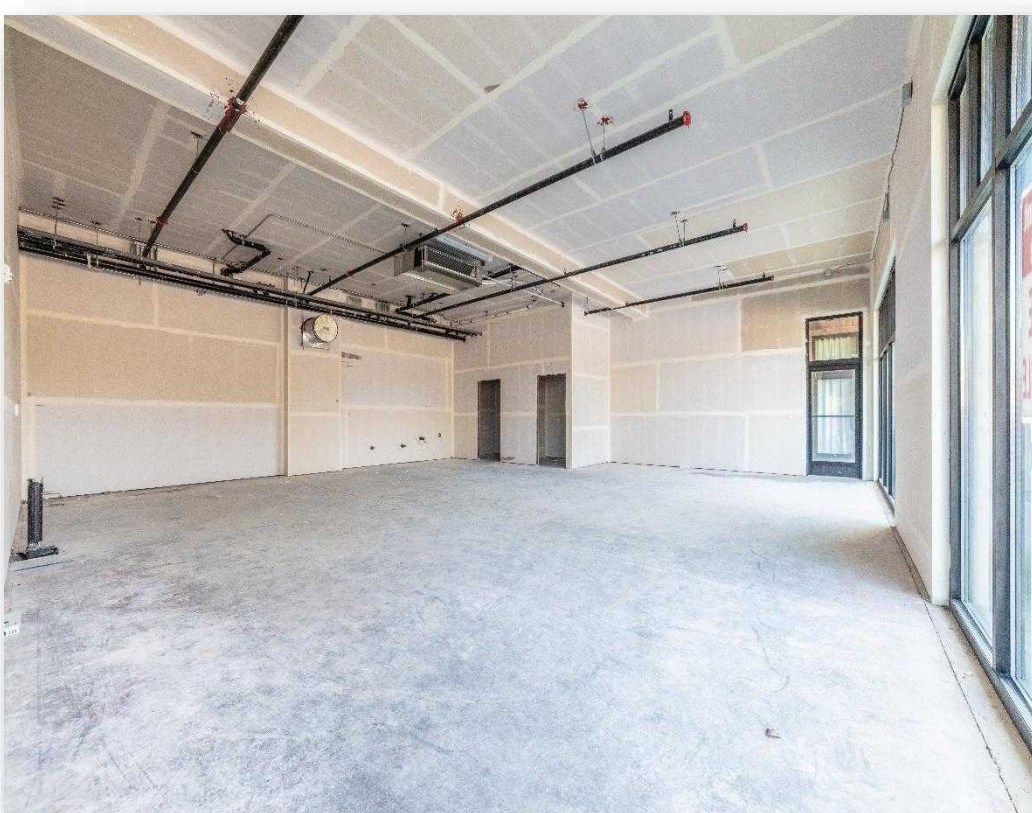
# BUILDING A

## 204<sup>th</sup> St NE Arlington, WA

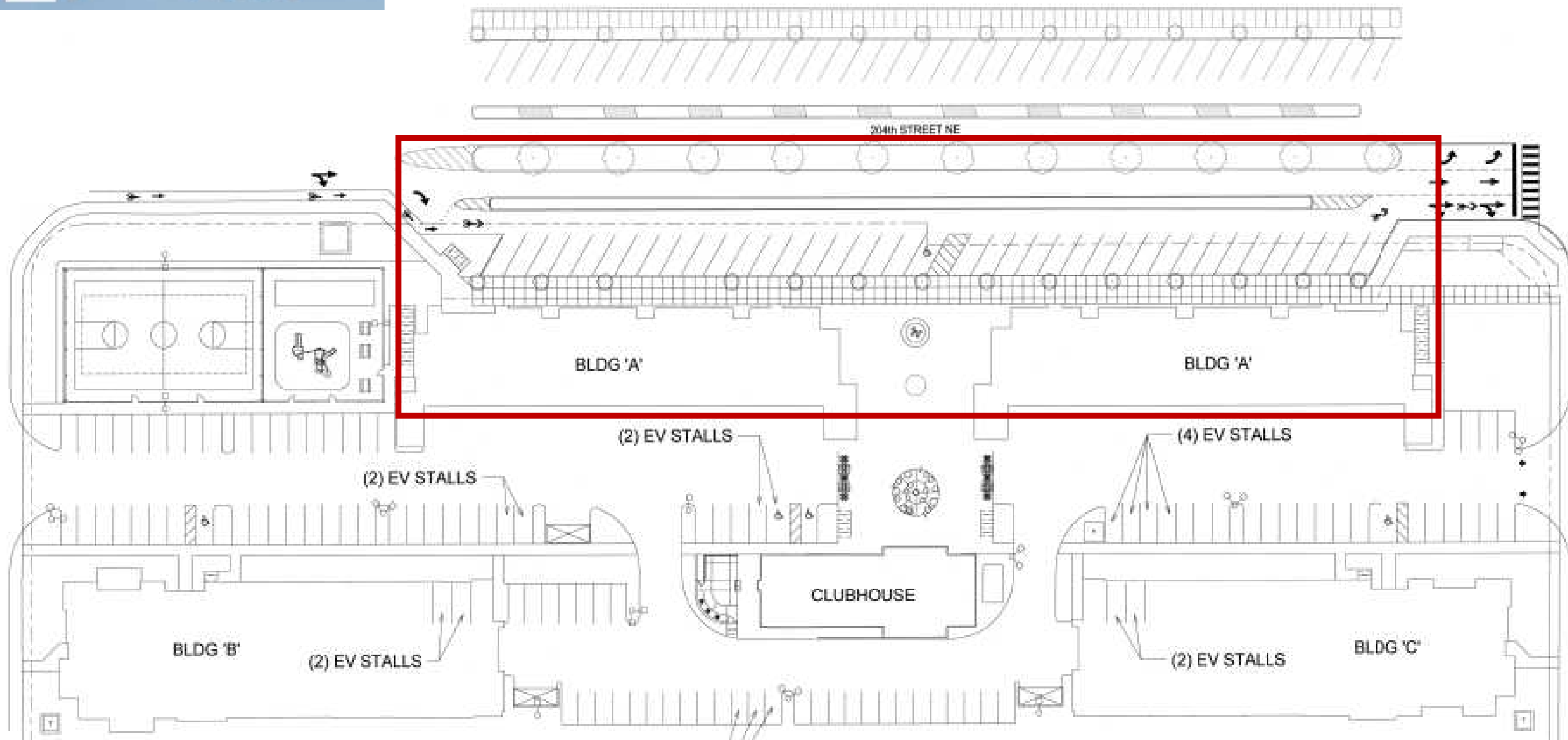




## VANILLA SHELL CONDITION



|                      |                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Floors               | Exposed Cement Slab.                                                                                                     |
| Electrical           | 200 amps of 3 phase to each unit.                                                                                        |
| HVAC                 | Each demised unit will be supplied with a mini split unit for heating and cooling.                                       |
| Water                | Landlord will install a 3" line. Water is shared and will be prorated to each tenant based on consumption.               |
| Vent                 | Venting for mini split will be available for each unit.<br>Suites 105 & 109 have venting for a commercial kitchen.       |
| Sanitary             | Landlord has provided a four inch (6") sanitary waste lateral below the slab of each suite.                              |
| Grease Interceptor   | For the Restaurant spaces only. Ashland PolyTrap 4800 Grease Interceptor recommended to be installed with the kitchen.   |
| Natural Gas          | Available to each unit is a 2" line and can be pulled off to each unit in necessary size.                                |
| Demising Suite Walls | Internal walls can be added to preference and certain units can be combined by a 7' x 8' tall passthrough between units. |
| Sprinkler            | Landlord has provided sprinkler system distributed throughout all units to accommodate shell occupancy.                  |



**Site Plan**  
[Pilchuck Village](#)

## Overview



Arlington is located off I-5 in northern Snohomish County and rests alongside the Stillaguamish River in the western foothills of the Cascade Mountains. Arlington's scenic environment contributes to a broad range of recreational opportunities in addition to numerous parks and athletic complexes. Arlington offers the best of rural and suburban living, with plenty of nearby farms and convenient shopping centers. The many urban amenities of Seattle are just 40 miles south of Arlington as well.

Arlington exudes a small-town feel, especially throughout its vibrant, historic downtown area stretched along Olympic Avenue.

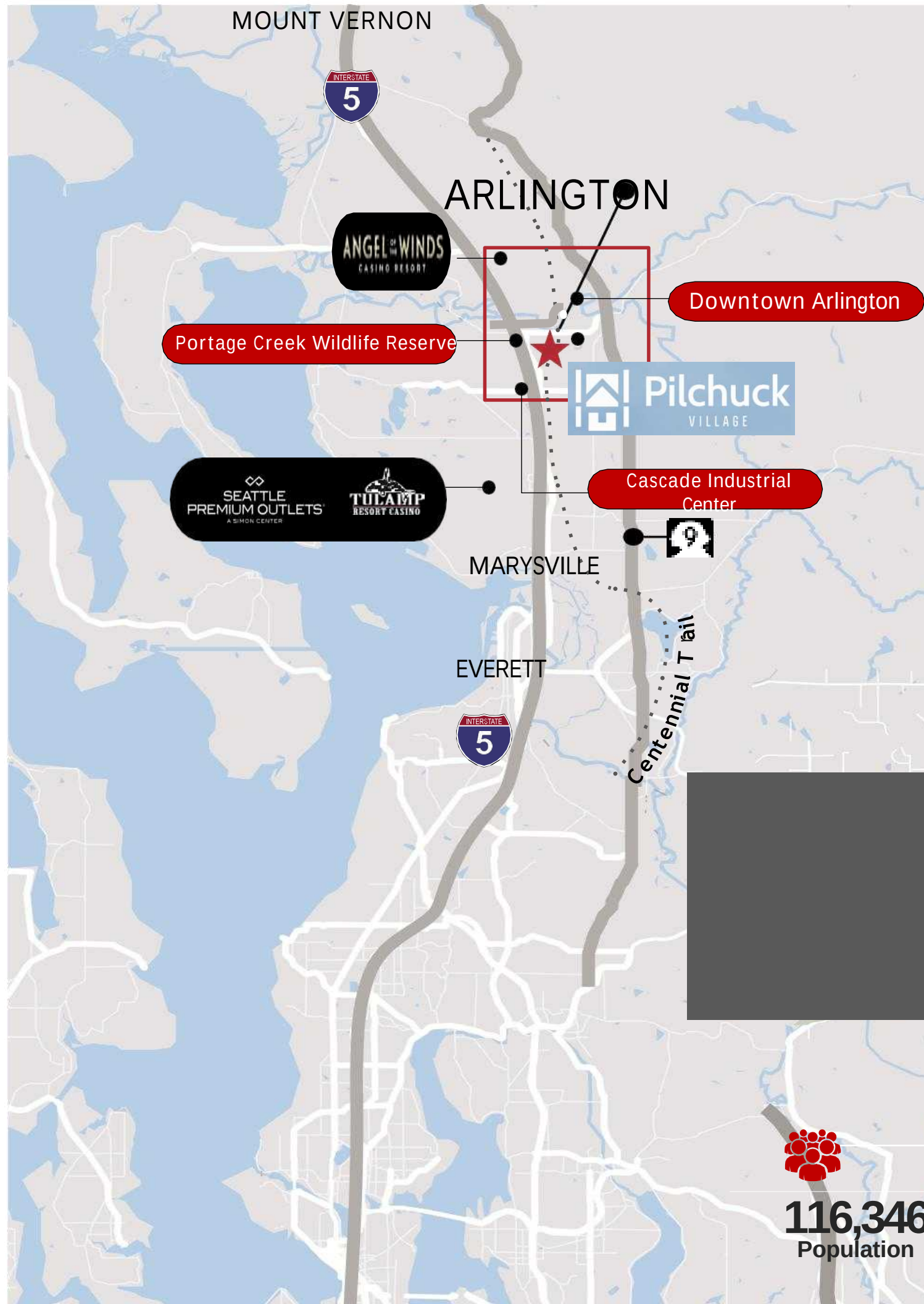
The close-knit community in Arlington comes together for a variety of regular events like parades, festivals, car shows, holiday celebrations, and more. Commuting and traveling from Arlington is easy with access to I-5, Route 9, and Arlington Municipal Airport which is minutes to Pilchuck Village.

# ARLINGTON, WASHINGTON

Arlington Awaits your business

With over 125 acres being developed at the airport, large retail development in the Hilltop area, and 46 acres of commercial being developed in Kent Prairie, Arlington has incentives that other cities can't match.

Visit [ArlingtonAwaits website](#) for more information.



# ARLINGTON WASHINGTON

## Fast Facts



**116,346**  
Population



**41,299**  
Households



**\$107,543**  
Average Household  
Income



**\$90,077**  
Median Household  
Income



**5.7%**  
5 Year  
Growth Rate



# PILCHUCK VILLAGE

7224 204<sup>th</sup> St. NE Arlington, WA 98223

**EXCLUSIVELY LISTED BY:**

**Melissa Johnson**



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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