

FOR SUBLEASE | VERSATILE OFFICE/CLINIC SPACE IN PROMINENT GROCERY STORE



217 N BOONE ST, ABERDEEN, WA 98520

PROPERTY OVERVIEW

This move-in-ready, $\pm 1,600$ RSF fully serviced sublease is uniquely positioned inside Swanson's Supervalu, a historic retail anchor serving the Grays Harbor community since 1905. The property benefits from high visibility to 28,000 vehicles per day and 148 shared parking spaces. The suite connects seamlessly to the adjacent 39,200 SF grocery store, providing internal access to everyday co-tenants like Subway, The UPS Store, and The Diner.

- **LAYOUT:** Five distinct rooms connected by glass-panel doors.
- **HVAC:** Heat pump system.
- **ZONING:** PUD (Planned Unit Development), supporting office and business services.
- **UTILITIES:** Public water and public sewer.

AVAILABLE: $\pm 1,600$ RSF

\$3,500.00/MONTH, FULL SERVICE

CBA # 45463515

PARKING: ± 148 SHARED



greene.properties/217NBooneSt_Clinic



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Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.



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THE OPPORTUNITY:

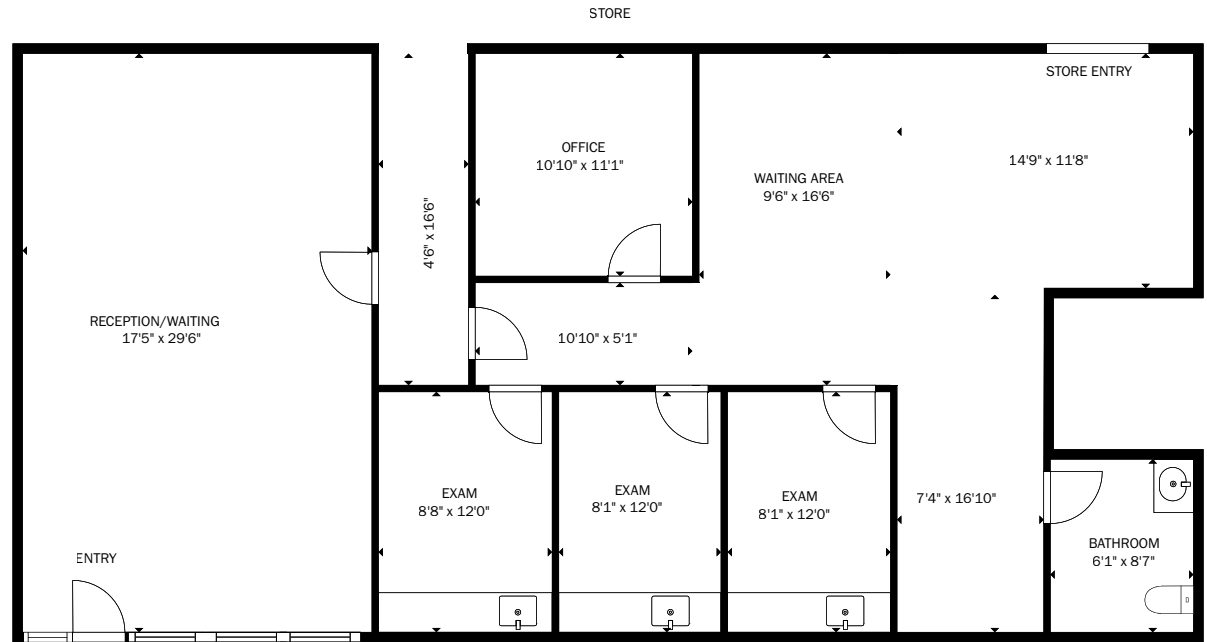
The suite offers a highly functional layout featuring five separate rooms. Three of these private spaces include built-in sinks, preserving essential plumbing infrastructure for medical or wellness professionals while remaining highly adaptable for conventional business services.

EQUIPMENT OFFERS*:

- 3 Exam Tables
- Mobile EKG/ECG
- Rolling Exam Stools
- Seating
- Garbage & Biohazard Bins
- Office Equipment
- Filing Cabinets
- Medical Supply Storage
- Blood Pressure Cuffs
- Thermometers
- Lab Equipment
- Sterilization Equipment

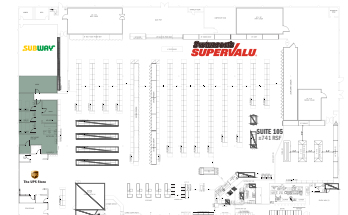
*Including, but not limited to.

VERSITILE CLINIC/OFFICE: ±1,648 SF



AVAILABLE

THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

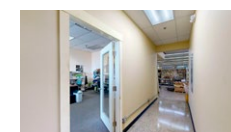
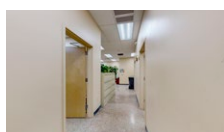
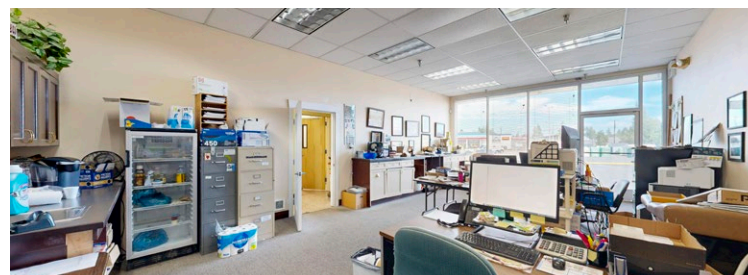
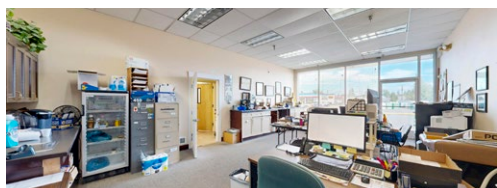
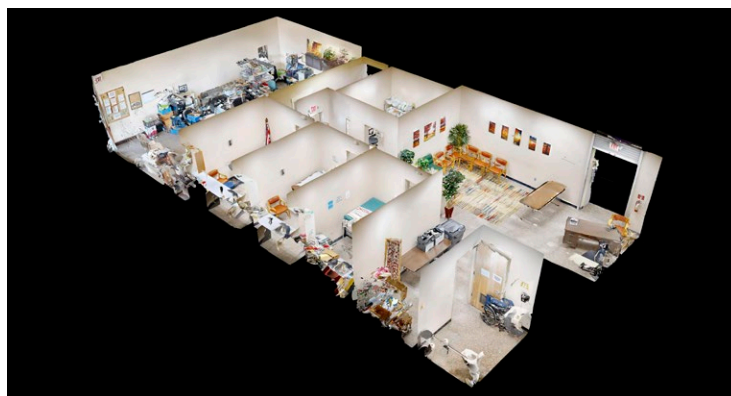


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