FOR LEASE

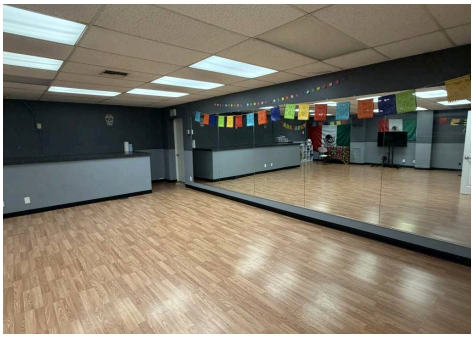
RETAIL / OFFICE



2121 E College Way, Suite B

MOUNT VERNON, WA 98273

2,900 SF
TWO LEVELS







THE SPACE

Well-maintained two-level commercial space in great condition, offering an open interior and separate rooms to support a variety of retail or office layouts, subject to permitted use.

- **2,900 SF** total across two floors
- **1,800 SF** first floor | **1,100 SF** second floor
- Open interior plus separate rooms
- Retail or office use, subject to permitted use

BASE RENT

$9.00 / SF / Year

+ NNN approx. $3.95 / SF / Year

Base rent	**$2,175 / mo**
NNN	**$955 / mo**
Base + NNN	**$3,130 / mo**

Excludes utilities and any other tenant charges.

LEASE TERM	AVAILABLE
5 Years (negotiable)	**Mid-January 2027**

FOR LEASING INFORMATION

Will Babcock, Broker

Key Northwest, LLC

CALL

360-708-7741

Information deemed reliable but not guaranteed. Tenant to verify measurements and permitted use. Photos show existing tenant furnishings and signage, which are not included.