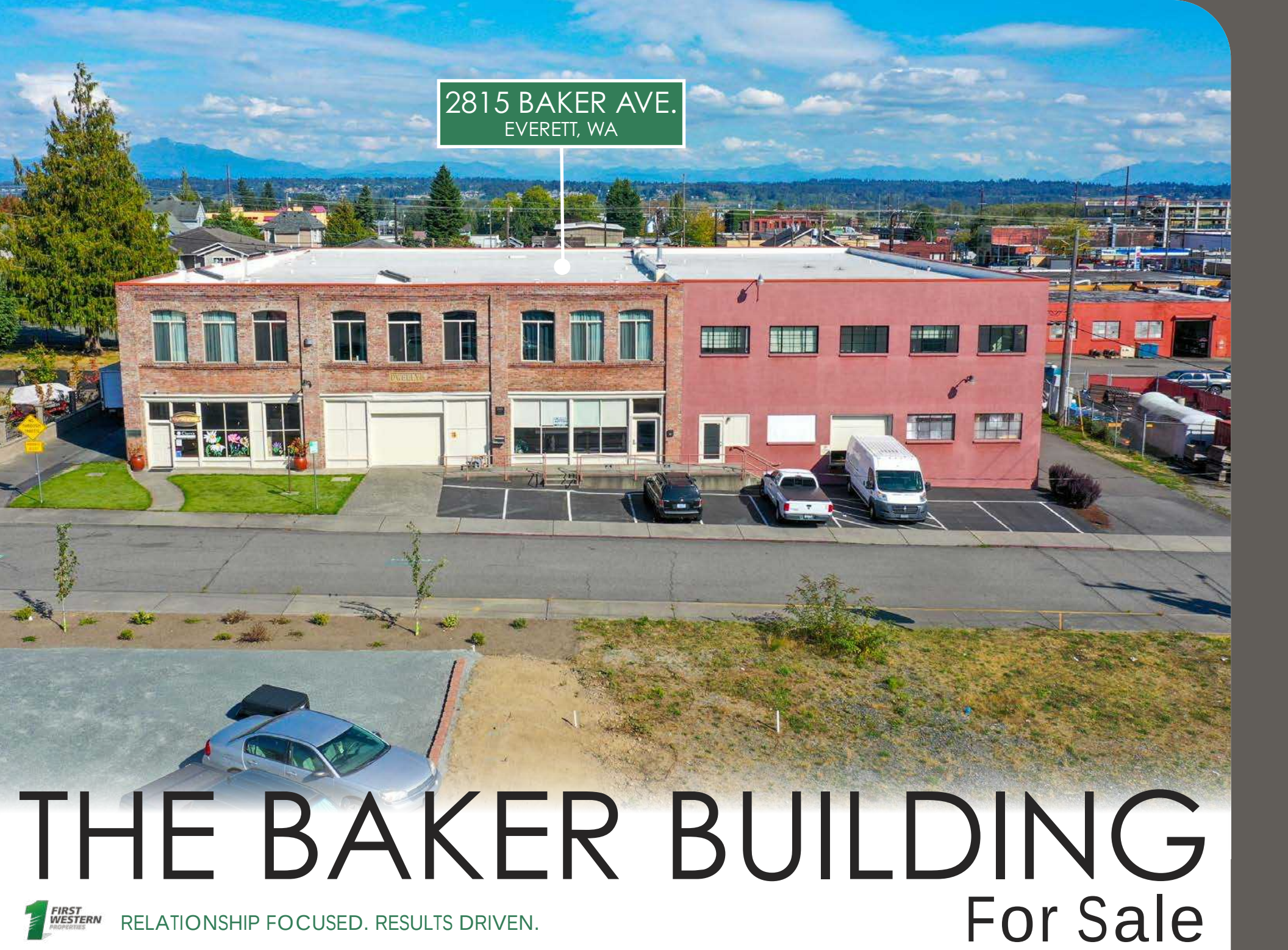




2815 BAKER AVE.  
EVERETT, WA

# THE BAKER BUILDING

For Sale



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

## PROPERTY OVERVIEW | PROPERTY SUMMARY



### RARE FLEX SPACE FOR SALE | 45,000 SF PRIME OWNER/USER OR INVESTMENT OPPORTUNITY, EVERETT, WA

First Western Properties is pleased to present The Baker Building, a rare owner/user or investment opportunity located along Baker Ave just off Hewitt Ave in Everett, WA. Strategically positioned with convenient access to Interstate 5 and State Route 2, the property offers exceptional functionality, flexibility, and long-term upside for businesses seeking to control their real estate while benefiting from in-place income.

The building features approximately 45,000 square feet of space ideal for an owner/user, including a basement warehouse served by a new freight elevator providing direct access from the main floor, main-floor warehouse space with two dock-high roll-up doors, and second-floor office areas suitable for administrative or creative operations. Existing tenants — including art and photography-related businesses — provide supplemental income, helping offset occupancy costs while allowing an owner to establish a long-term operational headquarters.

Recent capital improvements — including the installation of the new freight elevator — have enhanced the property's overall condition and vertical circulation, while multiple loading configurations and a separate parking lot provide operational efficiency rarely found in urban industrial-flex assets. The Baker Building represents a unique opportunity for an owner/user to secure a well-located asset offering immediate functionality, income stability, and future growth potential.

# PROPERTY OVERVIEW | PROPERTY SUMMARY

## PROPERTY DETAIL

|                      |                                                                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY NAME        | The Baker Building                                                                                                                                      |
| OPPORTUNITY TYPE     | Owner/User or Investment                                                                                                                                |
| ADDRESS              | 2815 Baker Avenue                                                                                                                                       |
| BUILDING SIZE        | 45,000 SF                                                                                                                                               |
| ZONING               | MU (Mixed Urban)                                                                                                                                        |
| JURISDICTION         | City of Everett, WA                                                                                                                                     |
| CAP RATE             | 7.7% (11 Current Tenants)                                                                                                                               |
| PARCELS              | 004378-658-006-00 & 004378-659-031-00                                                                                                                   |
| ANNUAL NOI           | \$369,244 (\$30,770/Month)                                                                                                                              |
| OWNER/USER POTENTIAL | 45,000 SF Available                                                                                                                                     |
| PRICE                | \$4,800,000                                                                                                                                             |
| LOADING & ACCESS     | 2 Parking Lots<br>Roll Up Doors: <ul style="list-style-type: none"><li>• 2 Grade</li><li>• 2 Dock</li></ul> 2 Freight Elevators<br>Clear Heights 7'-12' |



CLICK FOR  
MU USE



Fulton St

Baker Ave

Hewitt Ave

# PROPERTY OVERVIEW | BUILDING LAYOUT



## FIRST FLOOR

|                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | 15,000 SF             |
|  | 7-8.5' Clear Height   |
|  | 2 Freight Elevators   |
|  | New Vapor Barrier     |
|  | 24-Hr Air Replacement |

## SECOND FLOOR

|                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | 15,000 SF             |
|  | 12' Clear Height      |
|  | 2 Freight Elevators   |
|  | 2 DH 2 GL Roll Ups    |
|  | Retail/Industrial Mix |

## THIRD FLOOR

|                                                                                       |                     |
|---------------------------------------------------------------------------------------|---------------------|
|  | 15,000 SF           |
|  | Large Common Area   |
|  | 1 Freight Elevators |
|  | Recently Renovated  |
|  | Primarily Office    |

# PROPERTY OVERVIEW | TENANT MAP

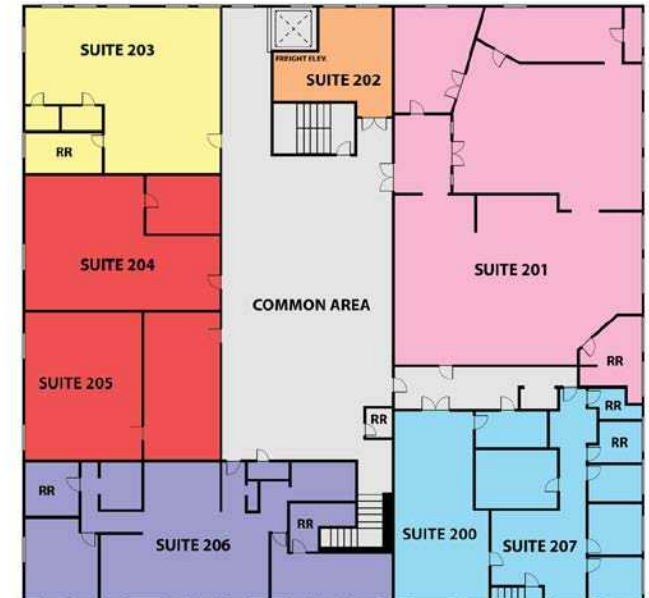
First Floor



Second Floor



Third Floor



| Suite           | Tenant                  | SF               |
|-----------------|-------------------------|------------------|
| OS 1            | Phoenix Art Restoration | 500 SF           |
| OS 2            | Phoenix Art Restoration | 800 SF           |
| 001             | Phoenix Art Restoration | 645 SF           |
| 002             | Leased                  | 400 SF           |
| 003             | Phoenix Art Restoration | 800 SF           |
| 004             | Phoenix Art Restoration | 2,000 SF         |
| 005             | Phoenix Art Restoration | 6,512 SF         |
| 006             | Phoenix Art Restoration | 783 SF           |
| <b>Subtotal</b> |                         | <b>15,000 SF</b> |

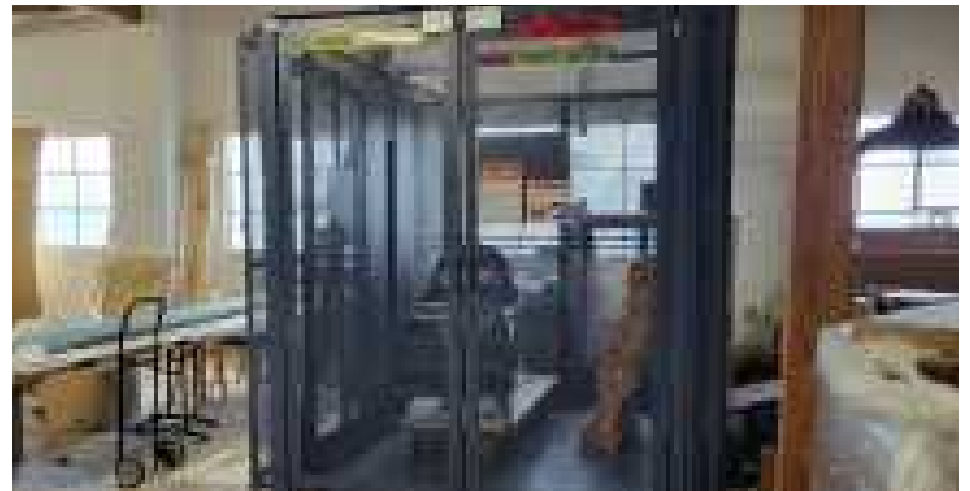
| Suite           | Tenant                  | SF               |
|-----------------|-------------------------|------------------|
| 100A            | Craftsman Studio        | 1,180 SF         |
| 100B            | Craftsman Studio        | 900 SF           |
| 101             | Phoenix Art Restoration | 3,500 SF         |
| 102A            | Carrie Enterprises LLC  | 900 SF           |
| 102B            | Craftsman Studio        | 850 SF           |
| 103             | KRB Concepts            | 1,200 SF         |
| 104             | T-Shirt Studio          | 1,000 SF         |
| 105             | Craftsman Studio        | 2,000 SF         |
| <b>Subtotal</b> |                         | <b>11,530 SF</b> |

| Suite           | Tenant                      | SF               |
|-----------------|-----------------------------|------------------|
| 200             | KRB Concepts                | 1,100 SF         |
| 201             | Illuminata Art Glass Design | 3,100 SF         |
| 202             | Valerie Blake Photos        | 425 SF           |
| 203             | Photography                 | 1,000 SF         |
| 204             | IJ Photography              | 1,066 SF         |
| 205             | IJ Photography              | 1,160 SF         |
| 206             | Vacant                      | 2,100 SF         |
| 207             | KRB Concepts                | 1,582 SF         |
| <b>Subtotal</b> |                             | <b>11,533 SF</b> |

## PROPERTY OVERVIEW | THIRD FLOOR IMAGES



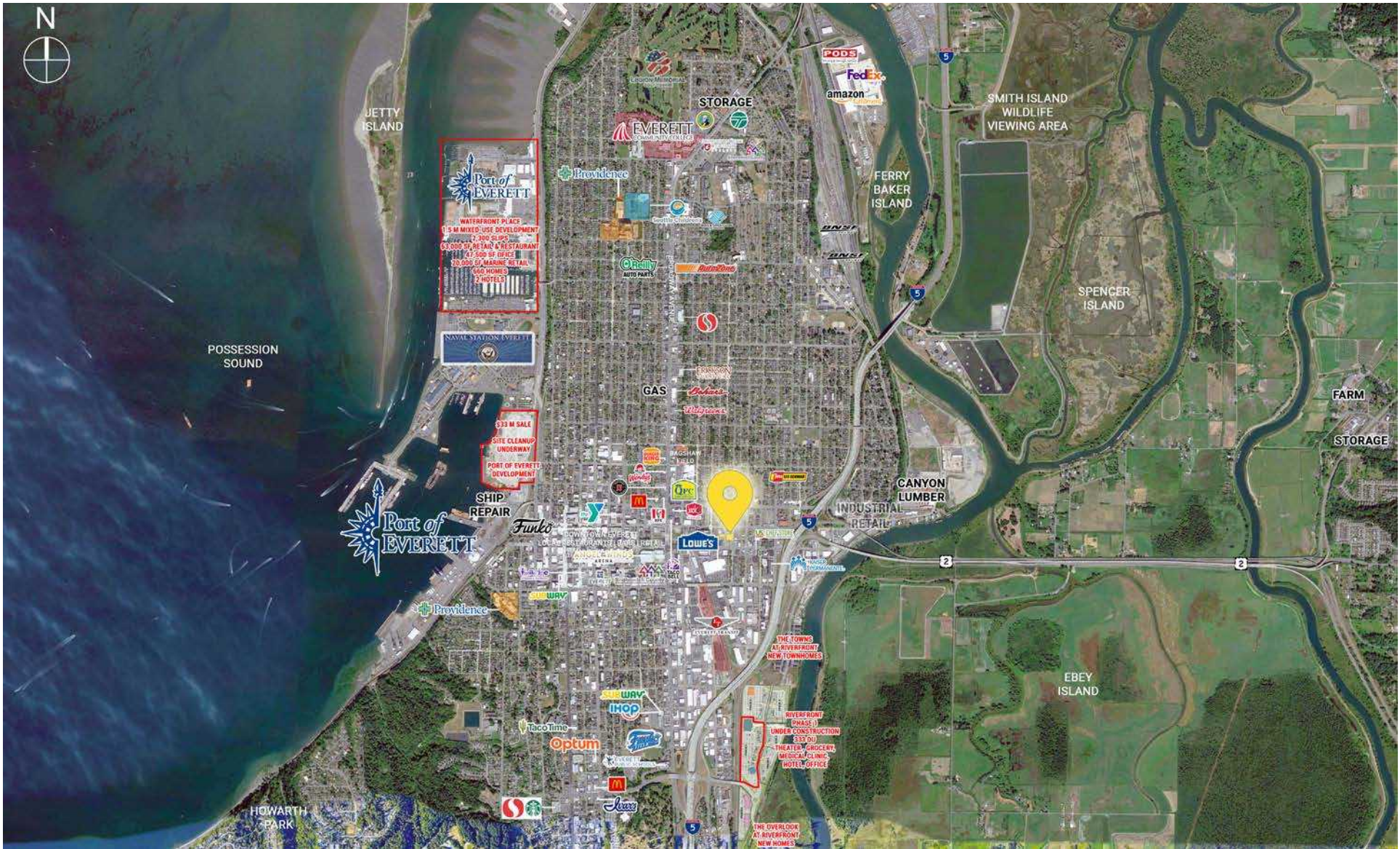
## PROPERTY OVERVIEW | SECOND FLOOR IMAGES



# PROPERTY OVERVIEW | FIRST FLOOR IMAGES

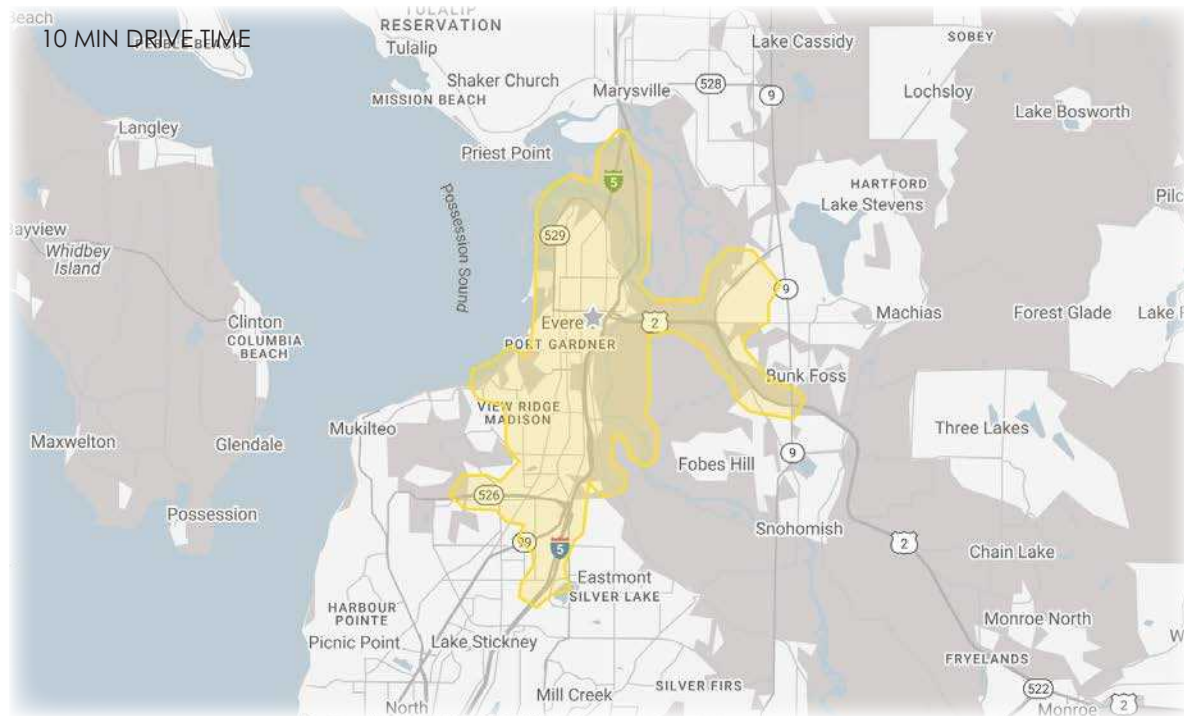


# LOCATION OVERVIEW | VICINITY AERIAL



## LOCATION OVERVIEW | DEMOGRAPHICS

EVERETT, WA, a charming coastal city just 25 miles north of Seattle, seamlessly blends small-town warmth with big-city opportunity. Nestled along Port Gardner Bay, Everett's strategic location and role as the Snohomish County seat position it as a vital economic hub in the Puget Sound region. The city's diverse economy is anchored by aerospace manufacturing—home to Boeing's major production facility—alongside thriving maritime industries, a growing technology sector, and a robust service industry. Paine Field, a bustling commercial airport, further fuels economic growth, enhancing both business connectivity and regional accessibility. With its dynamic mix of industries and prime waterfront setting, Everett stands as a key player in the Pacific Northwest's economic landscape, offering residents and businesses a unique combination of opportunity, innovation, and community charm.



  
**93,563**  
POPULATION  
10 MIN DT

  
**38,653**  
NO OF HOUSEHOLDS  
10 MIN DT

  
**\$121,206**  
AVERAGE HH INCOME  
10 MIN DT

  
**\$611,653**  
MEDIAN PROPERTY VALUE  
10 MIN DT

  
**37.1**  
YEARS OLD  
MEDIAN AGE

  
**\$2.02B**  
TOTAL NON-RETAIL  
EXPENDITURE

  
**79,491**  
DAYTIME ADJ. POPULATION  
10 MIN DT

  
**8,929**  
ADT  
AT INTERSECTION

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

## INQUIRE:

**TEJ ASHER**

Vice President

D: 425.320.8834

[tasher@fwp-inc.com](mailto:tasher@fwp-inc.com)

11621 NE 97th Lane NE | Kirkland, WA 98304 | [425.822.5522](tel:425.822.5522) | [fwp-inc.com](http://fwp-inc.com)



© First Western Properties, Inc. 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. Properties are subject to change in price and/or availability without notice.