

FOR SALE

INVESTMENT OR OWNER-USER OPPORTUNITY



OFFICE: +/- 7,064 SF



195 E George Hopper Road

Burlington, WA



<https://www.nai-pp.com>

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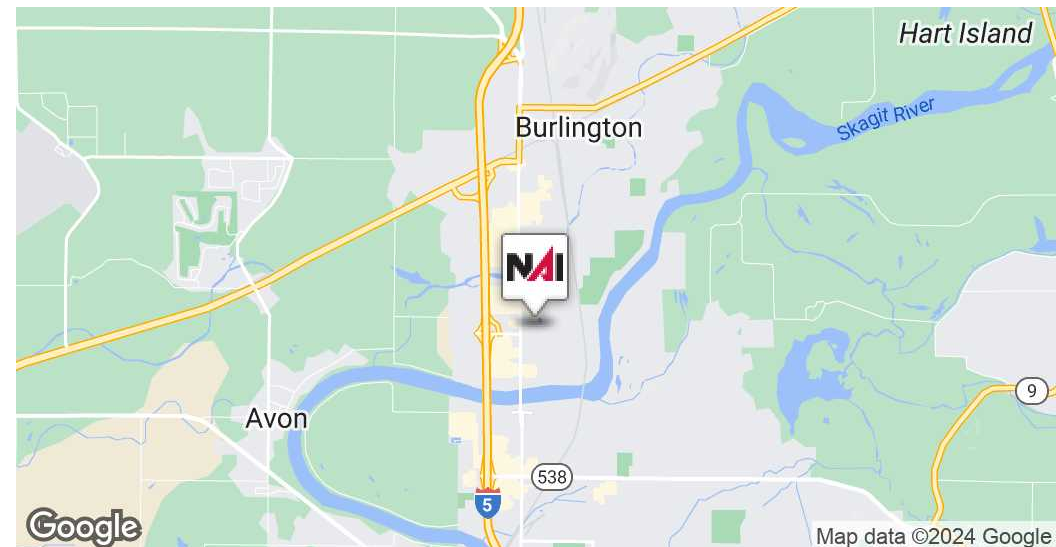
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HIGHLIGHTS

- Located less than ¼ mile east of I-5 with outstanding access via George Hopper Road
- Rapidly growing Northend submarket with business-friendly local government
- Wealth of retail amenities nearby including restaurants, banks, hotels, health services, Costco, and The Outlet Shoppes at Burlington
- Ample on-site parking
- Potential for owner-user occupancy by Q1, 2024

OVERVIEW

- Skagit County Parcel Number: P108148
- Lot Area: 0.46 Acres (+/- 20,038 SF)
- Building Size: +/- 7,064 SF
- High quality CMU/brick construction (built in 2008)
- Numbers of Tenants: 1
- Tenancy: 59% leased
- Zoning: C-1 (Commercial District), City of Burlington



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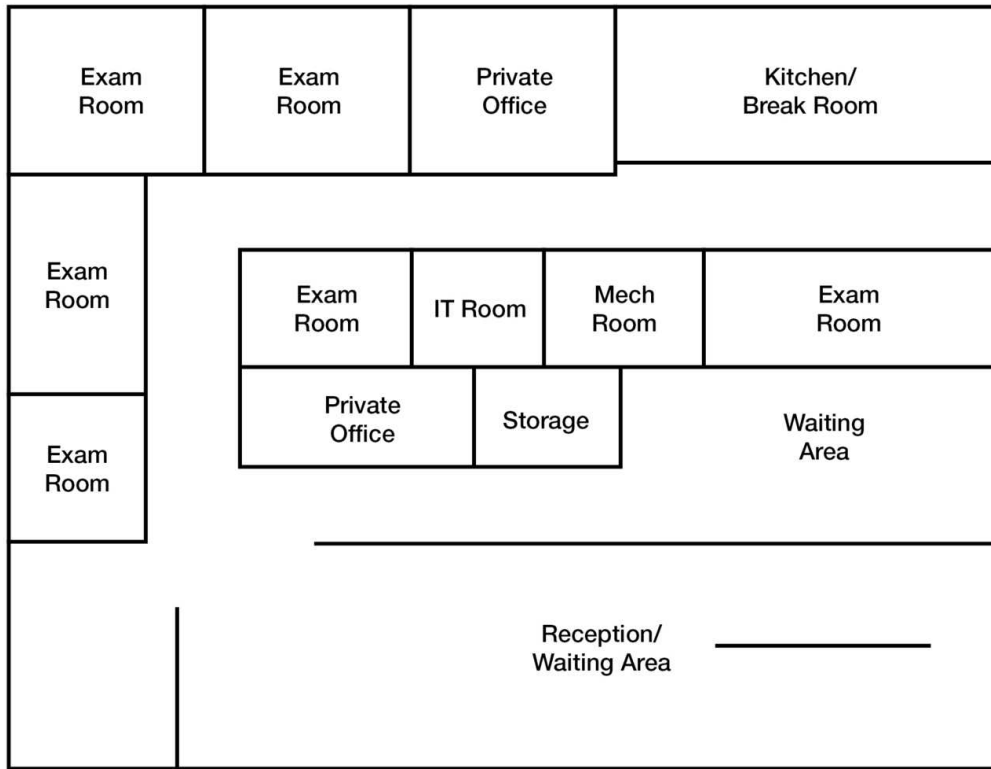


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SUITE 215 - AVAILABLE

- Suite Size: +/- 2,916 SF



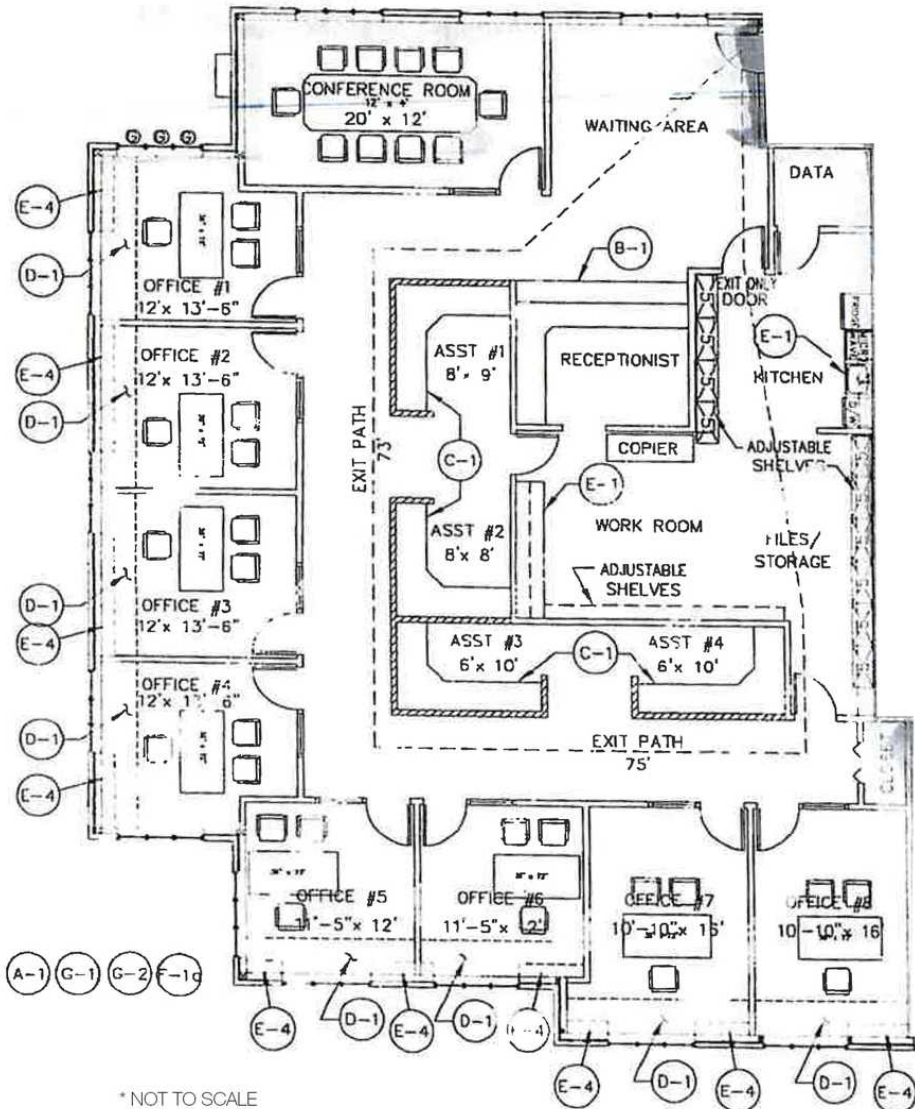
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SUITE 195

- Suite Size: +/- 4,148 SF
- Tenant: D.A. Davidson
- Lease Expiration: 5/31/2029
- Base Rent Schedule:
- June 1, 2024: \$8,817.00 per month, NNN
- 2.5% annual increases



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Financial Summary

Tenant	Unit	SF	Lease Expiration	Base Rent/Month	\$/SF/Year	Option to Renew
DA Davidson	Suite 195	4,148 SF	5/31/2029	6/1/2024: \$8,817.00/month, NNN	\$25.50/SF/Year/ 2.5% Annual Inc.	Two 5-year option
2024 Scheduled NOI	\$105,804					
Asking Price	\$2,750,000					