

SUBLEASE OPPORTUNITY AVAILABLE

3120 HEWITT AVE | EVERETT, WA 98201



Sublease at Historic Everett Building

Turn-key

4,100 sqft Office Space

Full Floor Sublease (2nd floor)

\$20/ sqft (Full Service)

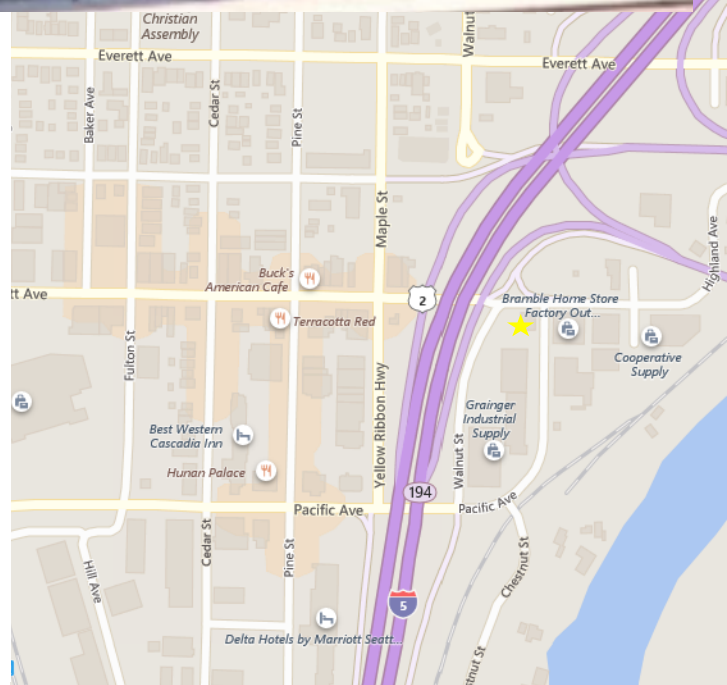
Lease term until November 7, 2019

Ample / Free Parking

(3.5/1,000 with 5 dedicated spaces)

Freeway Signage

Furniture negotiable



For more information, contact:
Matthew Royal | matthew@royalcommercialcorp.com
Jim Carroll | jimc@royalcommercialcorp.com



royal commercial corp.
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HEWITT AVENUE OFFICE

A beautifully preserved Historic Building built in 1901.
High end finishes with exposed bricks, high ceilings, and large windows.
Renovated in 2012 for office use and professional services.

- Highly visible frontage on corner lot with exterior signage available
 - Dedicated Entrance and Elevator
 - Near Major Transit Lines
- Easy Access to I-5, Highway 2, and Everett City Center
- The City of Everett has a progressive business friendly tax policy.

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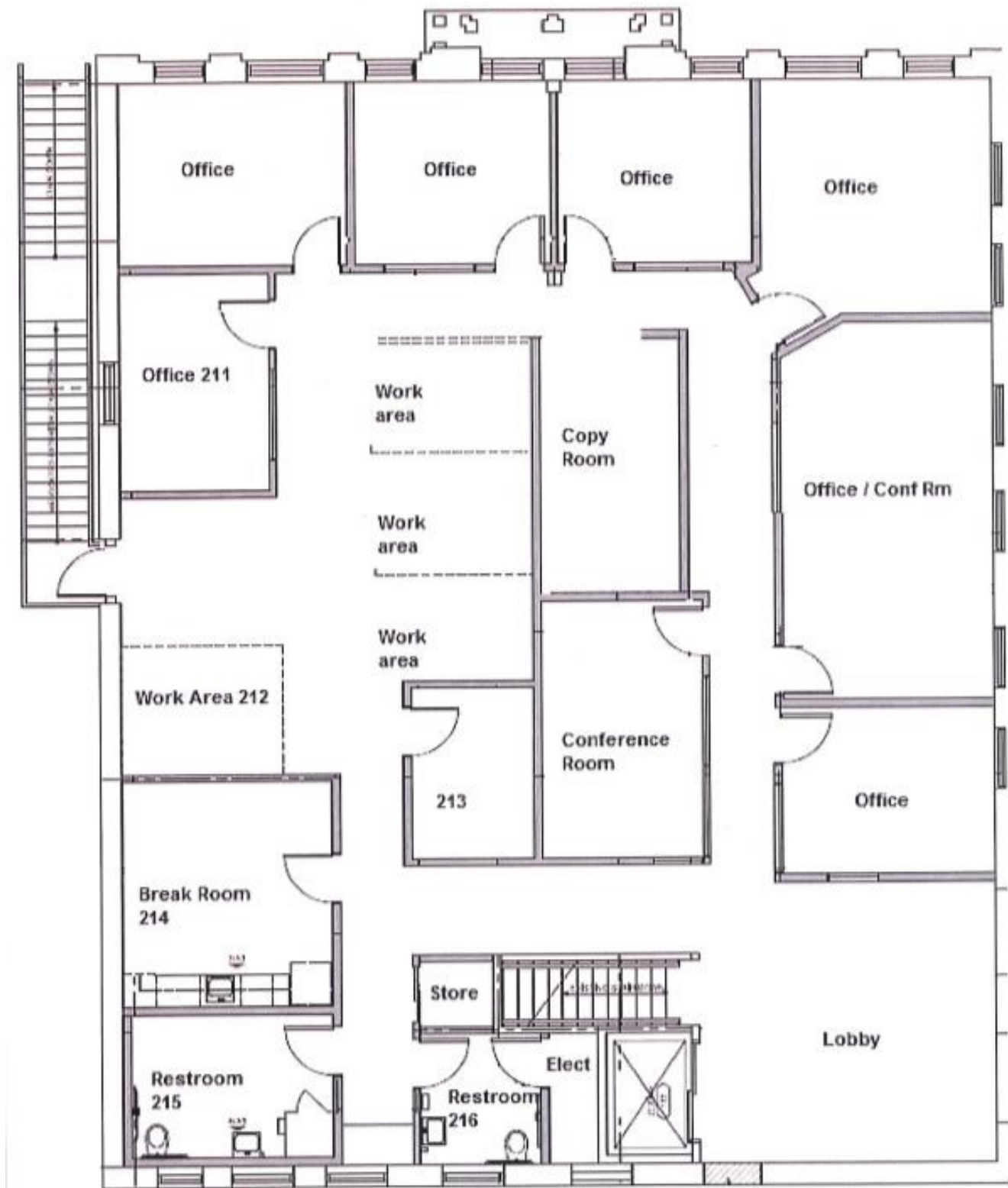


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Everett, WA Data & Demographics (As of July 1, 2018)

POPULATION

Total Population	112,525
Population in Households	108,761
Population in Families	79,395
Population in Group Qtrs	3,764
Population Density ²	3,399
Diversity Index ³	63

HOUSING

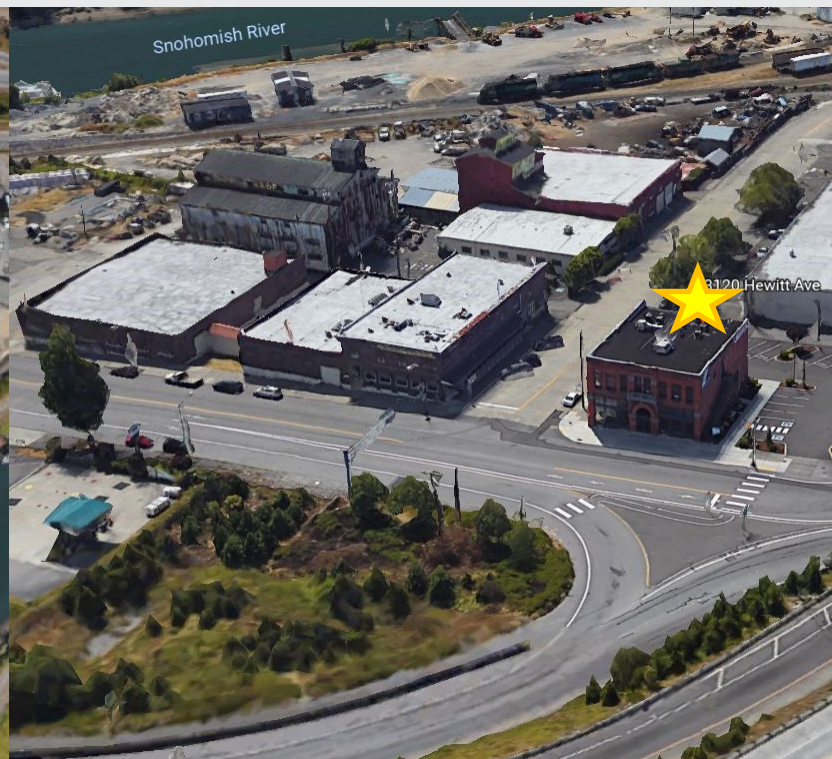
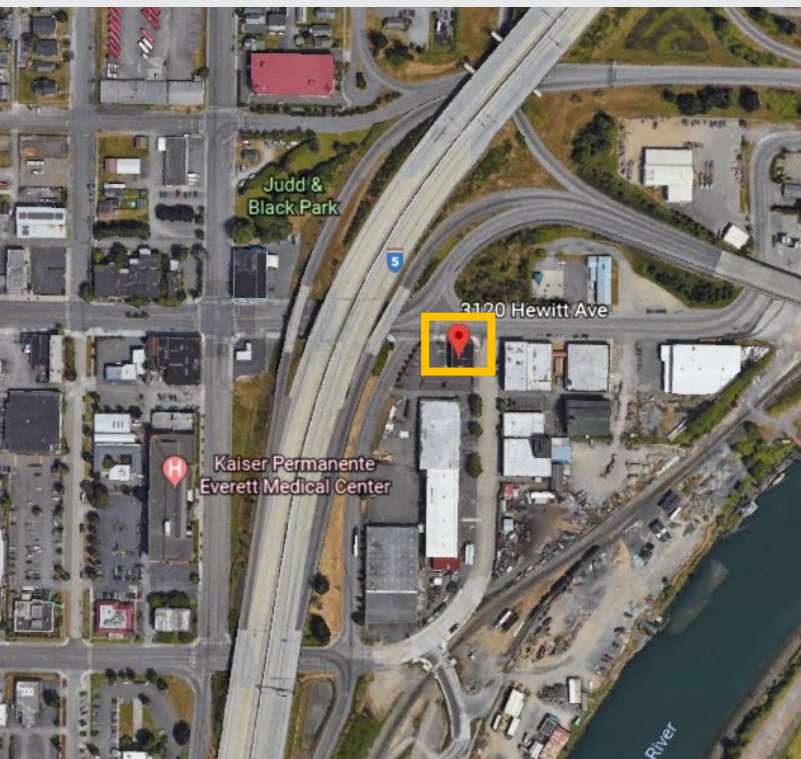
Total Housing Units	47,834 (100%)
Owner Occupied HU	20,663 (43.2%)
Renter Occupied HU	24,367 (50.9%)
Vacant Housing Units	2,804 (5.9%)
Median Home Value	\$297,772
Average Home Value	\$347,904

INCOME

Median Household Income	\$55,182
Average Household Income	\$73,260
Per Capita Income	\$30,237

HOUSEHOLDS

Total Households	45,030
Average Household Size	2.42
Family Households	25,198
Average Family Size	3



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