

2815 BAKER AVE.
EVERETT, WA



THE BAKER BUILDING

For Sale



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

PROPERTY OVERVIEW | PROPERTY SUMMARY



RARE FLEX SPACE FOR SALE | 45,000 SF PRIME OWNER/USER OR INVESTMENT OPPORTUNITY, EVERETT, WA

First Western Properties is pleased to present The Baker Building, a rare owner/user or investment opportunity located along Baker Ave just off Hewitt Ave in Everett, WA. Strategically positioned with convenient access to Interstate 5 and State Route 2, the property offers exceptional functionality, flexibility, and long-term upside for businesses seeking to control their real estate while benefiting from in-place income.

The building features approximately 45,000 square feet of space ideal for an owner/user, including a basement warehouse served by a new freight elevator providing direct access from the main floor, main-floor warehouse space with two dock-high roll-up doors, and second-floor office areas suitable for administrative or creative operations. Existing tenants — including art and photography-related businesses — provide supplemental income, helping offset occupancy costs while allowing an owner to establish a long-term operational headquarters.

Recent capital improvements — including the installation of the new freight elevator — have enhanced the property's overall condition and vertical circulation, while multiple loading configurations and a separate parking lot provide operational efficiency rarely found in urban industrial-flex assets. The Baker Building represents a unique opportunity for an owner/user to secure a well-located asset offering immediate functionality, income stability, and future growth potential.

PROPERTY OVERVIEW | PROPERTY SUMMARY

PROPERTY DETAIL

PROPERTY NAME	The Baker Building
OPPORTUNITY TYPE	Owner/User or Investment
ADDRESS	2815 Baker Avenue
BUILDING SIZE	45,000 SF
ZONING	MU (Mixed Urban)
JURISDICTION	City of Everett, WA
CAP RATE	7.7% (11 Current Tenants)
PARCELS	004378-658-006-00 & 004378-659-031-00
ANNUAL NOI	\$369,244 (\$30,770/Month)
OWNER/USER POTENTIAL	45,000 SF Available
PRICE	\$4,800,000
LOADING & ACCESS	2 Parking Lots Roll Up Doors: <ul style="list-style-type: none"> • 2 Grade • 2 Dock 2 Freight Elevators Clear Heights 7'-12'



CLICK FOR
MU USE

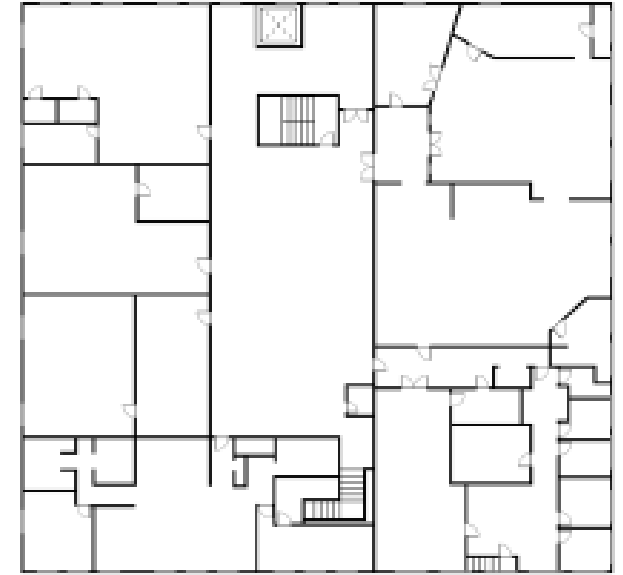


Fulton St






Baker Ave

Hewitt Ave






PROPERTY OVERVIEW | BUILDING LAYOUT








FIRST FLOOR

	15,000 SF
	7-8.5' Clear Height
	2 Freight Elevators
	New Vapor Barrier
	24-Hr Air Replacement

SECOND FLOOR

	15,000 SF
	12' Clear Height
	2 Freight Elevators
	2 DH 2 GL Roll Ups
	Retail/Industrial Mix

THIRD FLOOR

	15,000 SF
	Large Common Area
	1 Freight Elevators
	Recently Renovated
	Primarily Office

PROPERTY OVERVIEW | TENANT MAP

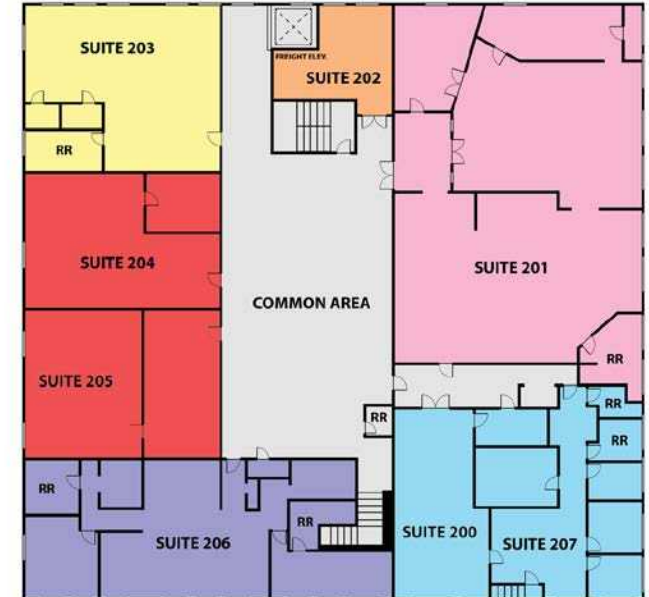
First Floor



Second Floor



Third Floor



Suite	Tenant	SF
OS 1	Phoenix Art Restoration	500 SF
OS 2	Phoenix Art Restoration	800 SF
001	Phoenix Art Restoration	645 SF
002	Leased	400 SF
003	Phoenix Art Restoration	800 SF
004	Phoenix Art Restoration	2,000 SF
005	Phoenix Art Restoration	6,512 SF
006	Phoenix Art Restoration	783 SF
Subtotal		15,000 SF

Suite	Tenant	SF
100A	Craftsman Studio	1,180 SF
100B	Craftsman Studio	900 SF
101	Phoenix Art Restoration	3,500 SF
102A	Carrie Enterprises LLC	900 SF
102B	Craftsman Studio	850 SF
103	KRB Concepts	1,200 SF
104	T-Shirt Studio	1,000 SF
105	Craftsman Studio	2,000 SF
Subtotal		11,530 SF

Suite	Tenant	SF
200	KRB Concepts	1,100 SF
201	Illuminata Art Glass Design	3,100 SF
202	Valerie Blake Photos	425 SF
203	Photography	1,000 SF
204	IJ Photography	1,066 SF
205	IJ Photography	1,160 SF
206	Vacant	2,100 SF
207	KRB Concepts	1,582 SF
Subtotal		11,533 SF

PROPERTY OVERVIEW | THIRD FLOOR IMAGES



PROPERTY OVERVIEW | SECOND FLOOR IMAGES



PROPERTY OVERVIEW | FIRST FLOOR IMAGES

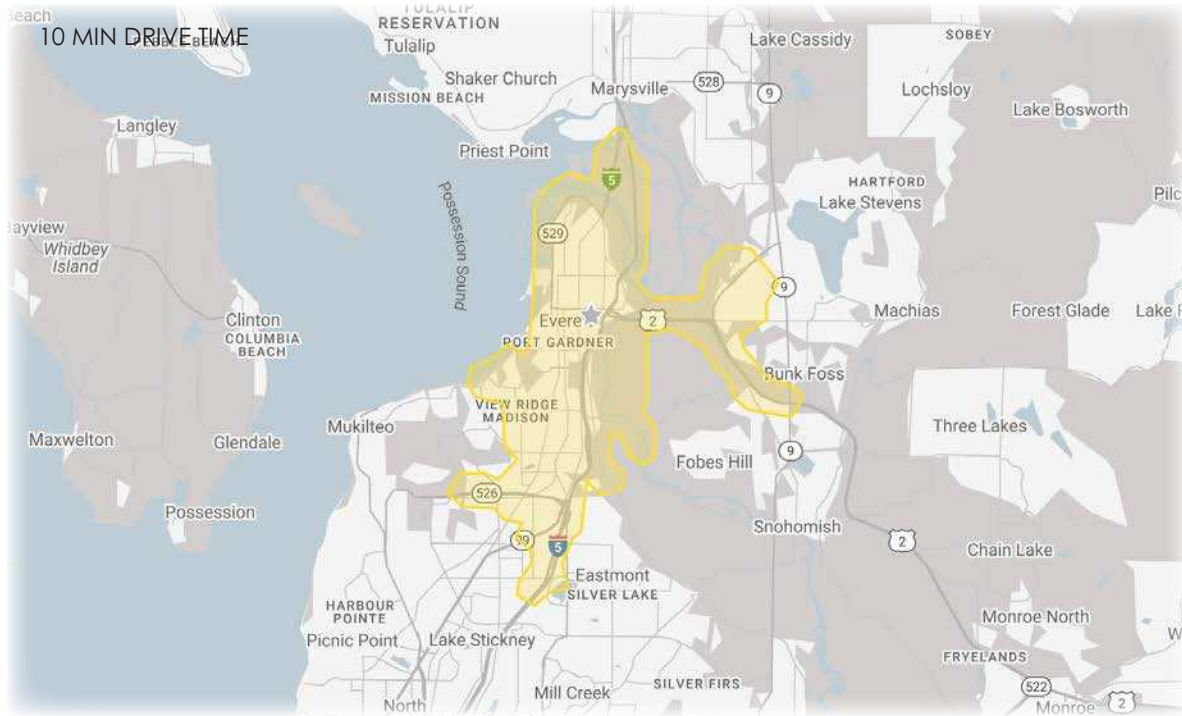


LOCATION OVERVIEW | VICINITY AERIAL



LOCATION OVERVIEW | DEMOGRAPHICS

EVERETT, WA, a charming coastal city just 25 miles north of Seattle, seamlessly blends small-town warmth with big-city opportunity. Nestled along Port Gardner Bay, Everett's strategic location and role as the Snohomish County seat position it as a vital economic hub in the Puget Sound region. The city's diverse economy is anchored by aerospace manufacturing—home to Boeing's major production facility—alongside thriving maritime industries, a growing technology sector, and a robust service industry. Paine Field, a bustling commercial airport, further fuels economic growth, enhancing both business connectivity and regional accessibility. With its dynamic mix of industries and prime waterfront setting, Everett stands as a key player in the Pacific Northwest's economic landscape, offering residents and businesses a unique combination of opportunity, innovation, and community charm.



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

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