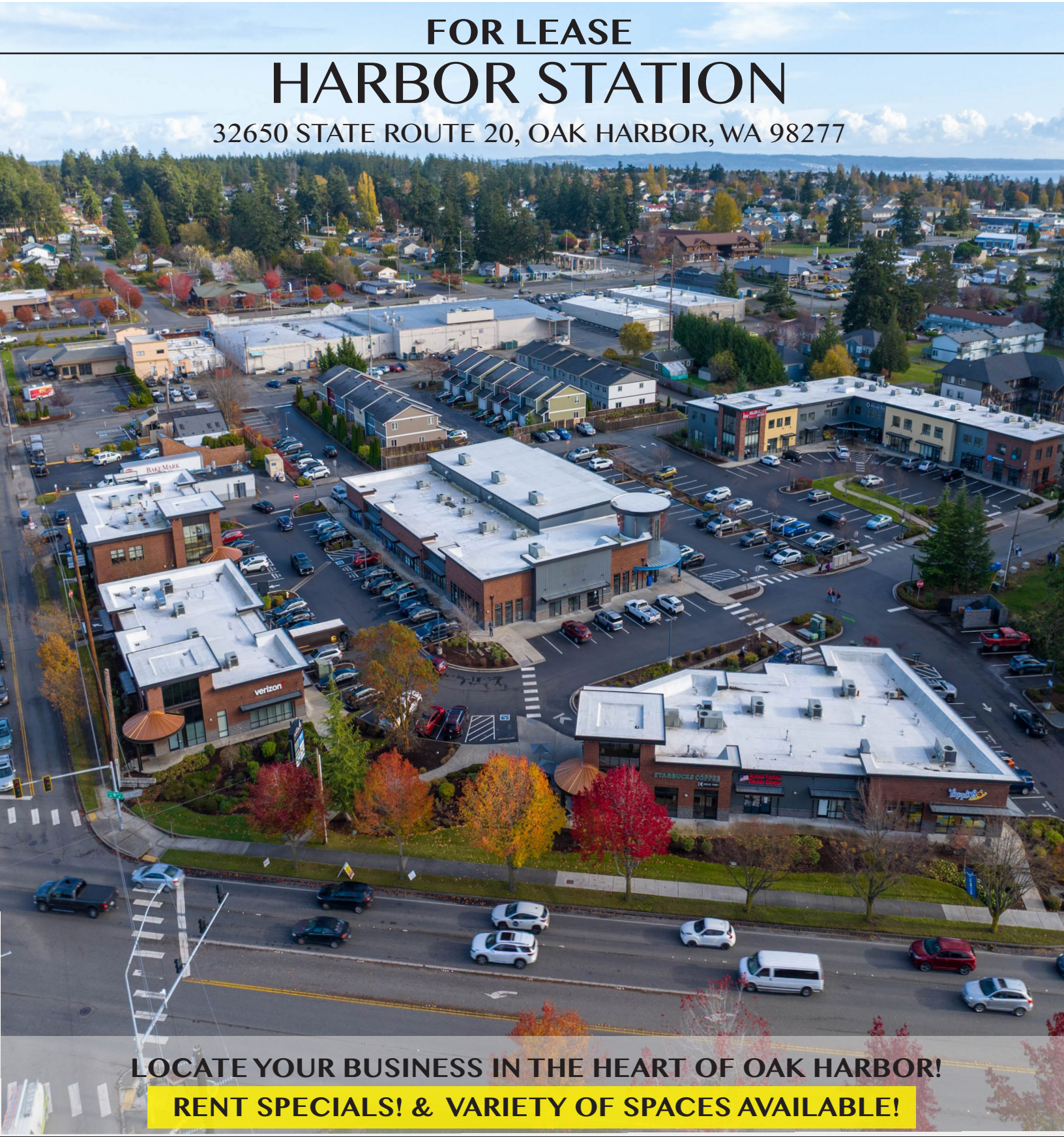
FOR LEASE

HARBOR STATION

32650 STATE ROUTE 20, OAK HARBOR, WA 98277



LOCATE YOUR BUSINESS IN THE HEART OF OAK HARBOR!

RENT SPECIALS! & VARIETY OF SPACES AVAILABLE!

CBA CoStar™ LoopNet™ CREXI

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EXCLUSIVELY LISTED BY:

Troy C. Muljat
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troy@muljat.com

MULJAT GROUP
COMMERCIAL
MULTI-FAMILY · RETAIL · INDUSTRIAL · OFFICE

Megan McLeod
360.815.3470
megan@muljat.com

OFFERING SUMMARY

VARIETY OF RETAIL & OFFICE SPACES AVAILABLE!
RENT SPECIAL! 3 MONTHS FREE RENT ON ANY 3-YEAR LEASE!



Suite C101, Ground Floor

Space Size: 1,051 SF +/-
Lease Rate: $19.00 /SF +NNN
Estimated NNN: $8.00/SF

Total Estimated Monthly Rent: $2,364.75
(Includes base rent & NNNs)

Suite D102-104, Ground Floor

Space Size: 4,493 SF +/- (option to demise)
Lease Rate: $18.00 /SF +NNN
Estimated NNN: $10.00/SF

Total Estimated Monthly Rent: $10,483.76
(Includes base rent & NNNs)

Suite A103, Ground Floor

Space Size: 498 SF +/-
Lease Rate: $1,050.00/Month
Estimated NNN: $9.05/SF

Total Estimated Monthly Rent: $1,425.58
(Includes base rent & NNNs)

Suite E108, Ground Floor

Space Size: 1,246 SF +/-
Lease Rate: $19.00 /SF +NNN
Estimated NNN: $7.40/SF *(includes electric)*

Total Estimated Monthly Rent: $3,052.70
(Includes base rent & NNNs)

Suite D106, Ground Floor

Space Size: 920 SF +/-
Lease Rate: $18.00 /SF +NNN
Estimated NNN: $10.00/SF

Total Estimated Monthly Rent: $2,146.67
(Includes base rent & NNNs)

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OFFERING SUMMARY

EXECUTIVE SUITES AVAILABLE!
RENT SPECIAL! 1 MONTH FREE RENT ON ANY 1-YEAR LEASE!

Private Executive Suites located on the second floors of Building E & Building C with 24/7 fob entry. Tenants receive their own address & mailbox. Join other professionals in a well-trafficked retail/office center.



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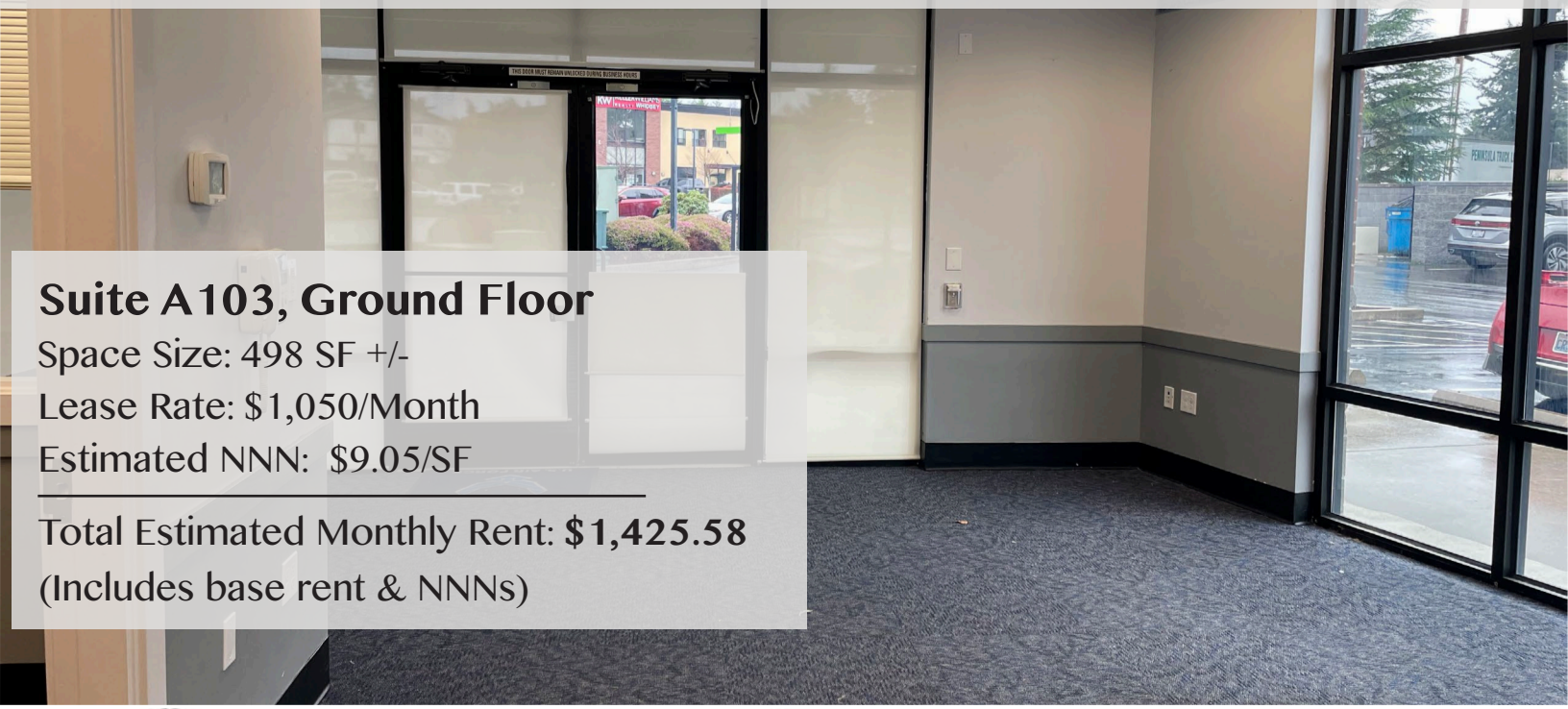
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BUILDING A RETAIL/OFFICE SPACE

FLOOR PLAN AND PROPERTY PHOTO



Suite A103, Ground Floor

Space Size: 498 SF +/-

Lease Rate: $1,050/Month

Estimated NNN: $9.05/SF

Total Estimated Monthly Rent: **$1,425.58**

(Includes base rent & NNNs)





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BUILDING C RETAIL/OFFICE SPACE

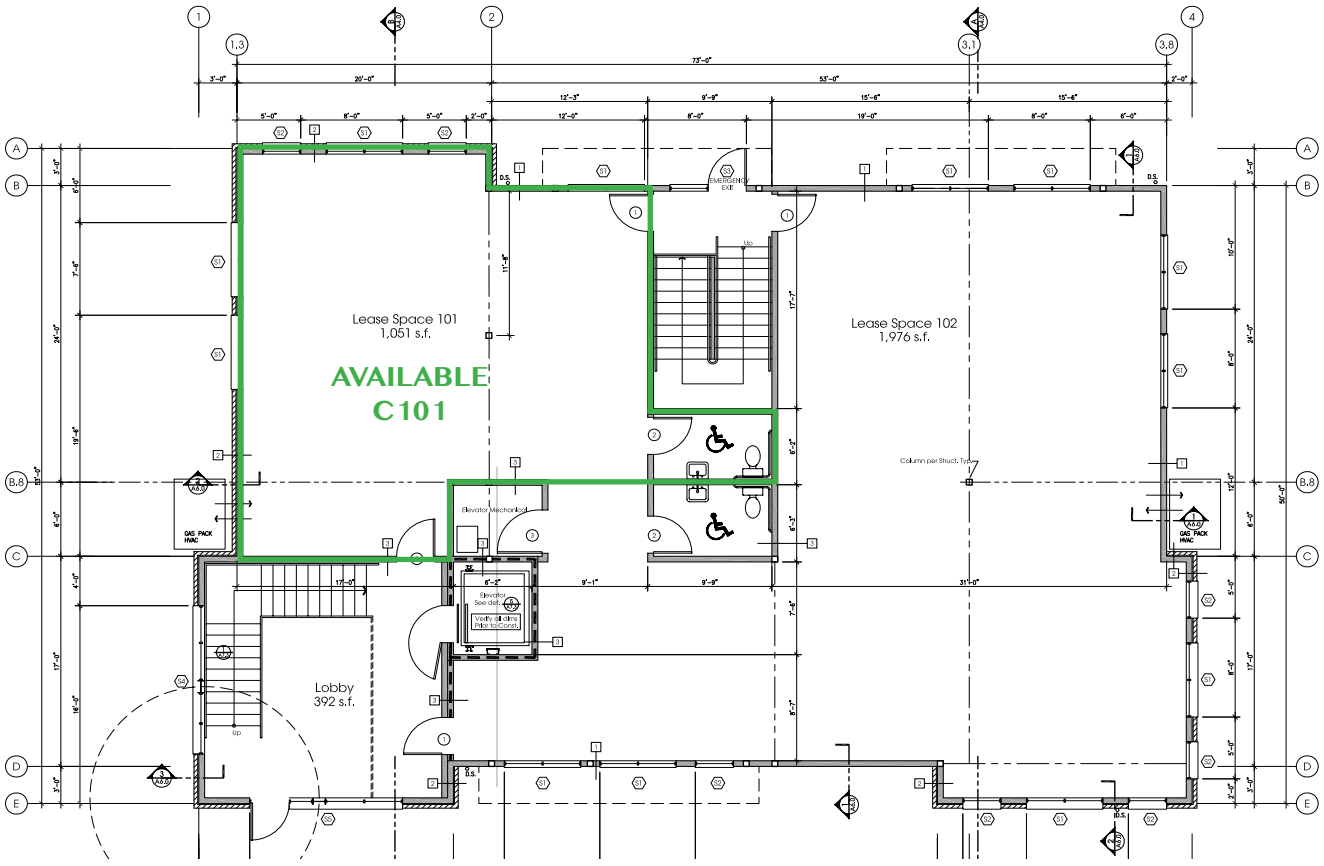
FLOOR PLAN AND PROPERTY PHOTO



Suite C101, Ground Floor

Space Size: 1,051 SF +/-
Lease Rate: $19.00 /SF +NNN
Estimated NNN: $8.00/SF

Total Estimated Monthly Rent: $2,364.75
(Includes base rent & NNNs)



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BUILDING D RETAIL/OFFICE SPACE

FLOOR PLAN AND PROPERTY PHOTO



Suite D102-104, Ground Floor

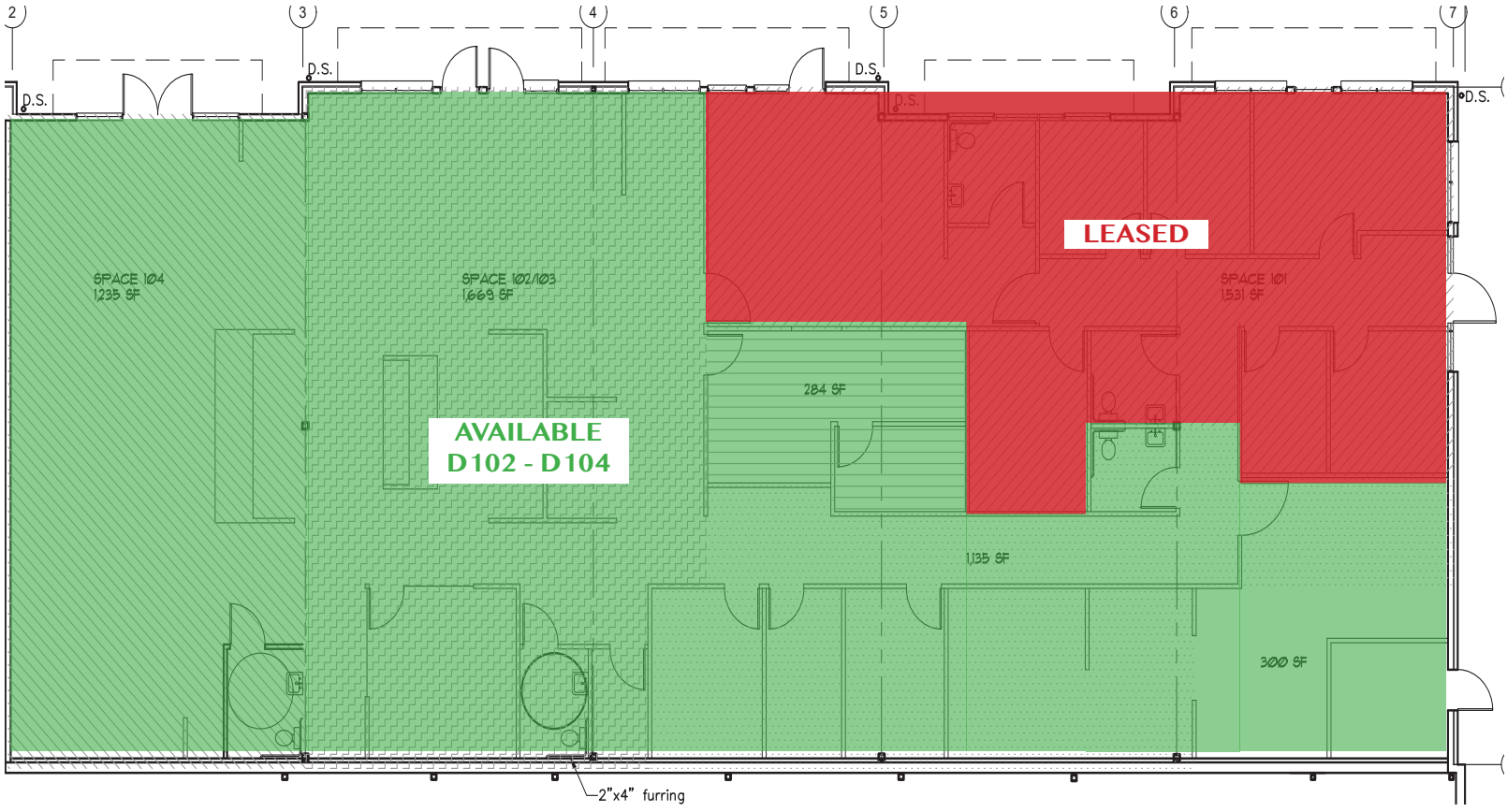
Space Size: 1,235 SF - 2,904 SF +/-

Lease Rate: $18.00 /SF +NNN

Estimated NNN: $10.00/SF

Total Estimated Monthly Rent: $2,881.67 - $6,776.00

(Includes base rent & NNNs for 1,235 SF - 2,904 SF)



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BUILDING D RETAIL/OFFICE SPACE

FLOOR PLAN AND PROPERTY PHOTO



Suite D106, Ground Floor

Space Size: 920 SF +/-

Lease Rate: $18.00 /SF +NNN

Estimated NNN: $10.00/SF

Total Estimated Monthly Rent: **$2,146.67**

(Includes base rent & NNNs)



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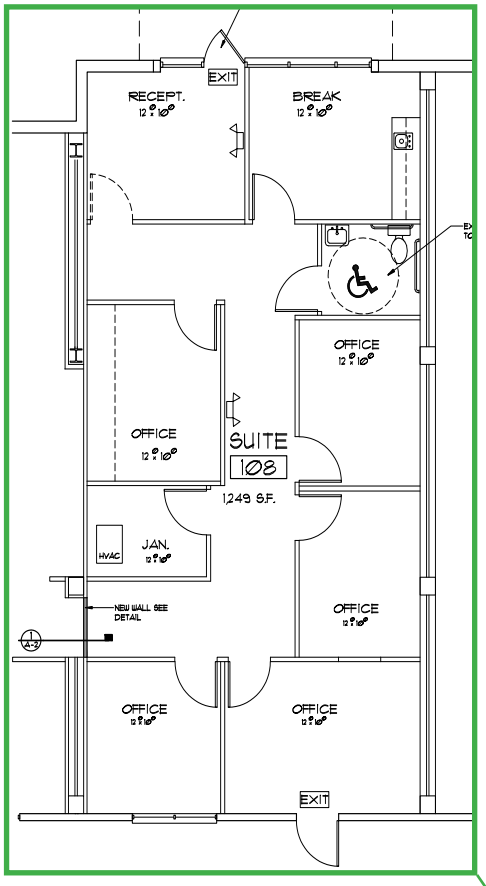
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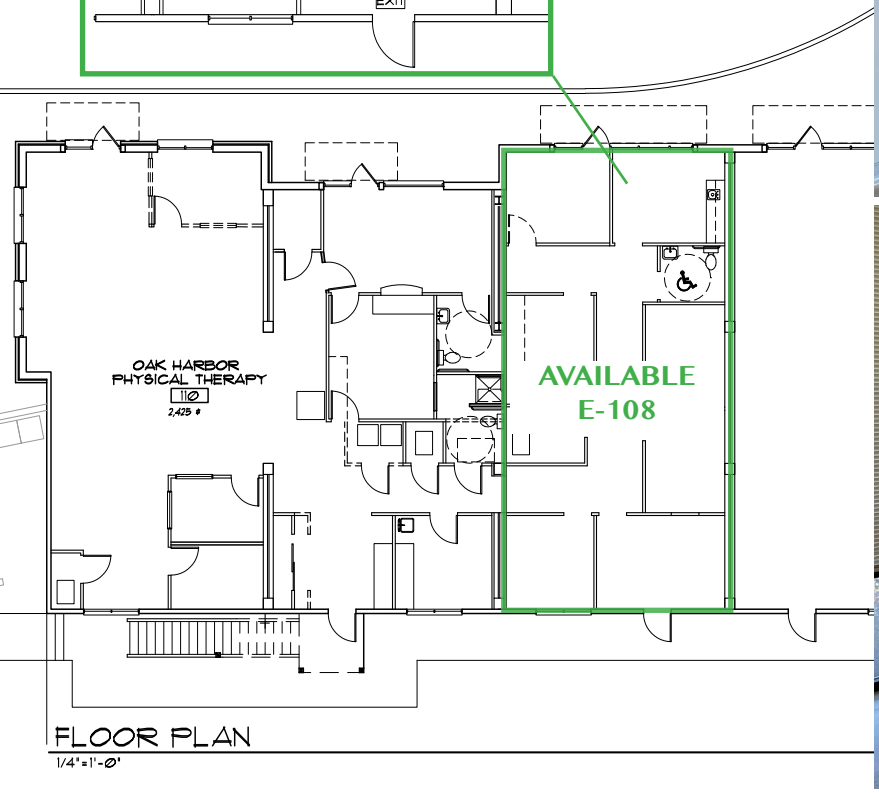
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BUILDING E OFFICE SPACE

GROUND FLOOR PLAN





FLOOR PLAN
1/4" = 1'-0"

Suite E-108, Ground Floor

Space Size: 1,246 SF +/-
Lease Rate: $19.00 /SF +NNN
Estimated NNN: $7.40/SF *(includes electric)*

Total Estimated Monthly Rent: $3,052.70
(Includes base rent & NNNs)





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BUILDING E EXECUTIVE OFFICES

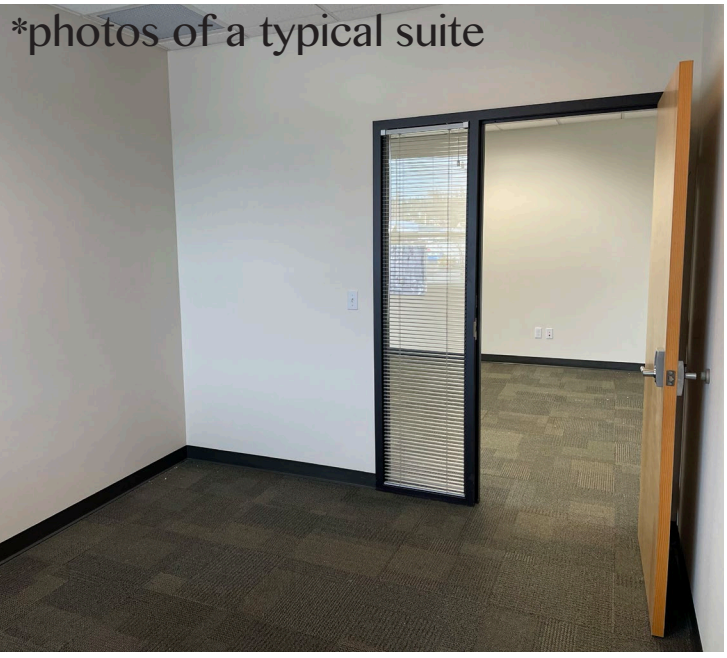
FLOOR PLAN AND PROPERTY PHOTO



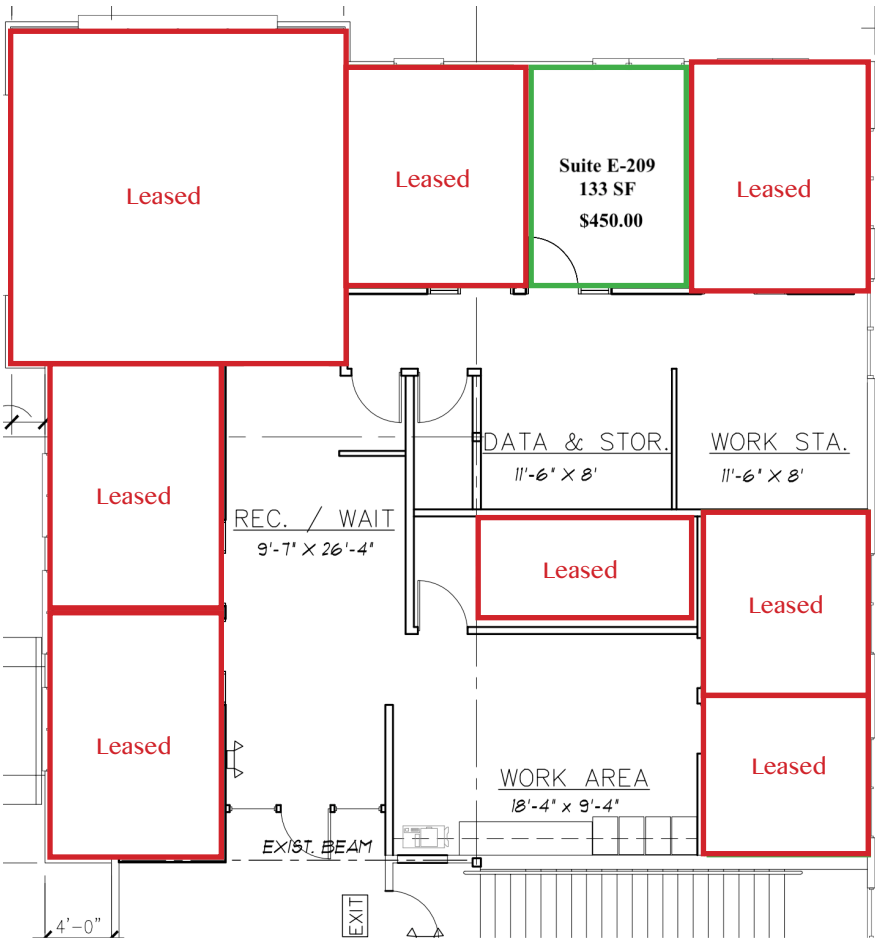
Suite E-209, Executive Suite

Space Size: 133 SF +/-

Lease Rate: $450.00 /Month Gross









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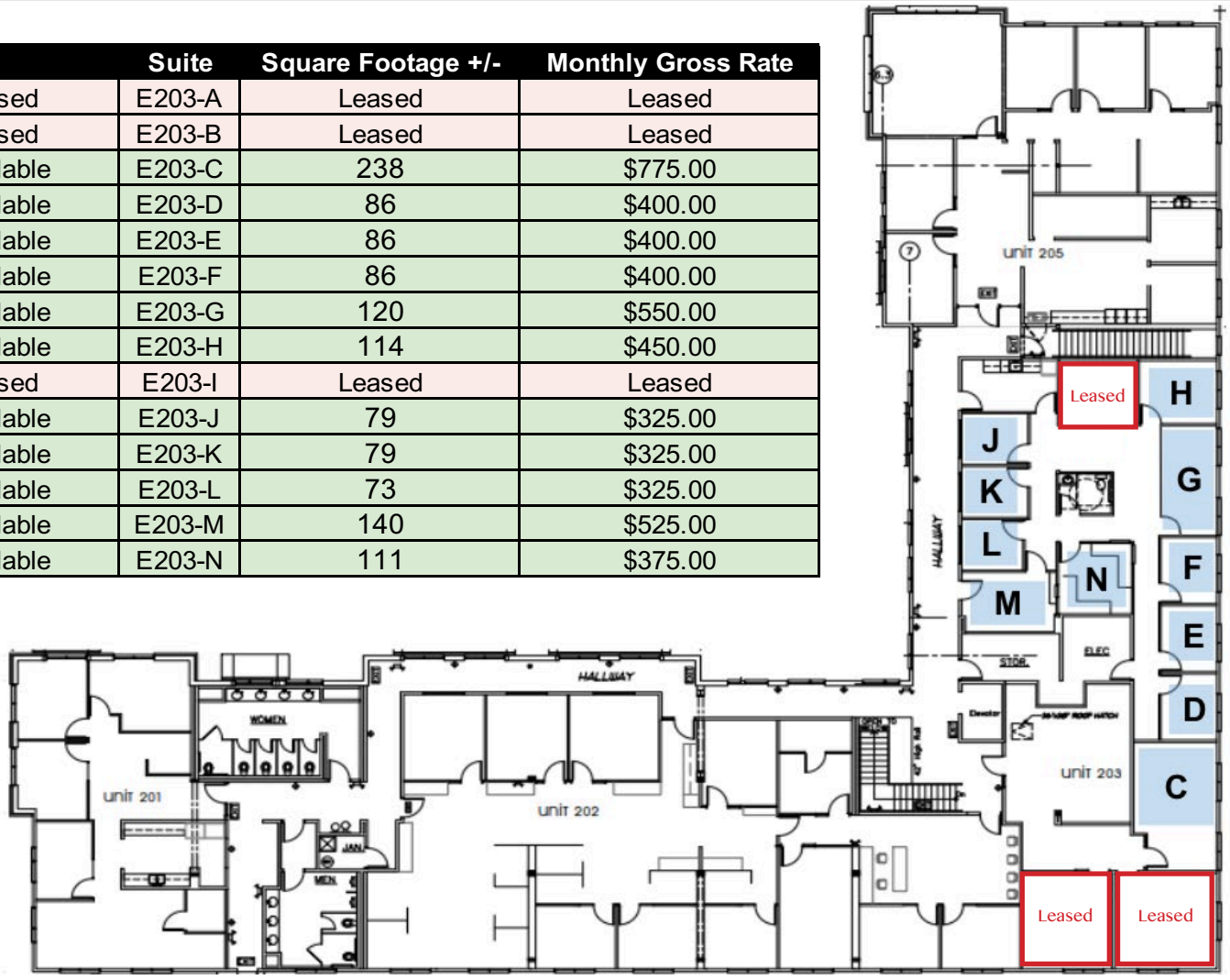
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BUILDING E EXECUTIVE OFFICES

FLOOR PLAN AND AVAILABILITY

	Suite	Square Footage +/-	Monthly Gross Rate
Leased	E203-A	Leased	Leased
Leased	E203-B	Leased	Leased
Available	E203-C	238	$775.00
Available	E203-D	86	$400.00
Available	E203-E	86	$400.00
Available	E203-F	86	$400.00
Available	E203-G	120	$550.00
Available	E203-H	114	$450.00
Leased	E203-I	Leased	Leased
Available	E203-J	79	$325.00
Available	E203-K	79	$325.00
Available	E203-L	73	$325.00
Available	E203-M	140	$525.00
Available	E203-N	111	$375.00







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BUSINESSES NEARBY



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DEMOGRAPHICS

OAK HARBOR, WA



90 miles
to Seattle

8,400+
Military Personnel on Base

25,000
Population

$85,300
Median Income per Household

54%
White Collar Workforce

Oak Harbor, located on Whidbey Island near and accessible by both bridge and ferry, offers strong regional connectivity within a two-hour drive of both Seattle and the Canadian border.

Anchored by Naval Air Station Whidbey Island, which supports military personnel and their families year round, the city benefits from a stable economic base and consistent housing and retail demand.

A growing downtown, expanding retail sector, and Skagit Valley College campus contribute to sustained commercial activity. Combined with year-round tourism and recreation, Oak Harbor presents a compelling opportunity for retail, office, and investment real estate.

Source: ArcGIS Business Analyst / PlacerAI

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial , Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Owner, and therefore are subject to variation. No representation is made by Muljat Group Commercial or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial , Owner, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

Prospective tenants should be aware that Owner of the real property known as Harbor Station is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective teanants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manor detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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