



CONTACT
INFORMATION:



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GSWA MCI LLC

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RETAIL/OFFICE SPACE FOR LEASE



Pilchuck
VILLAGE





RETAIL/OFFICE SUITES AVAILABLE

**WITHIN NEWLY BUILT
181 UNIT MODERN
APARTMENT
COMMUNITY**

**Welcome to Arlington
Northwest Living &
Working at its finest**



7224 204th Street NE Arlington WA 98223



\$24.00 +
NNN

LEASE PRICE
PER SF

691 – 1,250
RSF

RETAIL SF PER
BLDG

Premier Location in
Arlington

Excellent 204th Street exposure
Class A Building and finishes.

Suites are Vanilla Shell

Suites can be combined



42 Stalls +
CALL FOR MORE
INFO



EASY ACCESS TO
Hwy 9 & I-5



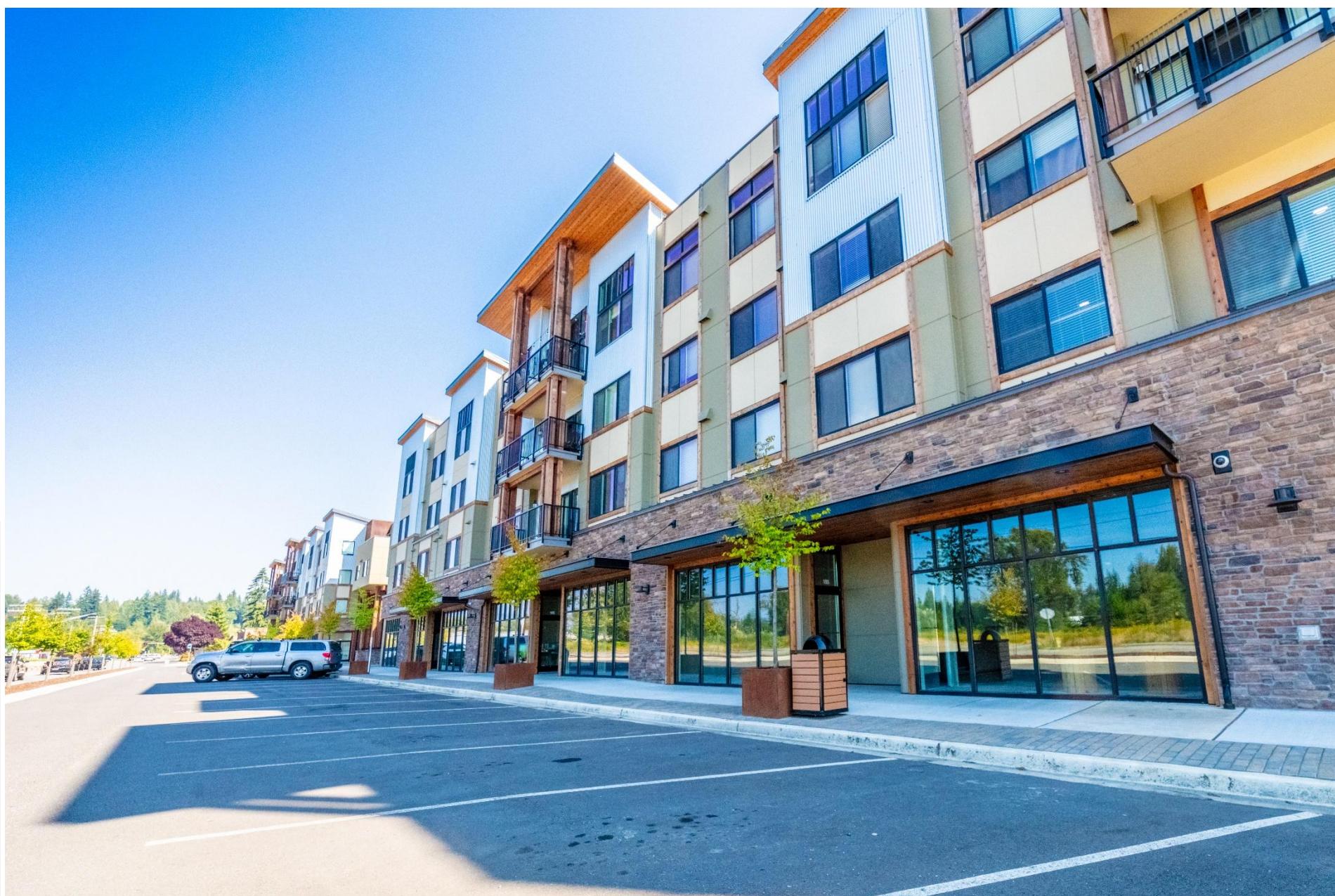
OFFERING SUMMARY

**KW COMMERCIAL, GSWA MCI LLC
IS PLEASED TO PRESENT:**

PILCHUCK VILLAGE RETAIL/OFFICE SUITES

PROPERTY HIGHLIGHTS:

- Zoning: Retail & Office
- Plenty of Parking – 42 stalls in front of Storefront. Plus, street parking. Call broker on where the additional parking is located for Tenants leasing the spaces.
- Walkable 182-Unit community
- Amazon Distribution Center 5-min away, employing 1,000+ people ready to shop at your business location
- Surrounded by Multi Family Residence
- Combine two-2 businesses into one suite for a Restaurant + Wine Bar OR Bakery + Cafe.
- Bring your Vision to this growing Arlington area!
- Lock box is on the Door and monitored by Broker – Call for Code for Commercial Lock Box



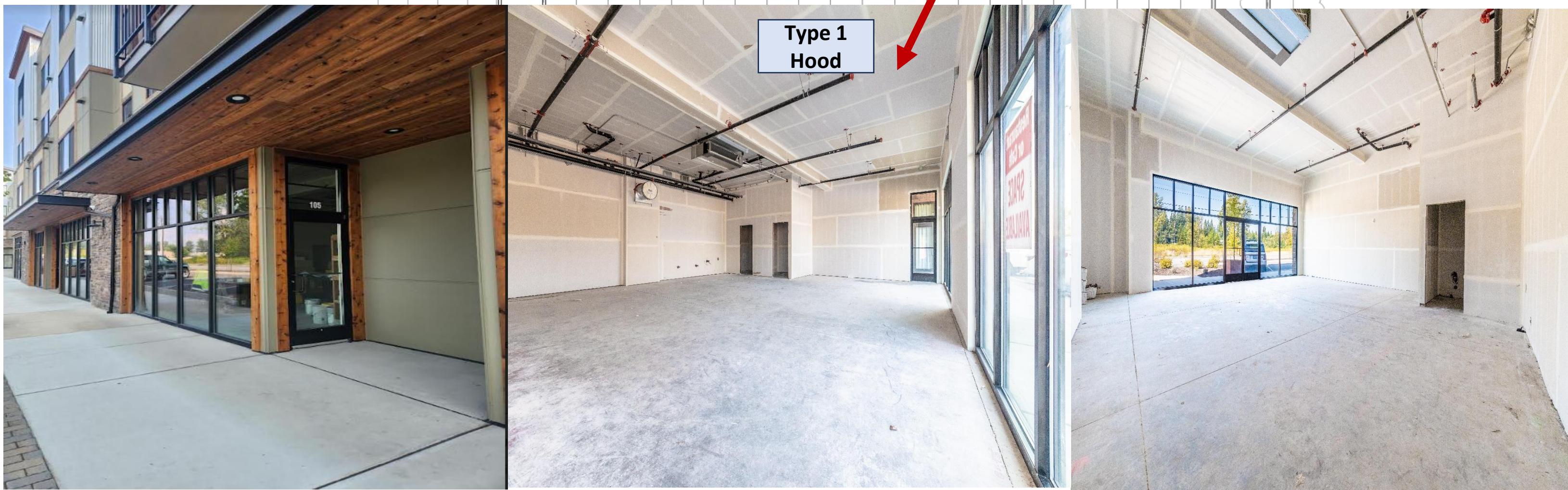
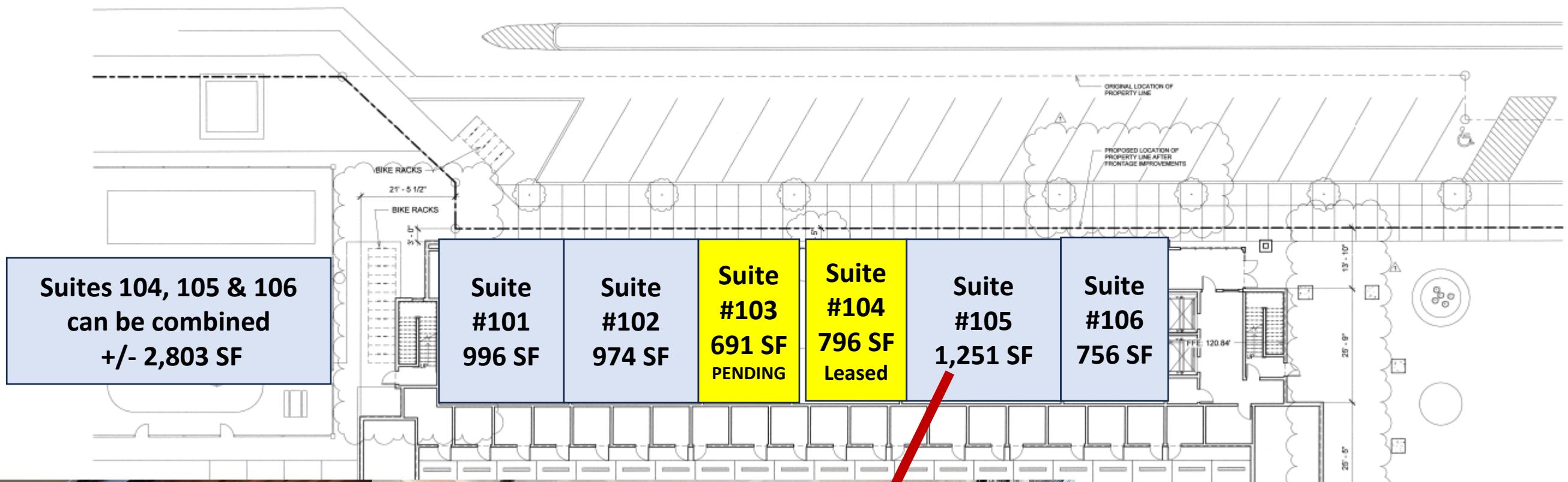
Welcome to Arlington!





BUILDING A

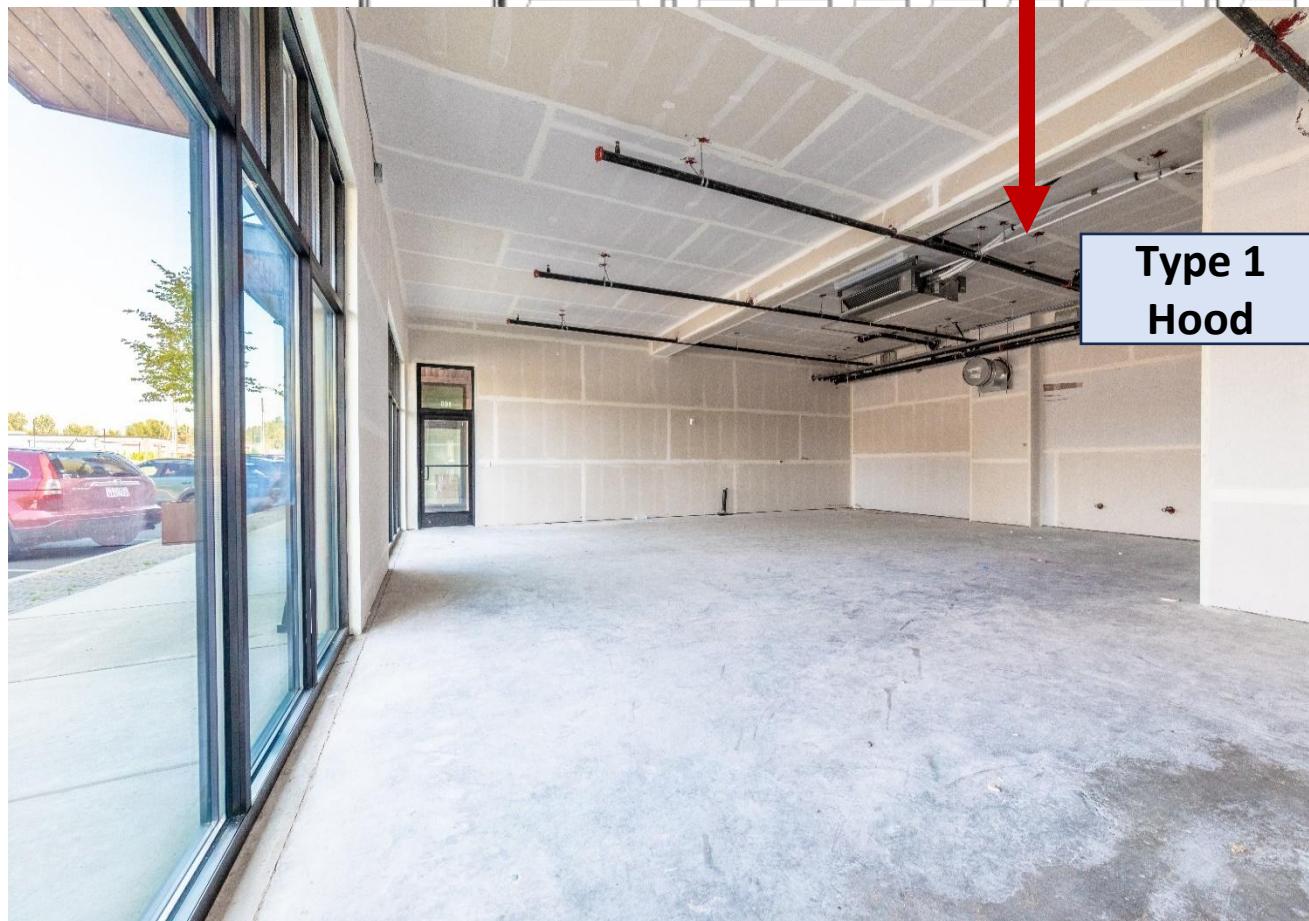
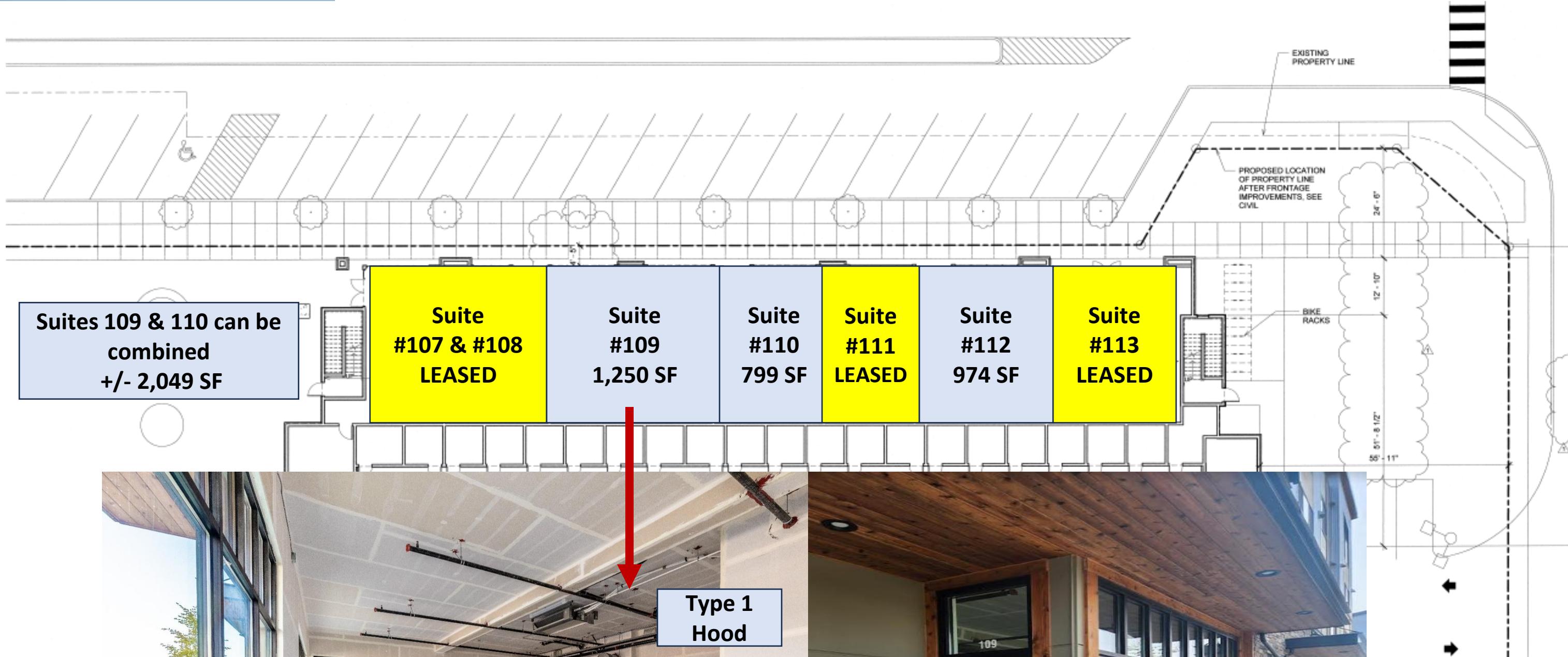
204th St NE Arlington, WA



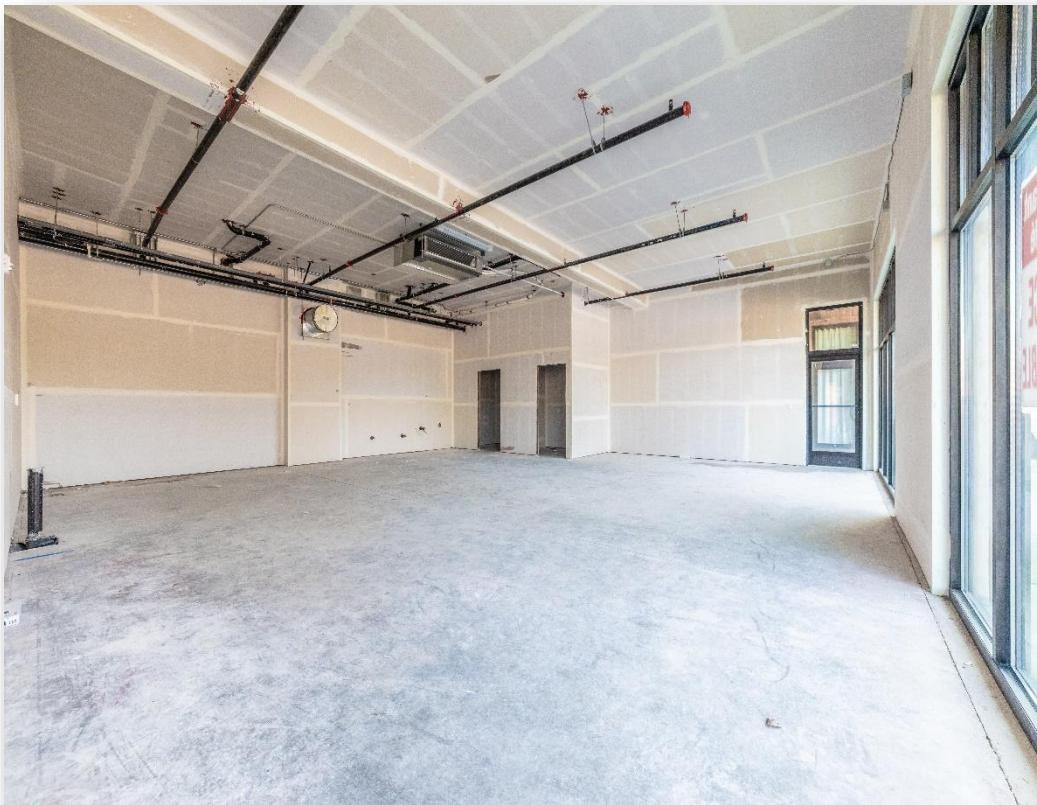


BUILDING A

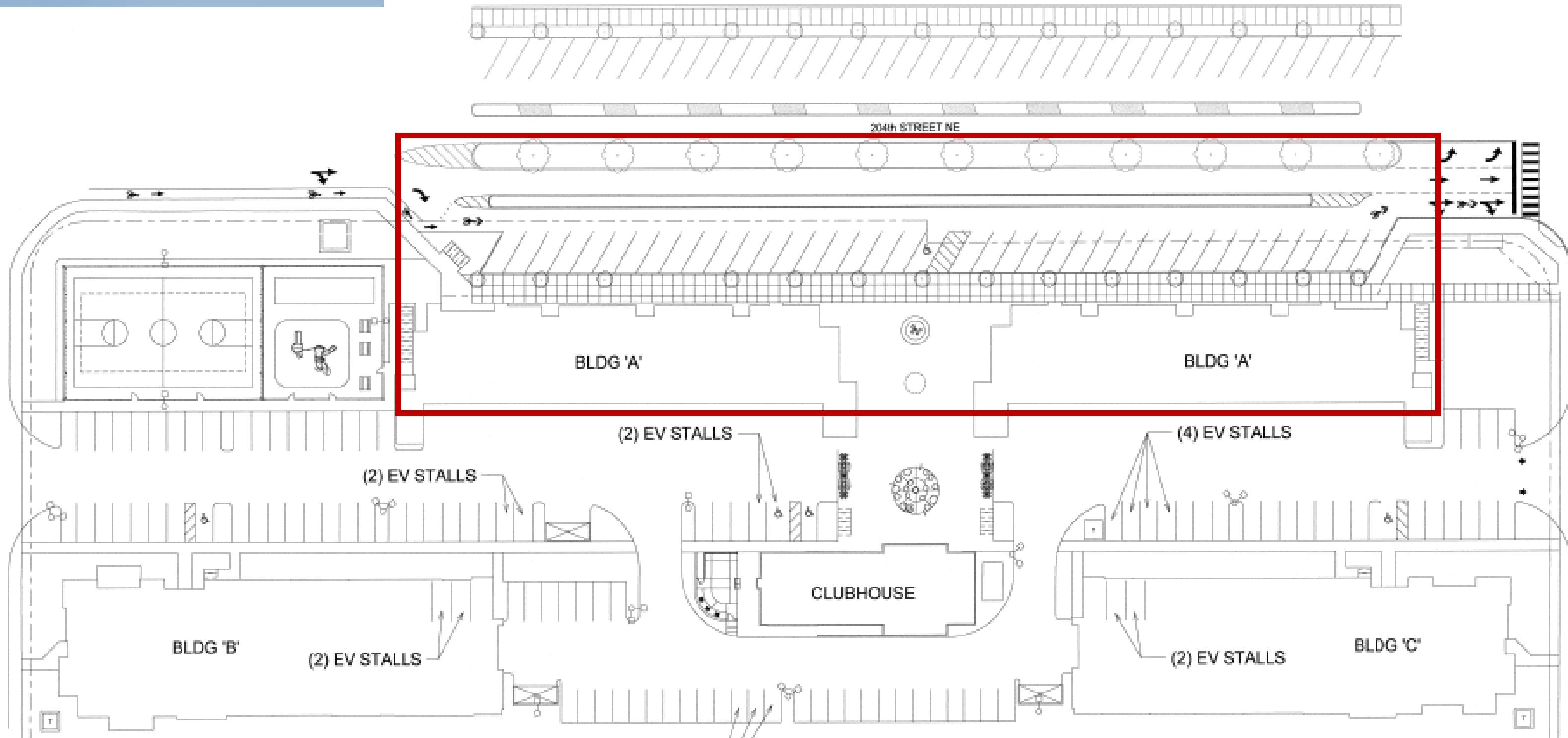
204th St NE Arlington, WA



VANILLA SHELL CONDITION



Floors	Exposed Cement Slab.
Electrical	200 amps of 3 phase to each unit.
HVAC	Each demised unit will be supplied with a mini split unit for heating and cooling.
Water	Landlord will install a 3" line. Water is shared and will be prorated to each tenant based on consumption.
Vent	Venting for mini split will be available for each unit. Suites 105 & 109 have venting for a commercial kitchen.
Sanitary	Landlord has provided a four inch (6") sanitary waste lateral below the slab of each suite.
Grease Interceptor	For the Restaurant spaces only. Ashland PolyTrap 4800 Grease Interceptor recommended to be installed with the kitchen.
Natural Gas	Available to each unit is a 2" line and can be pulled off to each unit in necessary size.
Demising Suite Walls	Internal walls can be added to preference and certain units can be combined by a 7' x 8' tall passthrough between units.
Sprinkler	Landlord has provided sprinkler system distributed throughout all units to accommodate shell occupancy.



Site Plan
Pilchuck Village

Overview



Arlington is located off I-5 in northern Snohomish County and rests alongside the Stillaguamish River in the western foothills of the Cascade Mountains. Arlington's scenic environment contributes to a broad range of recreational opportunities in addition to numerous parks and athletic complexes. Arlington offers the best of rural and suburban living, with plenty of nearby farms and convenient shopping centers. The many urban amenities of Seattle are just 40 miles south of Arlington as well.

Arlington exudes a small-town feel, especially throughout its vibrant, historic downtown area stretched along Olympic Avenue.

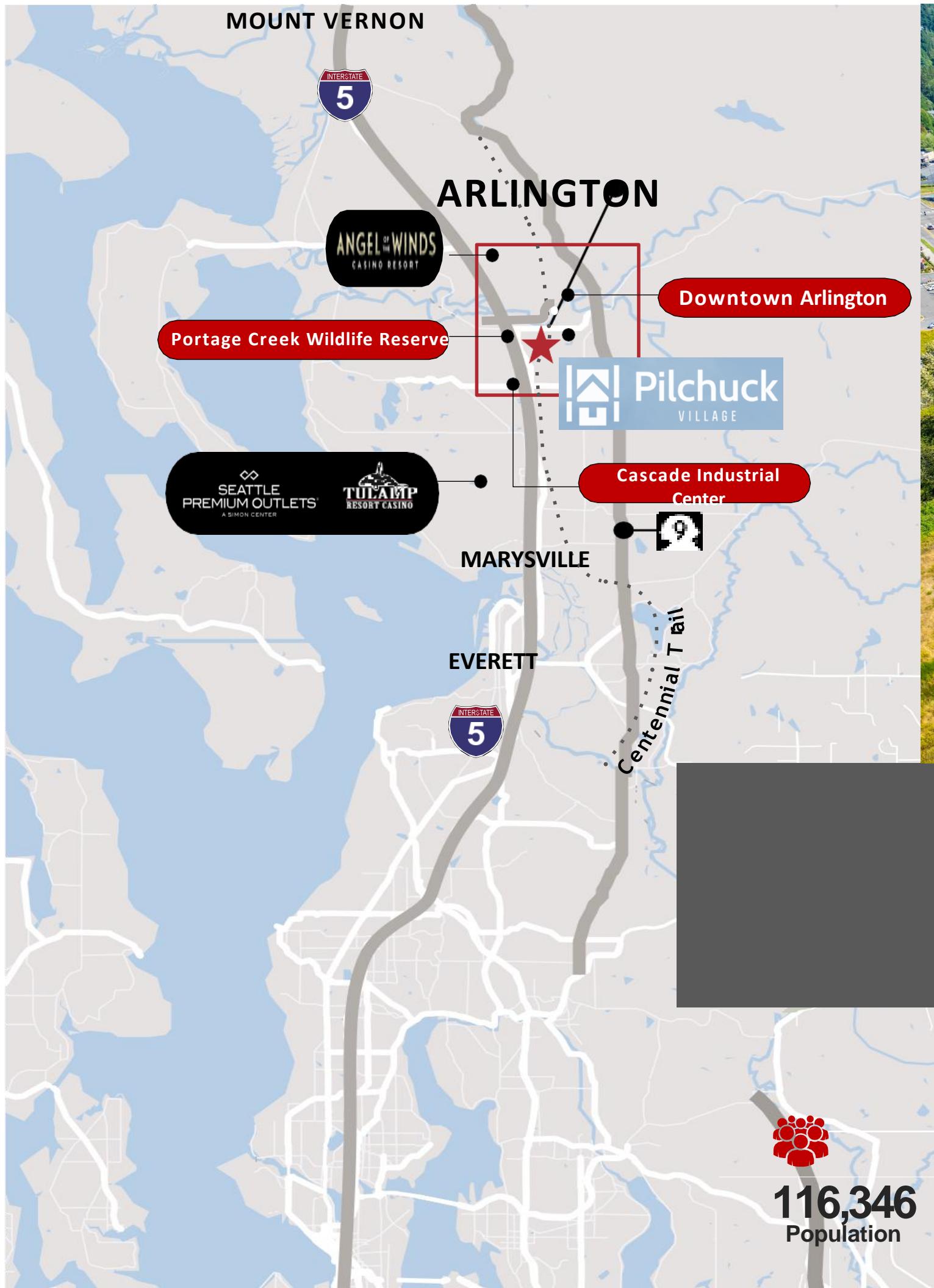
The close-knit community in Arlington comes together for a variety of regular events like parades, festivals, car shows, holiday celebrations, and more. Commuting and traveling from Arlington is easy with access to I-5, Route 9, and Arlington Municipal Airport which is minutes to Pilchuck Village.

ARLINGTON, WASHINGTON

Arlington Awaits your business

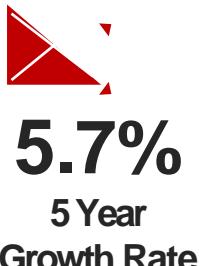
With over 125 acres being developed at the airport, large retail development in the Hilltop area, and 46 acres of commercial being developed in Kent Prairie, Arlington has incentives that other cities can't match.

Visit [ArlingtonAwaits website](#) for more information.



ARLINGTON WASHINGTON

Fast Facts





PILCHUCK VILLAGE

7224 204th St. NE Arlington, WA 98223

EXCLUSIVELY LISTED BY:

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KELLERWILLIAMS

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As the Tenant, it is the Tenants responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MCI LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Tenant and Tenants tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate lease, Tenant and Tenants legal and financial advisors must request and carefully review all legal and financial documents on any Lease Agreement related to the property and tenants. Tenant is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MCI LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer