

Rare Flex Space For Sale Owner/User Opportunity - Investment

FOR SALE



**The Baker Building
Everett, WA**

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Add. Parking

Fulton St

Baker Ave

Hewitt Ave



Property Highlights



PRIME LOCATION

The Property is located along Baker Ave, just off of Hewitt Ave in Everett, WA. Multiple amenities within walking distance to property. Access ramps to Interstate 5 and State Route 2 are just east of the building.



INVESTMENT PROPERTY

The Baker Building is currently leased to 11 separate tenants which include several art and photography companies. The leases generate approximately \$395,784 in Annual NOI (6.30% Cap Rate).



OWNER-USER OPPORTUNITY

30,000 Square Feet Potentially Available for Owner-Users. Includes Basement Warehouse w/ Freight Elevator, Warehouse Space on Main Floor with 2 Dock-High Roll Ups, and Second Floor Office Space.



RECENT CAPITAL IMPROVEMENTS

Multiple Capital Improvements were recently completed which include; reinforcing main floor, installation of second structural lift, vented basement, roof & foundation enhancement, multiple suite remodels, security, and more!



LOADING & ACCESS

A rare property with multiple loading and access points including additional parking lot. 2 Grade-Level Roll Ups, 2 Dock-High Roll Ups, 2 freight elevators, and Clear Heights ranging from 7 feet to 12 feet.



OPPORTUNITY ZONE

PERMITTED USES



MU ZONING
CLICK FOR LINK

Address: 2815 Baker Ave, Everett, WA 98201

Parcel Numbers: 004378-658-006-00 & 004378-659-031-00

Building Size: 45,000 Square Feet

Annual NOI: \$395,784 (\$32,982/Month)

Cap Rate: 6.30% (Leased to 11 Tenants)

Zoning: MU (Mixed Urban), City of Everett

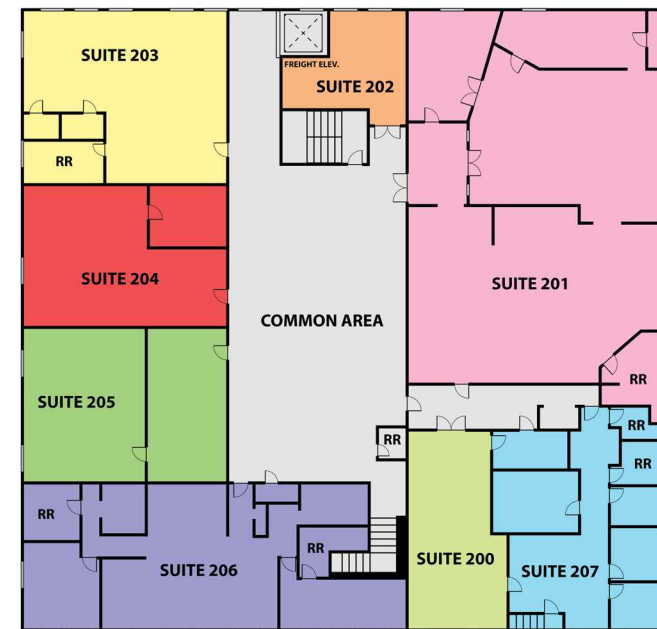
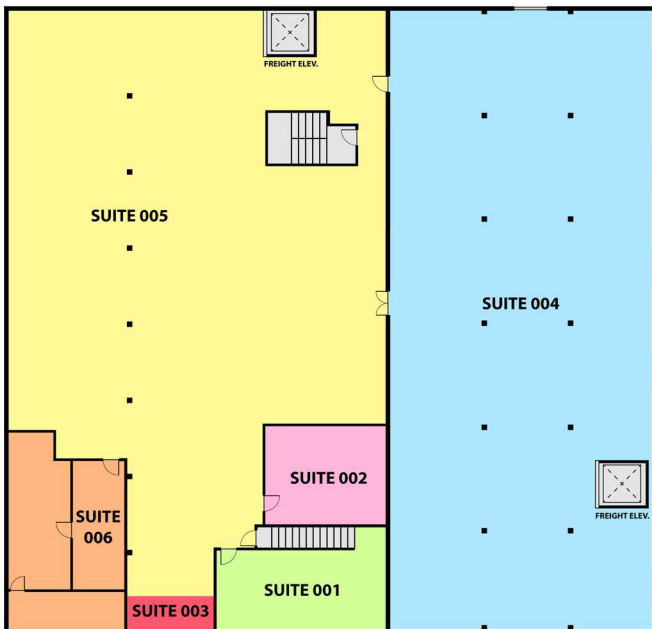
30,000 SF POTENTIALLY AVAILABLE FOR OWNER-USER



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Floor Plans - Tenant Map

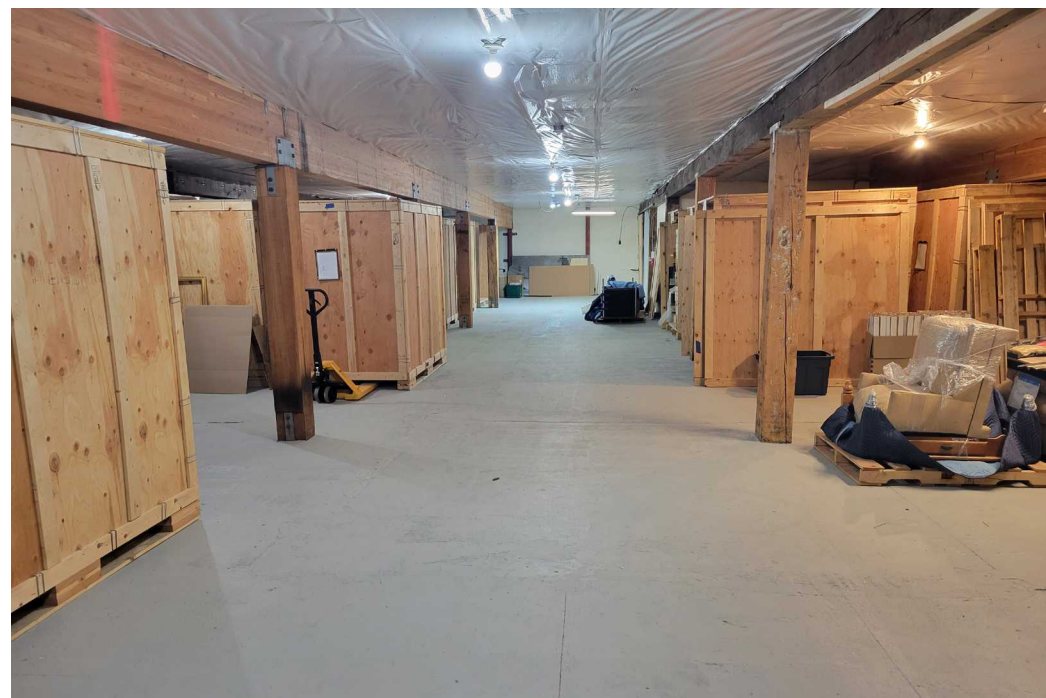


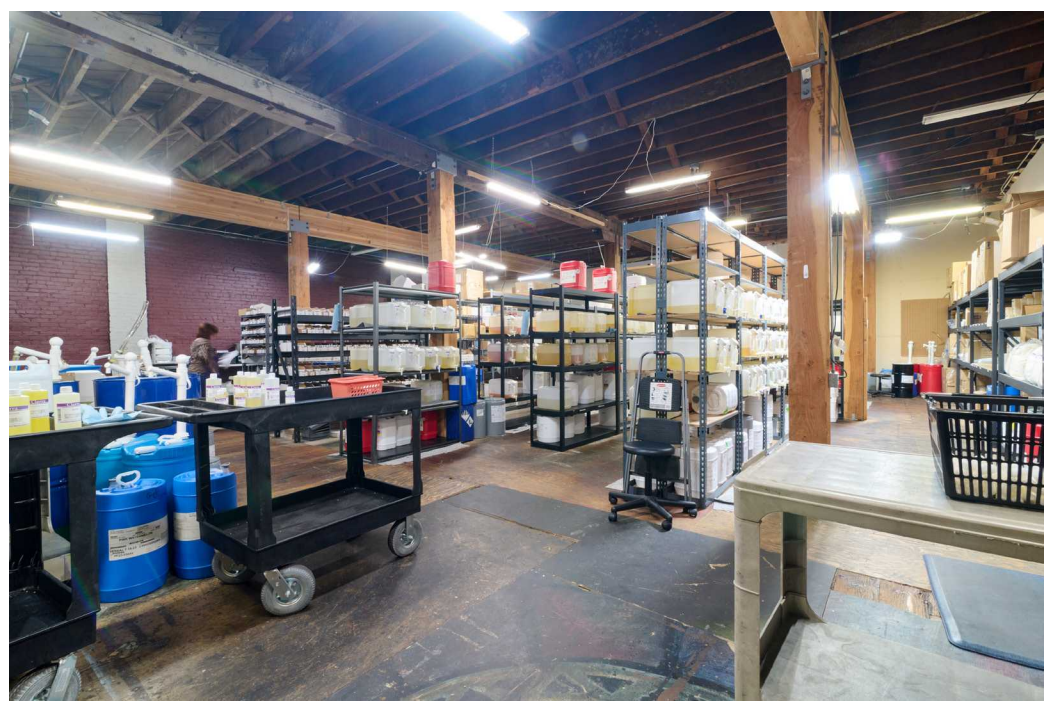
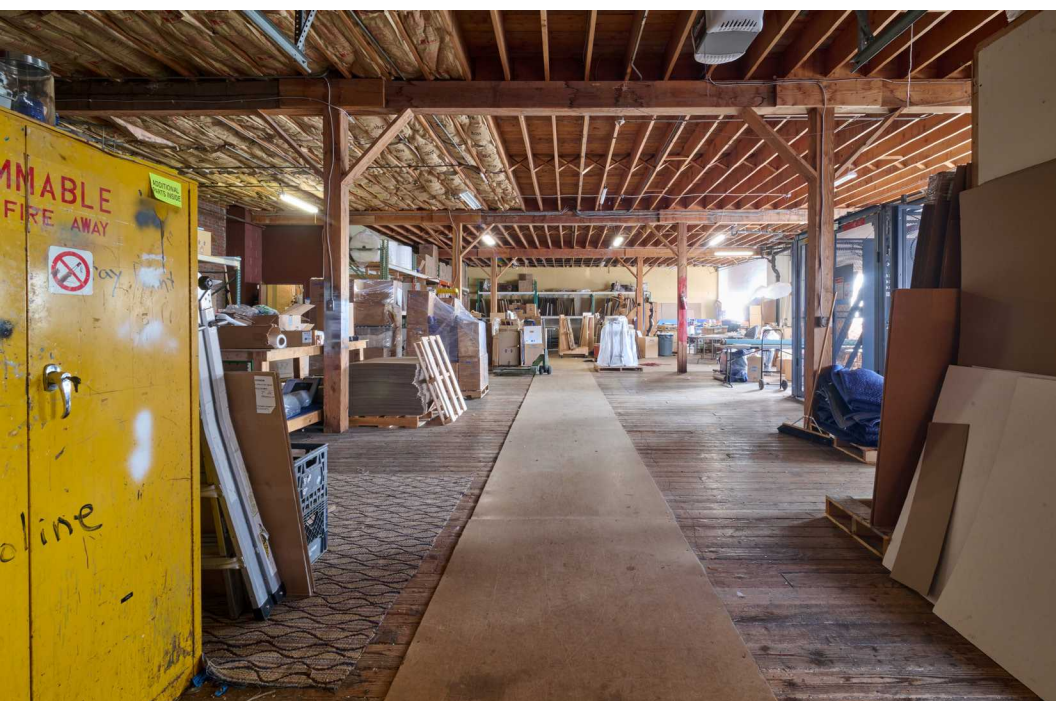
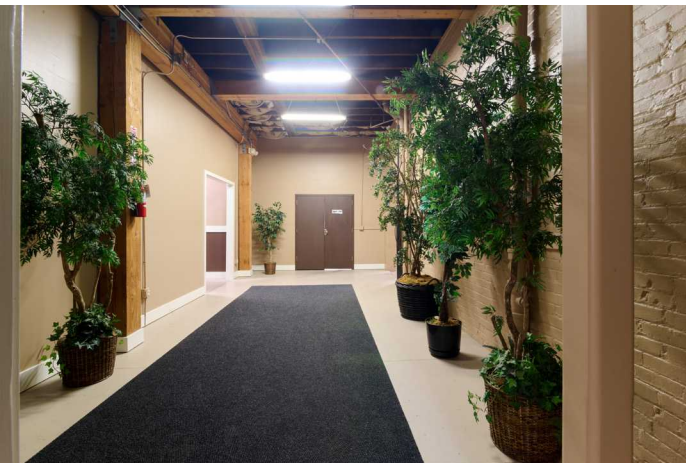
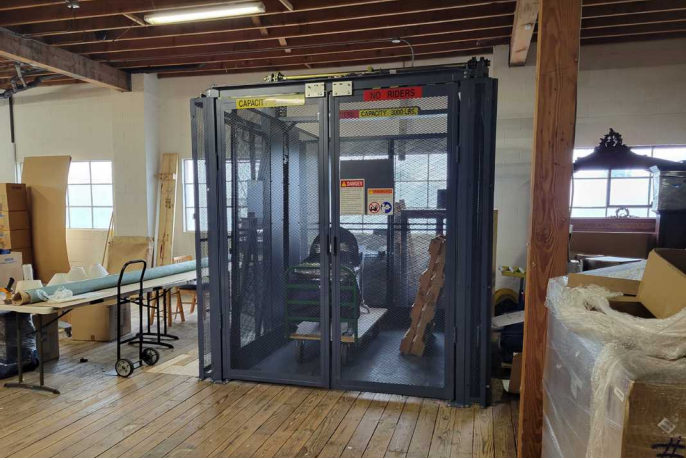
FIRST FLOOR		
SUITE	TENANT	SF OCCUPIED
Suite 001	Phoenix Art Restoration	645 SF
Suite 002	Rick Jensen	800 SF
Suite 003	Todd Sims	400 SF
Suite 004	Phoenix Art Restoration	5,860 SF
Suite 005	Phoenix Art Restoration	6,512 SF
Suite 006	Phoenix Art Restoration	783 SF
Subtotals		15,000 SF

MAIN FLOOR		
SUITE	TENANT	SF OCCUPIED
Suite 100A	Craftsman Studio	1,180 SF
Suite 100B	Craftsman Studio	900 SF
Suite 101	Phoenix Art Restoration	3,500 SF
Suite 102A	Carrie Enterprises LLC	900 SF
Suite 102B	Craftsman Studio	850 SF
Suite 103	Smart Builders	1,200 SF
Suite 104	VP Painting	1,000 SF
Suite 105	Craftsman Studio	2,000 SF
Subtotals		11,530 SF

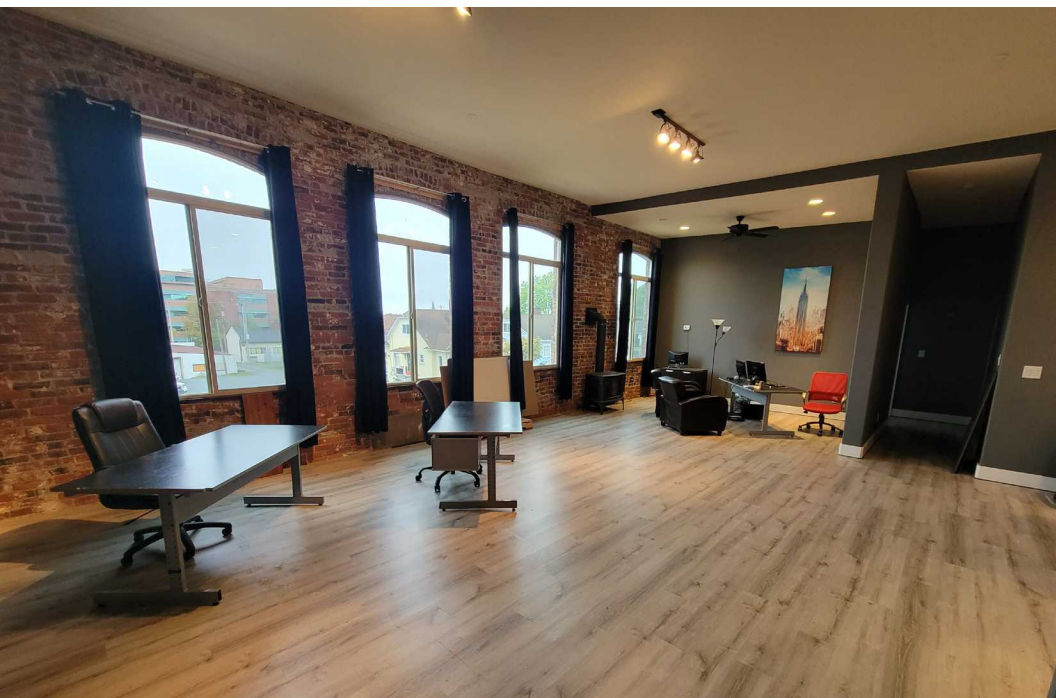
THIRD FLOOR		
SUITE	TENANT	SF OCCUPIED
Suite 200	Phoenix Art Restoration	1,100 SF
Suite 201	Phoenix Art Restoration	3,100 SF
Suite 202	Valerie Blake Photos	425 SF
Suite 203	Brea Bursch	1,000 SF
Suite 204	IJ Photography	1,066 SF
Suite 205	IJ Photography	1,160 SF
Suite 206	Phoenix Art Restoration	2,100 SF
Suite 207	Phoenix Art Restoration	1,582 SF
Subtotals		11,533 SF

First Floor

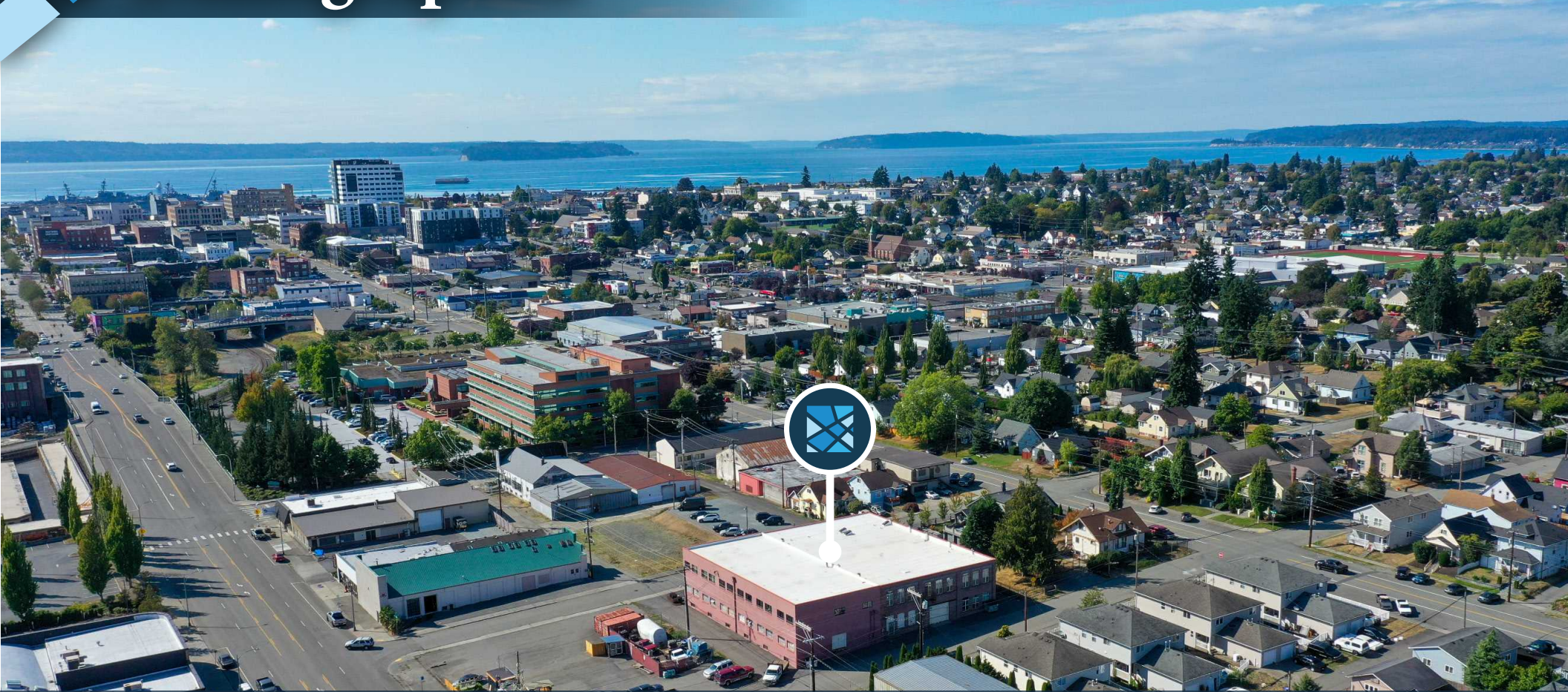




Third Floor



Demographics



MARKET
AREA

5 Mile Radius



DAYTIME
POPULATION

65,869



POPULATION

127,058



HOUSEHOLDS

48,643



AVG. HOUSEHOLD
INCOME

\$95,789

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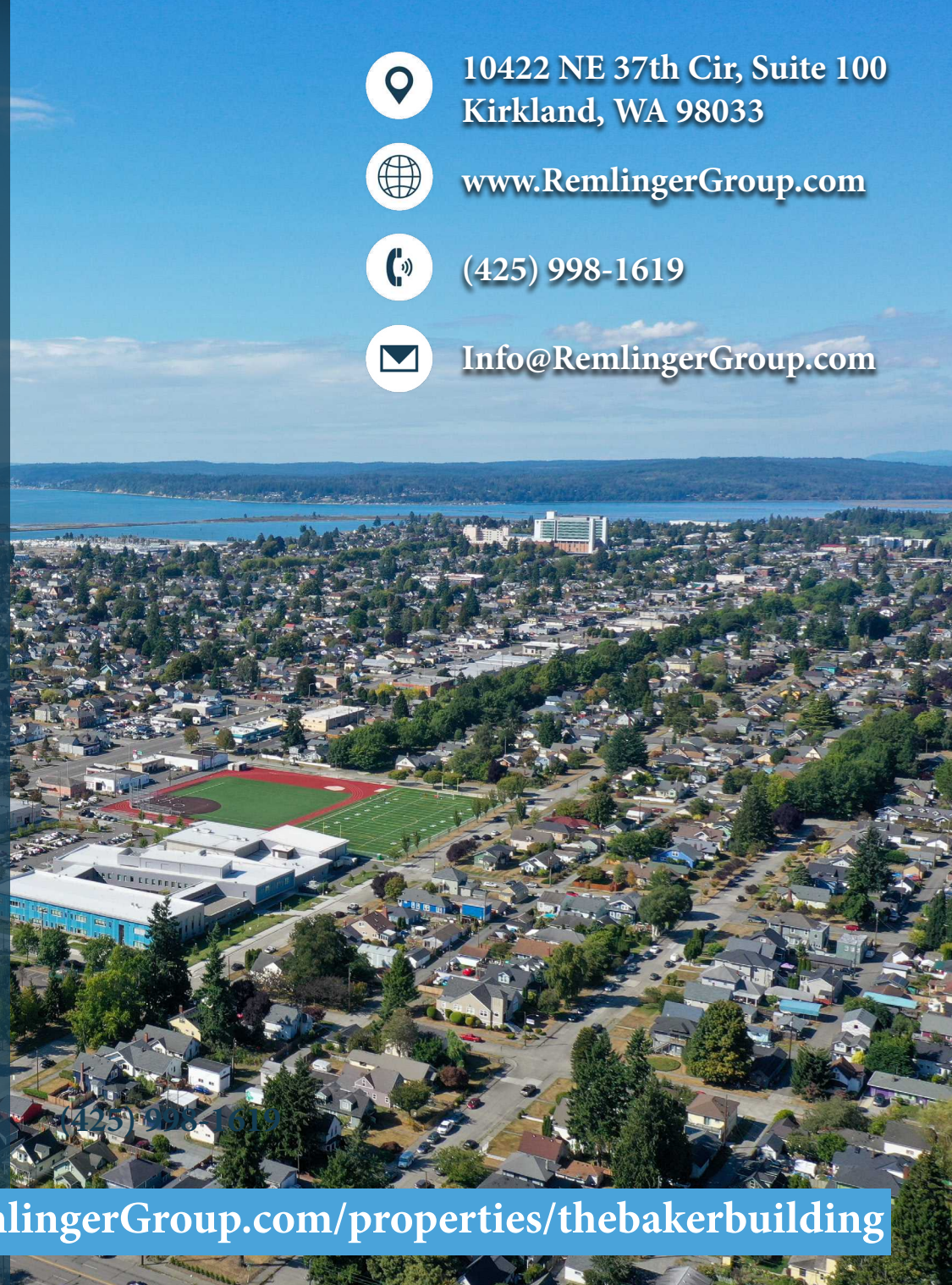
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