



Windermere
COMMERCIAL

OFFERING MEMORANDUM

FOR LEASE | OFFICE SUITES
2021 EAST COLLEGE WAY
MOUNT VERNON

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WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY

1030 EAST COLLEGE WAY • MOUNT VERNON, WA

WELCOME TO THE VALLEY BUSINESS CENTER

- Newly renovated multi-tenant building and a new pylon sign along College Way.
- Building is level entry, wonderful natural light and ADA compliant.
- 4 restrooms in building with multiple stalls.
- 2 private conference rooms for approx. 15-40 people.
- Excellent proximity to Skagit Valley College, Retail and restaurants.
- Excellent access to I-5.
- Recently updated with new HVAC system
- Great parking for approx. 200
- \$20/SF Gross Lease includes utilities (except internet and phone), property taxes, property insurance, common area janitorial, maintenance and repair.



SUITE 109	APPROX. 300 SF \$500/MO
SUITE 115	APPROX. 480 SF \$800/MO
SUITE 206	APPROX. 1,945 SF \$3,242/MO
SUITE 212-214	APPROX. 2,715 SF \$4,525/MO