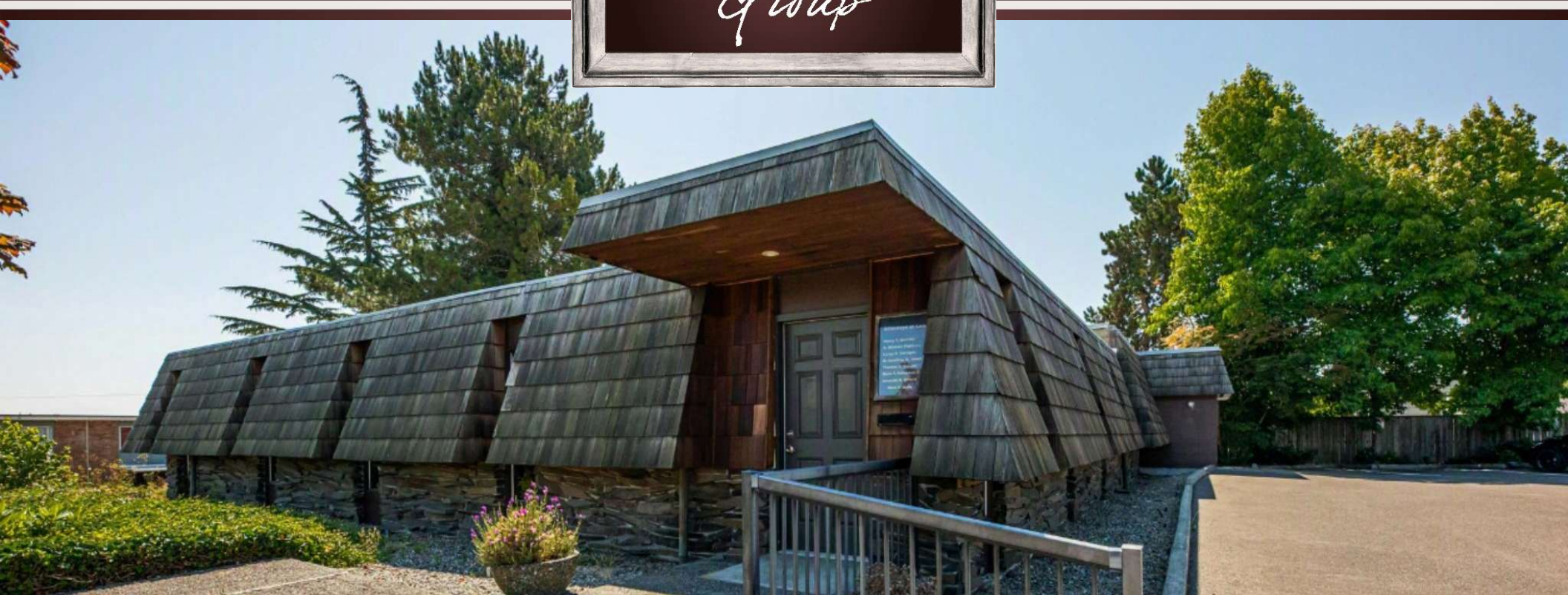




Offering Memorandum:

Professional Office Campus | Downtown Everett

\$1,519,000

1820 32nd St, Everett | 6,450 SF | 0.28 AC

www.investmentnw.com/1820





Professional Office Campus | Downtown Everett

One of Everett's most recognizable professional office campus. Where professionalism, privacy, and client experience matter.

Ideally positioned near the Snohomish County Courthouse, Providence Regional Medical Center, downtown Everett, and numerous medical, legal, counseling, behavioral health, and government offices.

Fully accessible 6,450 SF $\pm$ on a 0.28 AC $\pm$ site with 3 sides of visibility!

The building offers a flexible floorplan featuring 4,167 SF above grade with up to 13 private offices or conference rooms, a welcoming reception, kitchen/break room, abundant storage, and 3 bathrooms.

Parking & storage are a breeze! Over 2,283 SF below with multiple secured storage rooms with 1,500 SF $\pm$ secured garage. Plus 15 open parking stalls!

Flexible site plan adapts well to a variety of private and professional spaces.

Such a distinctive architecture worth remembering. Enjoy an inviting professional interior, abundant natural light, functional workspaces, generous storage, and ideal employee amenities.

Downtown accessibility, future redevelopment value, and proximity to the courthouse and regional medical campus make this a rare owner-user opportunity in today's market.

Time you took the lead. Own your office. Build equity. Control your future.





PROFESSIONAL OFFICE CAMPUS





PROPERTY INFORMATION



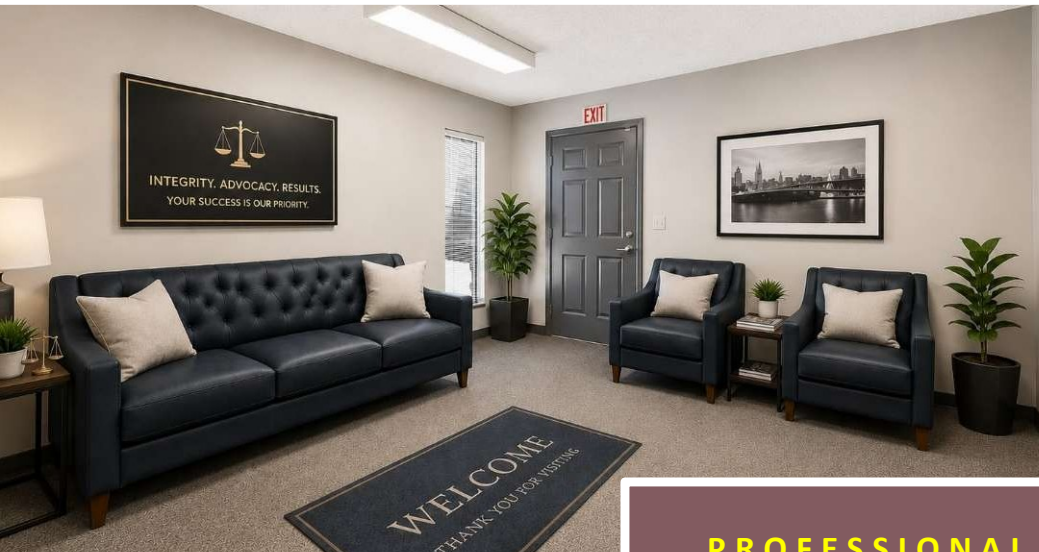
PROPERTY SUMMARY

TAX ID	004390-765-029-00
GBA	6,450 S.F.
Lot Size	0.28 Acres
Zoning	MU-15 (MIXED USE, 15 FLOORS)
2026 Assessed	\$1,210,000
2026 Property Taxes	\$10,607

BUILDING BREAKDOWN

MAIN FLOOR	4,167 S.F.
DESIGN	13 OFFICES, RECEPTION, KITCHEN, STORAGE
LOWER LEVEL	2,283 S.F.
DESIGN	2 SEPARATE STORAGE
PARKING	15 OPEN PARKING STALLS PLUS SECURED GARAGE





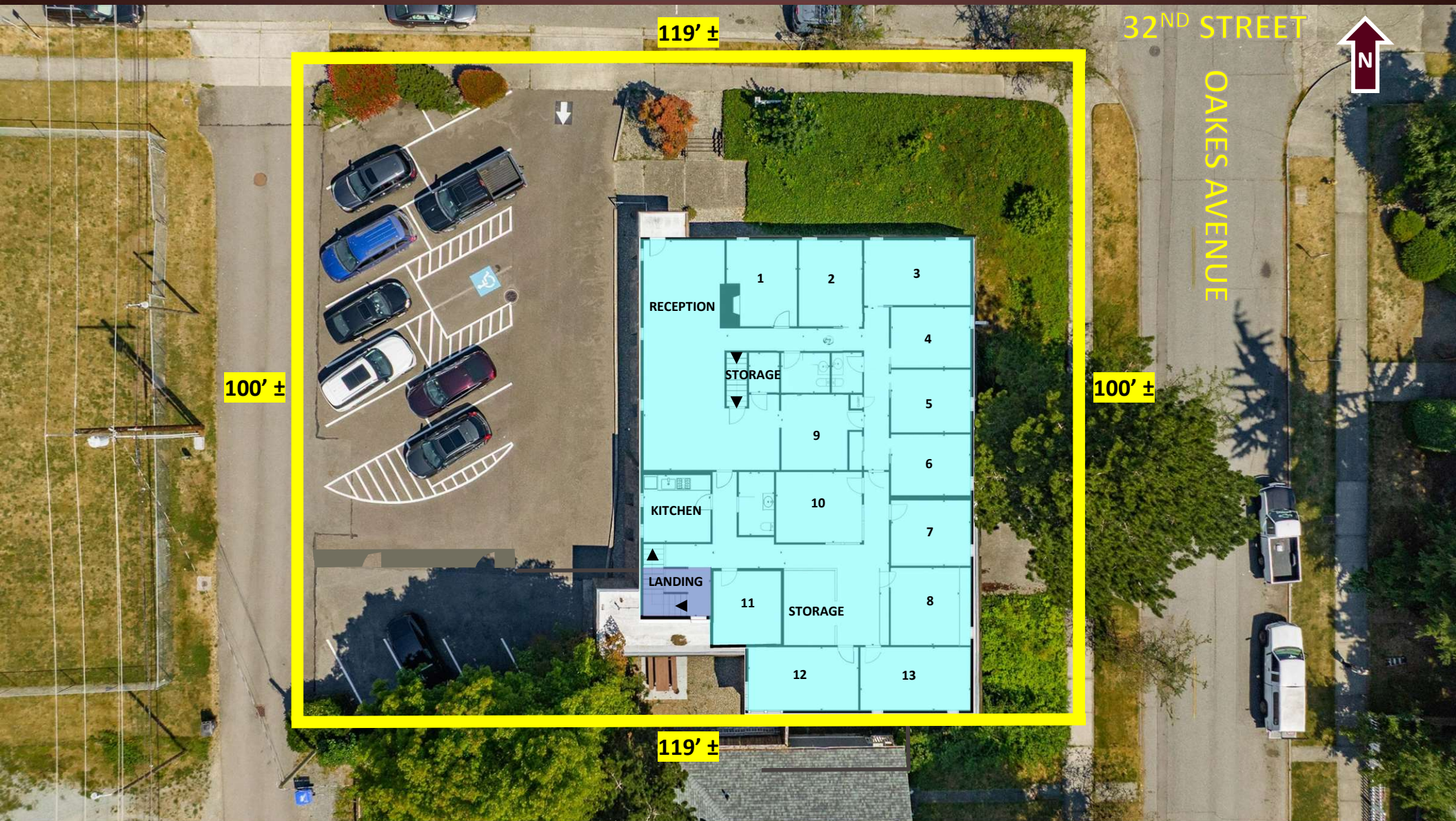
PROFESSIONAL OFFICE CAMPUS

Photos shown are virtually enhanced



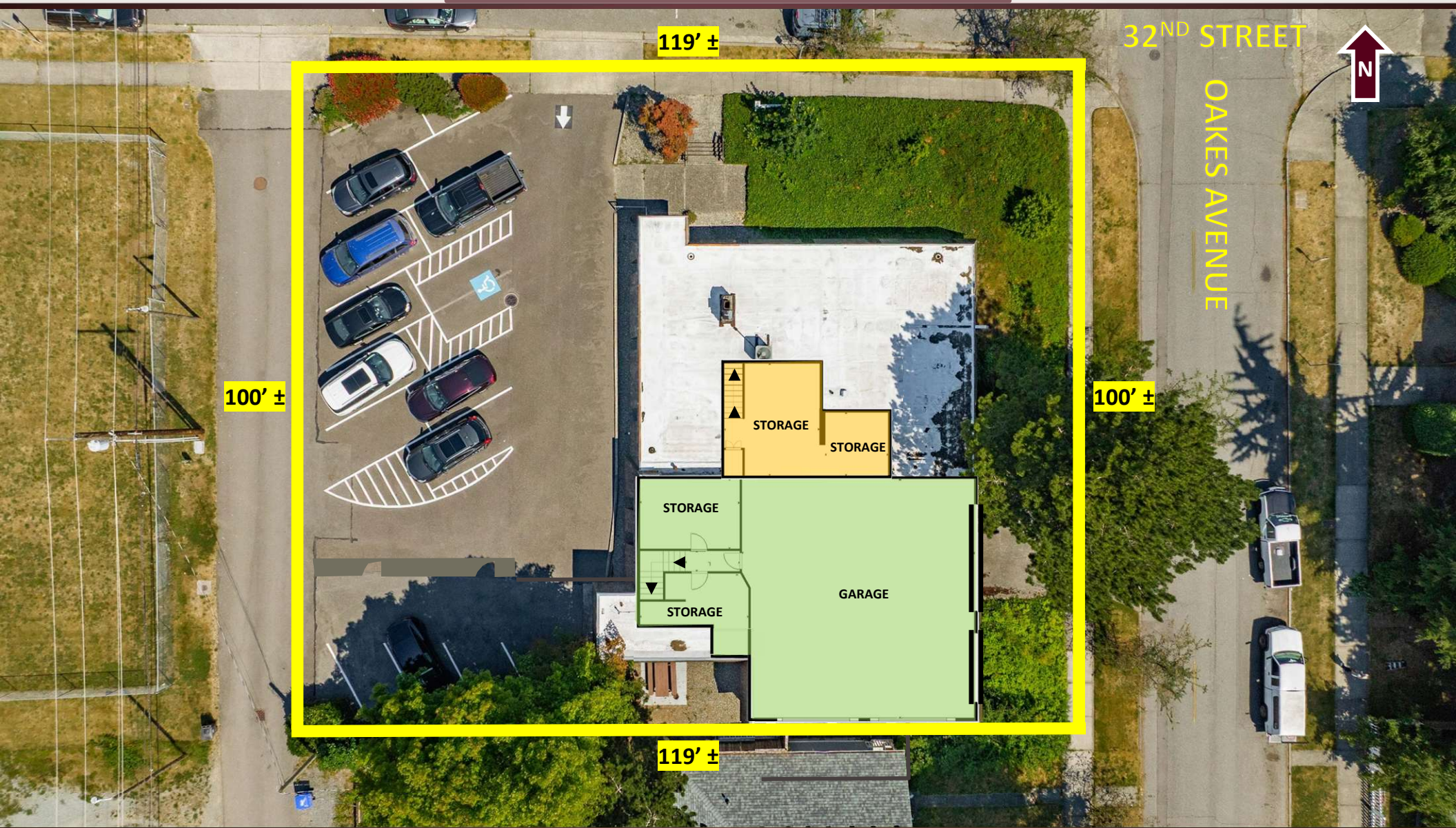


SITE PLAN – MAIN LEVEL





SITE PLAN – LOWER LEVEL





OPPORTUNITIES



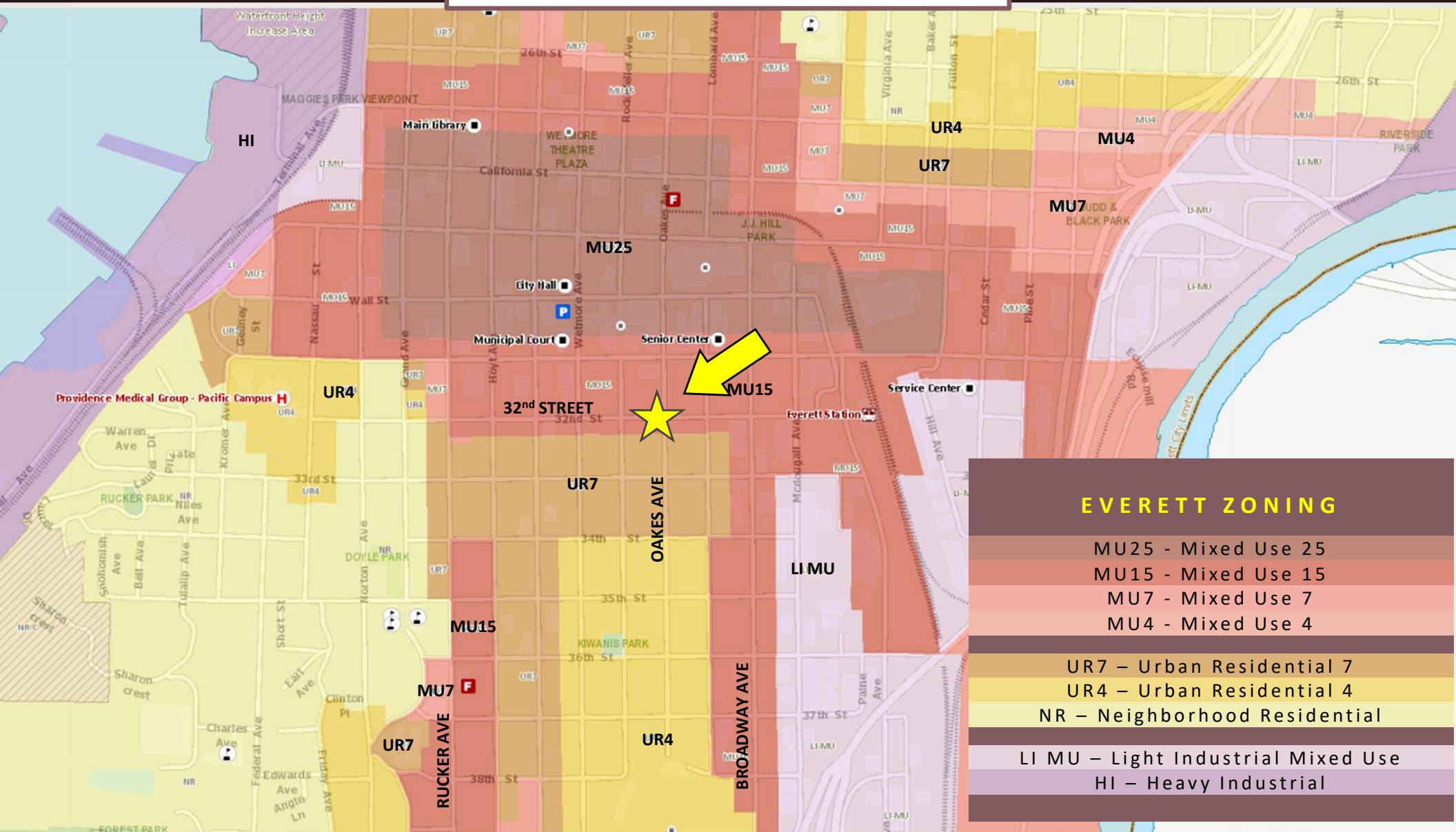
EXISTING OPPORTUNITY
PROFESSIONAL OFFICE CAMPUS

FUTURE REDEVELOPMENT
CITY OF EVERETT - MU-15
MIXED USE - 15 FLOORS





EVERETT ZONING



EVERETT ZONING

MU25 - Mixed Use 25

MU15 - Mixed Use 15

MU7 - Mixed Use 7

MU4 - Mixed Use 4

UR7 - Urban Residential 7

UR4 - Urban Residential 4

NR - Neighborhood Residential

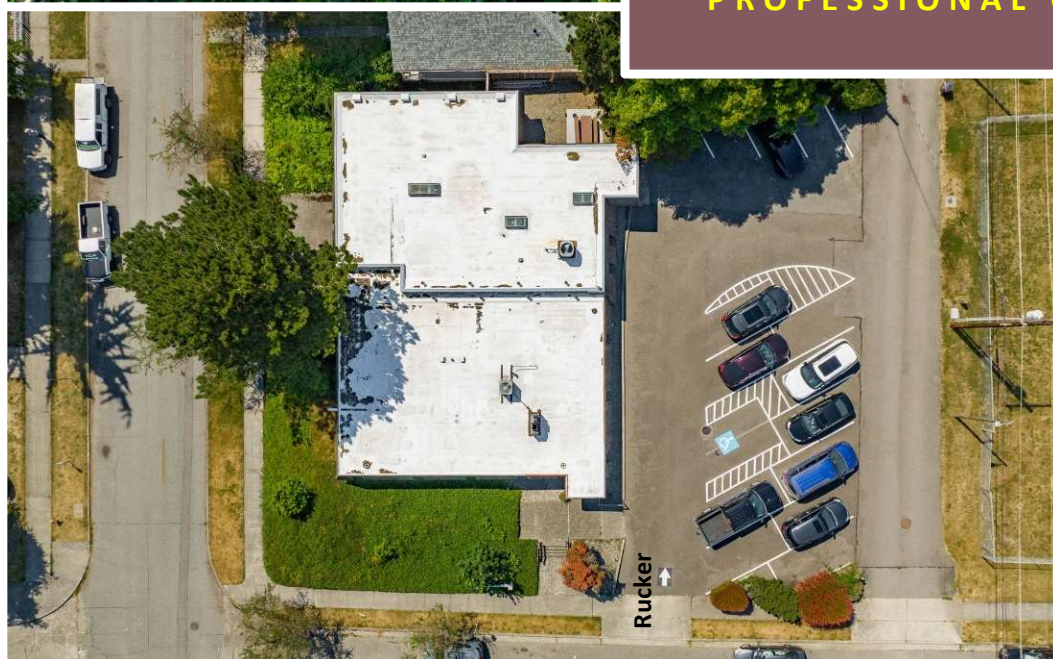
LI MU - Light Industrial Mixed Use

HI - Heavy Industrial





PROFESSIONAL OFFICE CAMPUS





DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	15,830	58,689	131,947
Median HH Income	\$71,145	\$85,671	\$92,406
Average HH Size	1.9	2.3	2.5
Median Age	39.8	39.8	38.8
Median Net Worth	\$67,193	\$172,371	\$243,212
White Collar	63.4%	60.8%	58.2%
Blue Collar	19.9%	22.9%	25.0%
Services	16.7%	16.3%	16.9%
Total # Businesses	1,686	2,595	4,354
Total # Employees	23,545	37,012	100,793
Unemployment Rate	6.9%	5.5%	5.7%
Median Home Value	\$595,894	\$646,798	\$665,338

Data from Intellisite®, Member of the CCIM Institute





For Additional Information, Please Contact:

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