



SILVER POND MEDICAL CENTER

FOR SALE

EVERETT MEDICAL OFFICE INVESTMENT OPPORTUNITY



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS



THE OFFERING

SALE PRICE | \$2.2M | \$378/SF

Lee & Associates Commercial Real Estate Services LLC ("Lee & Associates") is pleased to present the opportunity to acquire **Silver Pond Medical Center**, a well-located and fully leased medical office investment in the growing Silver Lake submarket of South Everett.

The property consists of a 5,815 SF medical office building situated on a 34,000 SF parcel, offering excellent visibility and access along 19th Ave SE. Built in 2004, the building benefits from low deferred maintenance, 45 surface parking stalls (7.7/1,000 SF), and flexible floor plates for medical or wellness use.

Silver Pond Medical Center is 100% leased to two tenants and is ideally positioned less than 0.5 miles from **Costco, WinCo Foods**, and a cluster of other daily-needs retail, creating strong foot traffic and convenience for both tenants and patients. The Silver Lake area continues to see robust population growth and strong demand for healthcare and wellness services, making this a rare opportunity to acquire a stabilized medical investment with durable income.

Silver Pond Medical Center is strategically located in South Everett, one block from Highway 527 and less than five minutes to I-5. The property benefits from close proximity to retail, housing, and community space.

LOCATION HIGHLIGHTS



DRIVE TIMES

TO EVERETT	15 Min
TO SEATTLE	48 Min
TO BELLEVUE	44 Min
TO SEATAC AIRPORT	1 Hour - 12 Min



- » Everett is one of the region’s fastest-growing cities with direct access to I-5 and Paine Field Airport.
- » Major employers in the area include **Boeing**, the **U.S. Navy**, and **Providence Regional Medical Center**, supporting a strong employment base and long-term stability.
- » The City of Everett has grown 15.9% since 2000 and continues to attract new residents with more than 87,000 additional people expected by 2050.
- » The former Everett Mall is undergoing a major transformation into **The HUB @ Everett**—anchored by **Topgolf** and **Trader Joe’s**—which is set to revitalize the area into a vibrant, mixed-use destination.
- » Active redevelopment projects such as Waterfront Place and the Millwright District are bringing new retail, residential, and public spaces, enhancing the city’s livability and long-term value.
- » Real estate in Everett has experienced nearly 10% annual appreciation over the past decade, placing it among the top 10% of U.S. cities for growth.

PROPERTY DETAIL

ADDRESS	10101 19th Ave SE, Everett, WA 98208
PARCEL	280520-002-057-00
ZONING	CB-2 (Community Business)
SITE AREA	34,000 SF / 0.78 AC
BUILDING TYPE	Medical Office
RENTABLE AREA	5,815 SF
YEAR BUILT	2004
STYLE	Single-story medical office buildout
OCCUPANCY	100%

FOR MORE INFORMATION

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