

AVAILABLE FOR LEASE



2610 Colby Avenue | Everett, WA | \$900 per month (each suite)

Business is changing, and most locations don't need a huge space anymore to operate! Introducing an ideal office or retail front on busy Colby Avenue in Everett. Space offers large picture windows for natural lighting and engineered hardwood floors great for retail traffic or a more creative and inspiring office location. Individual suites are ideal for a smaller 1-4 person business, or combine them for larger business or restaurant! Both sides offer the convenience of deliveries and shipping from your back door, and walk-in customer and foot traffic in a busy location!

- Prefer 3+ year lease, but willing to discuss terms.
- Signage opportunities available on building/awning out front.
- Over 5,000 ADT in front of building and over 10,000 ADT at intersection just to south!
- Modified gross lease, means more consistent cash flow for your business without the additional and fluctuating triple net expenses to tenant. Lease includes water/sewer service.
- Local property manager is responsive to tenant needs and can help with any construction or space requirements.
- First, Last, and Deposit due at signing. Tenant to pay for improvements.

WWW.COLBYAVE.COM

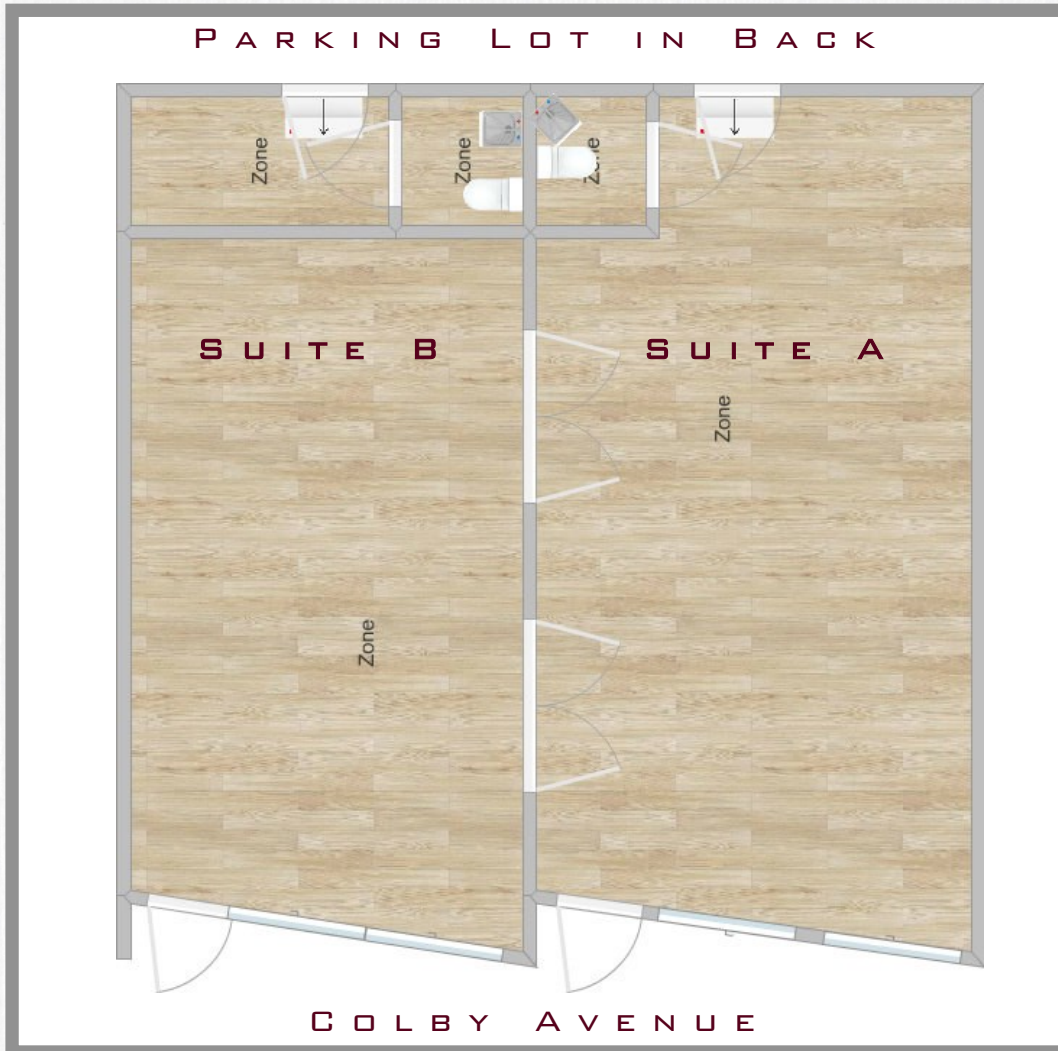
(206) 293-1005
Jen@HudsonCREG.com
Hudson Commercial Real Estate Group
Windermere Real Estate/M2, LLC

Jen Hudson
Certified Commercial Advisor
CCIM Candidate



AVAILABLE FOR LEASE

FLOORPLAN



EACH SUITE OFFERS:

- Approx 480sf
- Window with Space for Signage
- Customer Entrance
- Separate Entrance from Parking Lot
- Private Restroom
- 1 Assigned Parking
- Separate Electric Meter
- Water and Sewer Included in Lease

