

EVERETT OFFICE / MEDICAL BUILDING

3025 Rucker Avenue, Everett WA 98201



THE OPPORTUNITY

Located in the heart of downtown Everett's business and retail core is this former medical center and thoughtfully restored three story brick building. Each floor consists of 10,454 square feet: top level office / medical use, lower two levels above-ground secured parking with 38 parking spaces. There is an elevator connecting all three levels and a security system with video cameras in place.

Enjoy this urban location without the high cost of Seattle office rates or the hassles of parking. With a WalkScore of 90 "Walkers Paradise" and less than a mile to the Everett Station Commuter Rail, this site is surrounded by the future Farmer's Market, Angel of the Winds Arena, Memorial Stadium, the new Marriott, City Hall, etc.

Join other long-standing top county employers such as Boeing, Providence, Premera, and newer dynamic companies choosing Everett for their headquarters such as Funko with their 300+ employees. With the Light Rail expected to come to the city by 2036, the Metro Everett plan estimates 60,000 new residents will make Everett their home in the next 20 years.



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WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 14,817
3-Mile: 55,886
5-Mile: 116,504

EMPLOYEE GROWTH

1-Mile: 29,094
3-Mile: 42,726
5-Mile: 71,632

AVERAGE HOUSEHOLD INCOME

1-Mile: \$57,715
3-Mile: \$69,571
5-Mile: \$74,418



90 WalkScore
"Walker's Paradise"



Highly Visible Location
on Rucker Avenue in the
heart of Downtown Everett

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Everett Civic Auditorium

Everett Public Library

Performing Arts Center

City Hall

Angel of the Winds Arena

Everett Ave

EXIT 194

VINTAGE
CAFE



CAFE WYLDE



Future Farmers Market

capers + olives

Pacific Ave

Everett Station

Providence Pacific Campus

Schack Art Center



Imagine Children's Museum

EVERETT OFFICE / MEDICAL BUILDING

Rucker Ave

Everett Clinic Campus

Everett Memorial Stadium
Aquasox



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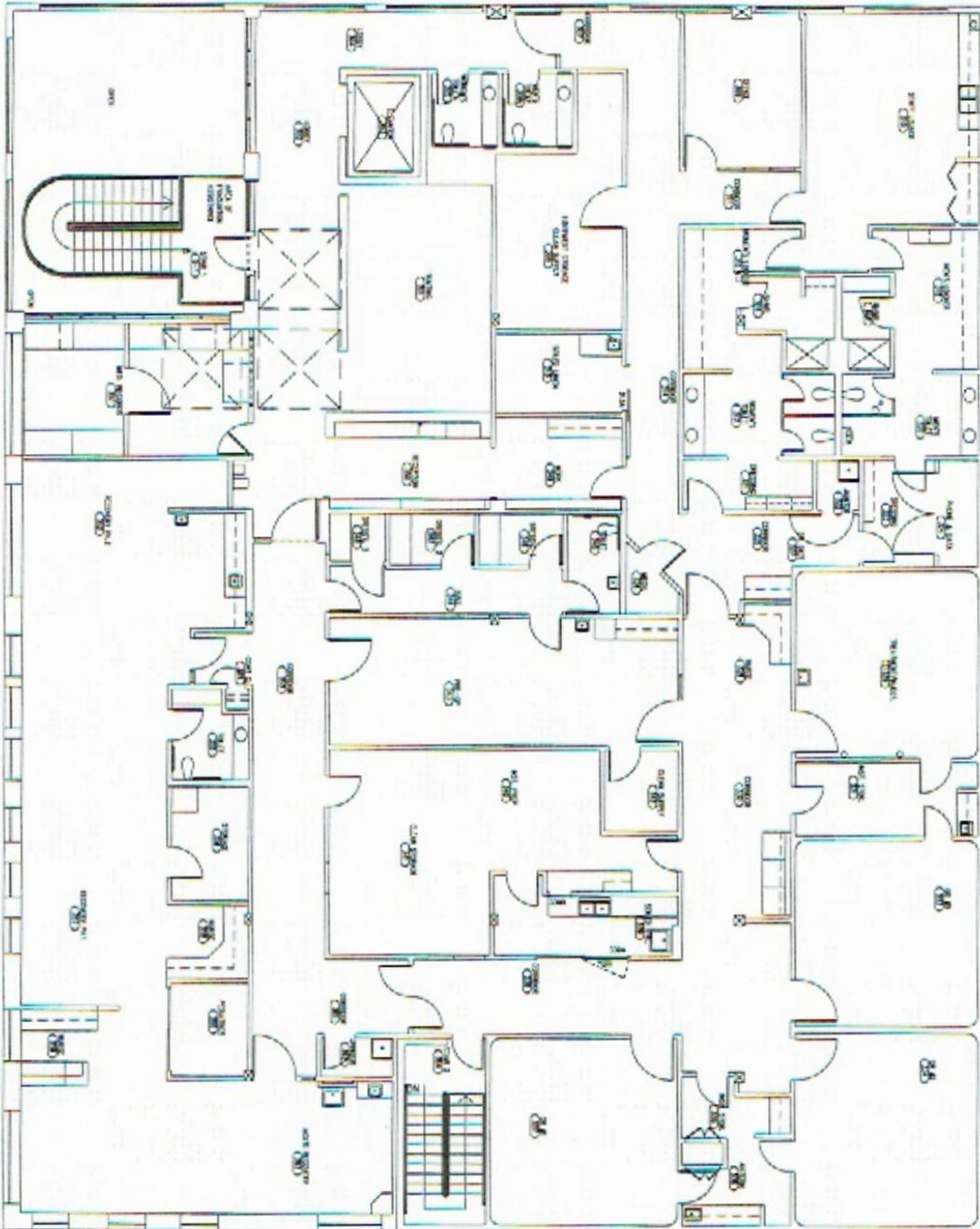
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SITE PLAN



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