



Windermere

COMMERCIAL

# OFFERING MEMORANDUM

## ANACORTES PROFESSIONAL CENTER

317 COMMERCIAL AVE • ANACORTES, WA 98221





# OFFERING SUMMARY

Class A office suites for lease in Anacortes' nicest professional office center. Two buildings with a shared lobby offering spaces from single office executive suites to multi-office suites ranging in size from 115 square feet up to 10,000 square feet.

Located in Old Town, Anacortes' central business district these spaces are steps away from the bulk of Anacortes' retail and dining establishments, adjacent to the Ports deep water docks, and close to Cap Sante Marina - perfectly situated in the heart of town.

Executive suites offered on one year minimum gross leases

Office suites offered on three year minimum NNN leases

**BUILDING SIZE: 28,499 SF**  
**LEASES: NNN AND GROSS**

**SUITE SIZE: 915-11,652 SQFT**  
**EXEC SUITE SIZE: 350 SQFT**

LEGAL DISCLAIMER: The information supplied is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

# PROPERTY HIGHLIGHTS



Windermere North Sound is pleased to offer for lease the Anacortes Professional Center in Anacortes, WA.

The Anacortes Professional Center is located on Commercial Avenue in Anacortes' bustling Central Business District in Old Town. Old Town Anacortes is approximately 16 miles West of Interstate 5 and the same distance from NAS Whidbey and the City of Oak Harbor.

Steps away from these offices you'll find City Hall, the Port of Anacortes, Cap Sante Marina, as well as most of Anacortes' dining and retail shopping options. Dedicated parking lot with EV charging stations.

Fiber connectivity keeps your business up to speed, and CCTV security system keeps your business safe.



PROPERTY HIGHLIGHTS

The Anacortes Professional Center offers the following amenities:

**HIGH SPEED FIBER CONNECTIVITY**

**COMMON LOBBY AND RECEPTION STAFF**

**ELEVATOR SERVICE TO 2ND FLOOR SUITES**

**SHIPPING/RECEIVING ROOM**

**CLOSED CIRCUIT TV SECURITY SYSTEM**

**HIGH CEILINGS, LARGE WINDOWS, TONS OF NATURAL LIGHT**

**4 EV CHARGING STATIONS**

**DEDICATED PARKING LOTS AND ABUNDANT OFF SITE PUBLIC PARKING**

**DESKS AND DIVIDERS AVAILABLE FOR SOME SPACES**

**STEPS TO CITY HALL, THE PORT, CAP SANTE MARINA AND MORE**





# BUILDING SUMMARY

April 2024

**LEASED**  
**LEASED**

GROUND FLOOR OFFICE SUITE - 915 SQ. FT. - 9.77% NNN OF NORTH BUILDING - DIRECT ACCESS TO COMMERCIAL AVENUE  
TWO PRIVATE OFFICES - OPEN WORK AREA - KITCHENETTE - ONE RESTROOM - STORAGE CLOSET

GROUND FLOOR OFFICE SUITE - 3,400 SQ. FT - 36.33% NNN OF NORTH BUILDING - DIRECT ACCESS TO COMMERCIAL AVENUE  
THREE PRIVATE OFFICES - OPEN WORK AREA - KITCHENETTE - ONE RESTROOM - STORAGE CLOSET

**#317**

**AMENITIES** GROUND FLOOR ACCESS FROM COMMERCIAL AVENUE - SHIPPING/RECEIVING AREA - ELEVATOR  
ARCHITECTURAL ELEMENTS - FIBER INTERNET ACCESS - SHARED CONFERENCE ROOM - SHARED KITCHENETTE  
RESTROOMS ALL FLOORS

**SUITE 100 - LEASED**

1,592 SQ. FT. GROUND FLOOR - 8.02% NNN SOUTH OF BUILDING THREE OFFICES  
OPEN WORK AREA - DRINKING FOUNTAIN - KITCHENETTE

**SUITE 101**

168 SQ. FT. GROUND FLOOR - 0.85% NNN SOUTH OF BUILDING (GROSS LEASE)  
SINGLE OFFICE

**SUITE 102**

5,060 SQ. FT. GROUND FLOOR - 25.50% NNN SOUTH OF BUILDING - LARGE OPEN  
WORK AREA - PRIVATE RESTROOMS - CONFERENCE ROOM

**SUITE 103 - LEASED**

220 SQ. FT. GROUND FLOOR - 1.11% NNN SOUTH OF BUILDING (GROSS LEASE)  
SINGLE OFFICE

**SUITE 200 - LEASED**

435 SQ. FT. SECOND FLOOR - 2.2% NNN SOUTH OF BUILDING (GROSS LEASE)  
TWO OFFICE SUITE

**SUITE 201 - LEASED**

5,048 SQ. FT. SECOND FLOOR - 53.9% NNN NORTH OF BUILDING - 10% NNN OF  
SOUTH BUILDING (GROSS LEASE) - SEPARATE PUBLIC & EMPLOYEE ENTRANCES  
MULTIPLE OFFICES - CONFERENCE ROOM - RESTROOMS - DRINKING FOUNTAIN  
LARGE EMPLOYEE BREAK AREA - VIEWS TO THE CHANNEL

**SUITE 202 - LEASED**

140 SQ. FT. SECOND FLOOR - 0.7% NNN SOUTH OF BUILDING (GROSS LEASE)  
SINGLE OFFICE

**SUITE 203**

1,871 SQ. FT. SECOND FLOOR - 9.43% NNN SOUTH OF BUILDING - TWO PRIVATE  
OFFICES - LARGE WORK AREA - KITCHENETTE - PRIVATE CONFERENCE ROOM

**SUITE 204 - LEASED**

115 SQ. FT. SECOND FLOOR - 0.58% NNN SOUTH OF BUILDING (GROSS LEASE)  
SINGLE OFFICE

**SUITE 205 - LEASED**

5,707 SQ. FT. SECOND FLOOR - 28.76% NNN OF SOUTH BUILDING - MULTIPLE  
OFFICES - PRIVATE MULTI-USER RESTROOMS - CONFERENCE ROOMS - LARGE  
OPEN WORK AREAS - KITCHENETTE - BREAK ROOM AREA - OPTION TO  
SUBDIVIDE INTO MULTIPLE SUITES





## PROPERTY HIGHLIGHTS

Offices are close to:

1. City Hall
2. Port of Anacortes
3. Cap Sante Marina
4. Post Office
5. Dakota Creek Industries
6. Private Parking
7. Abundant Public Parking
8. Downtown Eateries
9. Guemes Channel Deep Water Docks
10. Several Anacortes hotels







## FINANCIAL ANALYSIS

Lease rate is \$30.00 per square foot, plus triple nets.

Triple Nets are approximately \$5.00 per square foot, per year, and are billed monthly.

Triple Nets include:

Water/Sewer/Garbage.

Electricity.

Natural Gas.

Base Internet Fiber

Building maintenance.

Building Insurance.

Property Insurance.

Building Security System monitoring.

Tenant responsibilities:

Reception Desk Staffing billed on a pro-rata basis

Phone service & system.

Janitorial in leased space.

Security System in leased space.





GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes and an International Ferry connection with Vancouver Island BC in Canada.



**HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.**



# DEMOGRAPHICS



## POPULATION TRENDS AND KEY INDICATORS

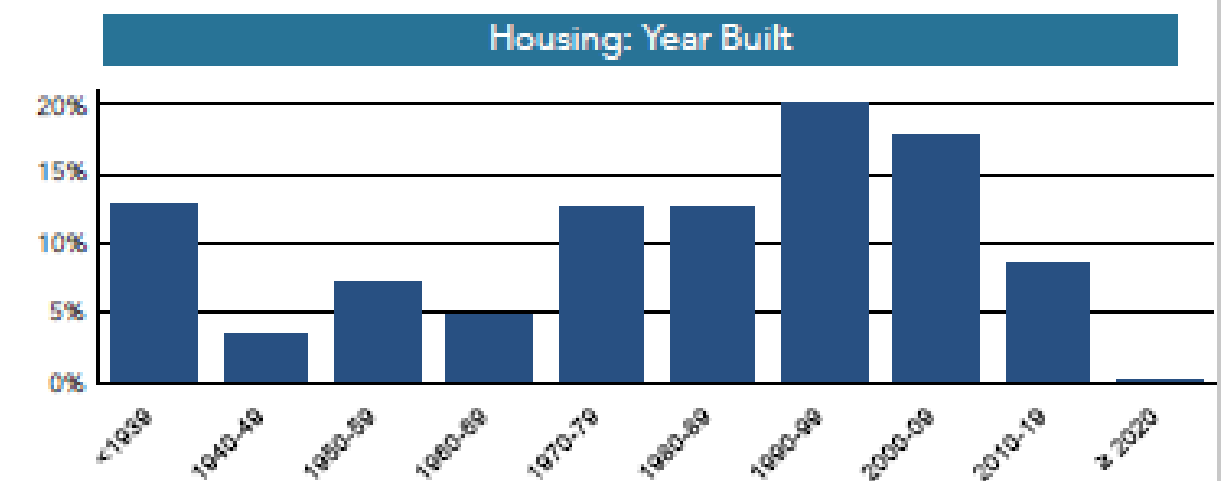
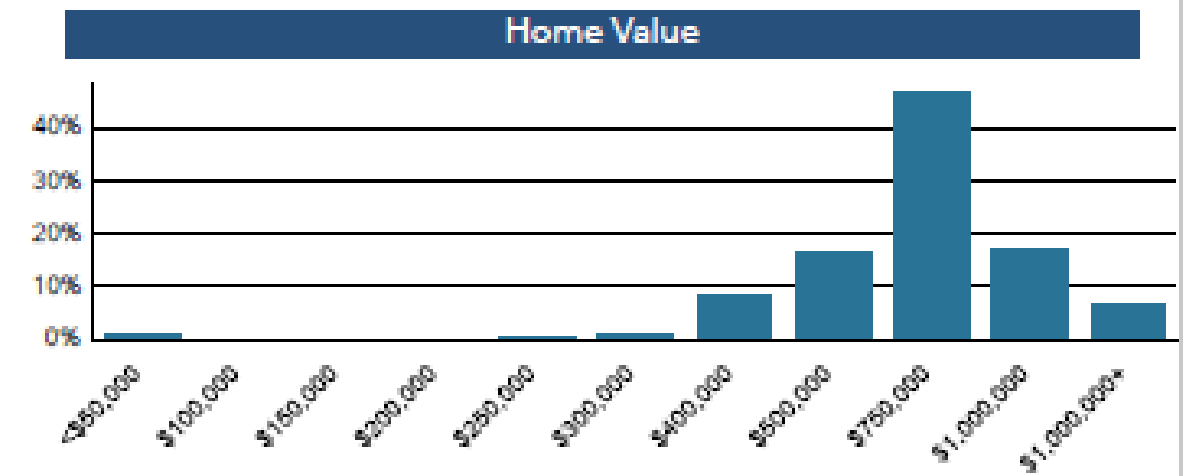
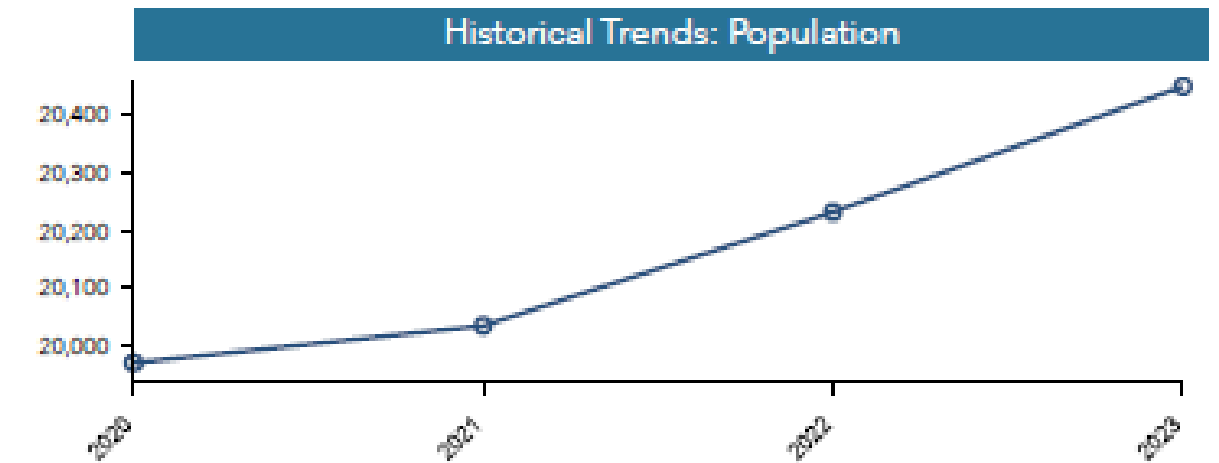
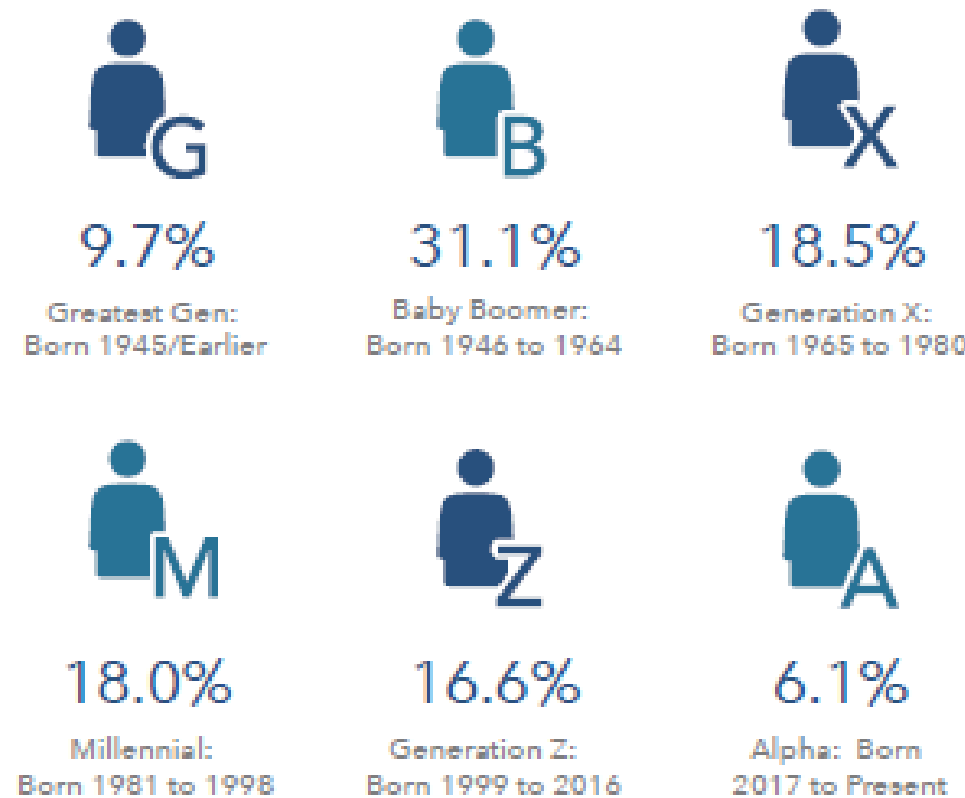
317 Commercial Ave, Anacortes, Washington, 98221  
Ring of 5 miles

20,451	9,136	2.23	51.8	\$83,441	\$624,793	142	55	37
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



### POPULATION BY GENERATION



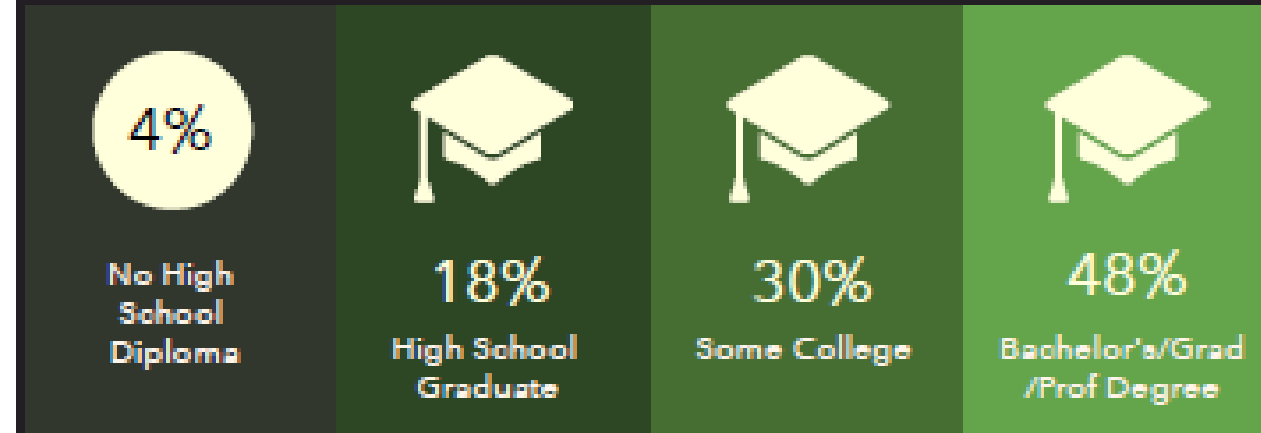




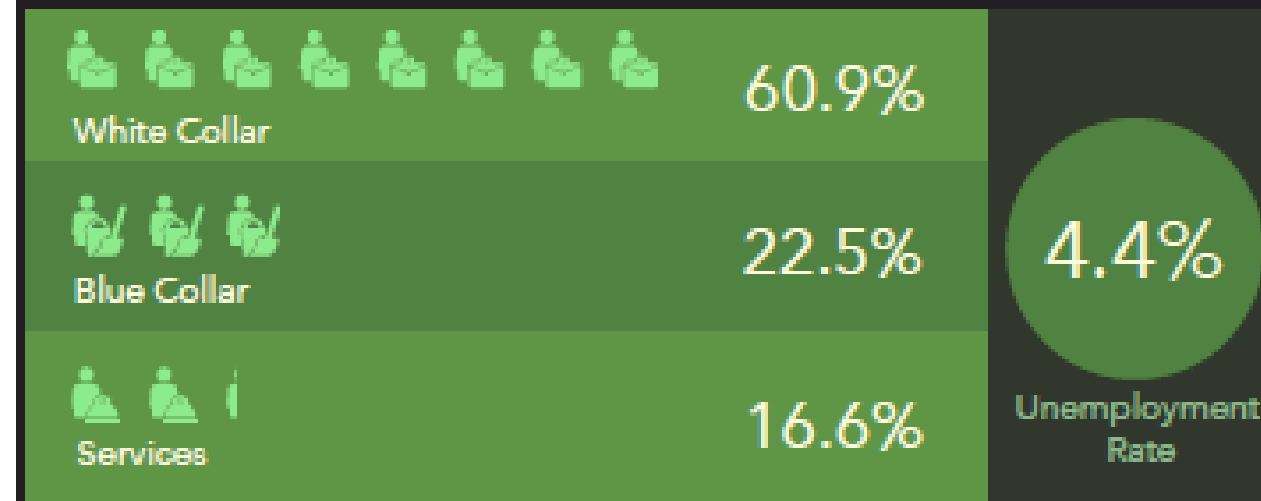
DEMOGRAPHICS

THE GREATER ANACORTES AREA HAS A HIGHLY EDUCATED AND SKILLED GROWING WORKFORCE FOR YOUR COMPANY TO RECRUIT FROM.

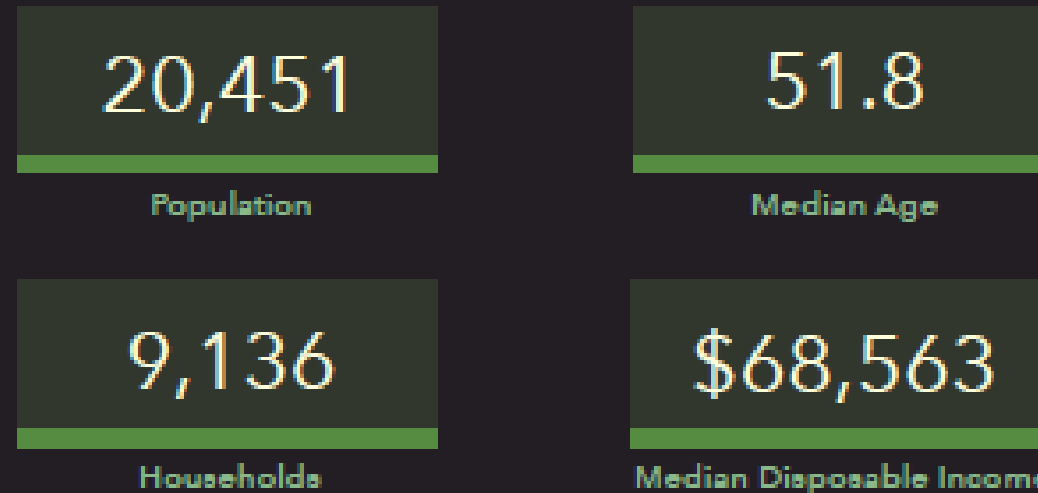
EDUCATION



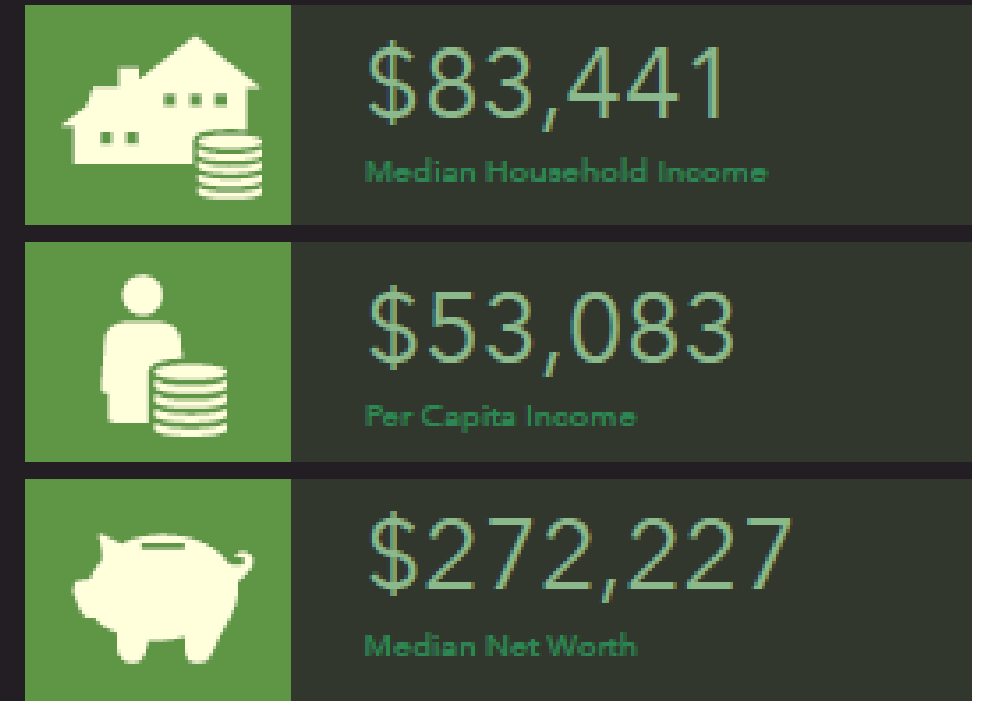
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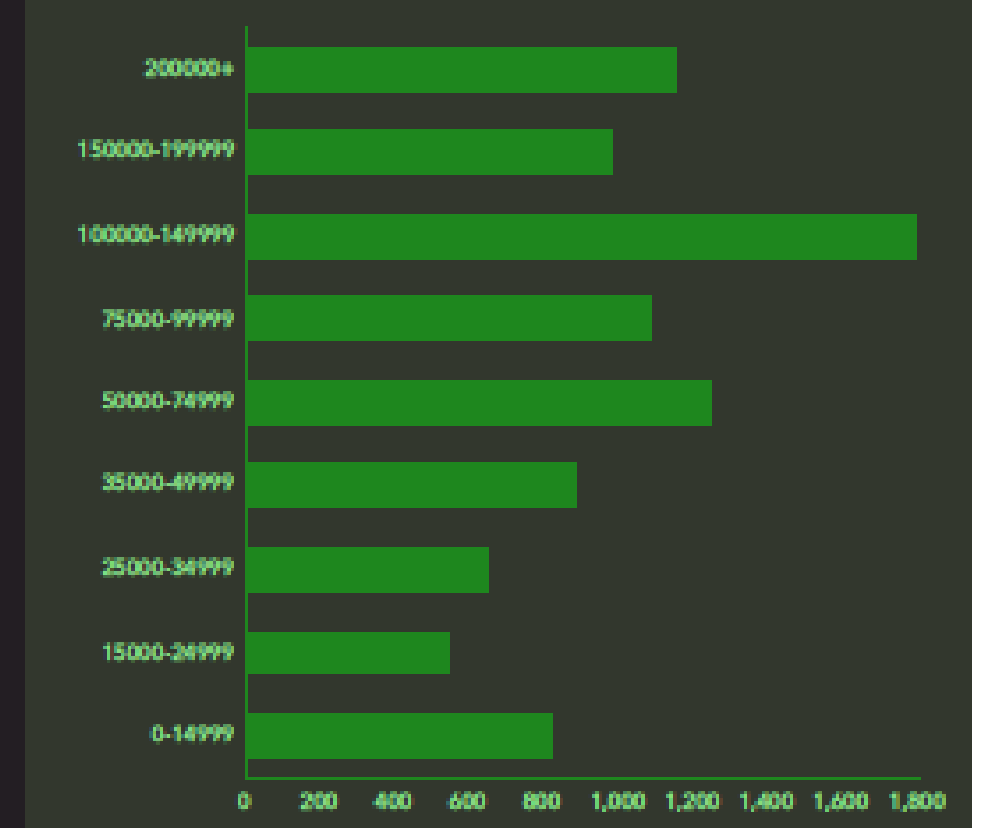
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)





# PHOTO GALLERY







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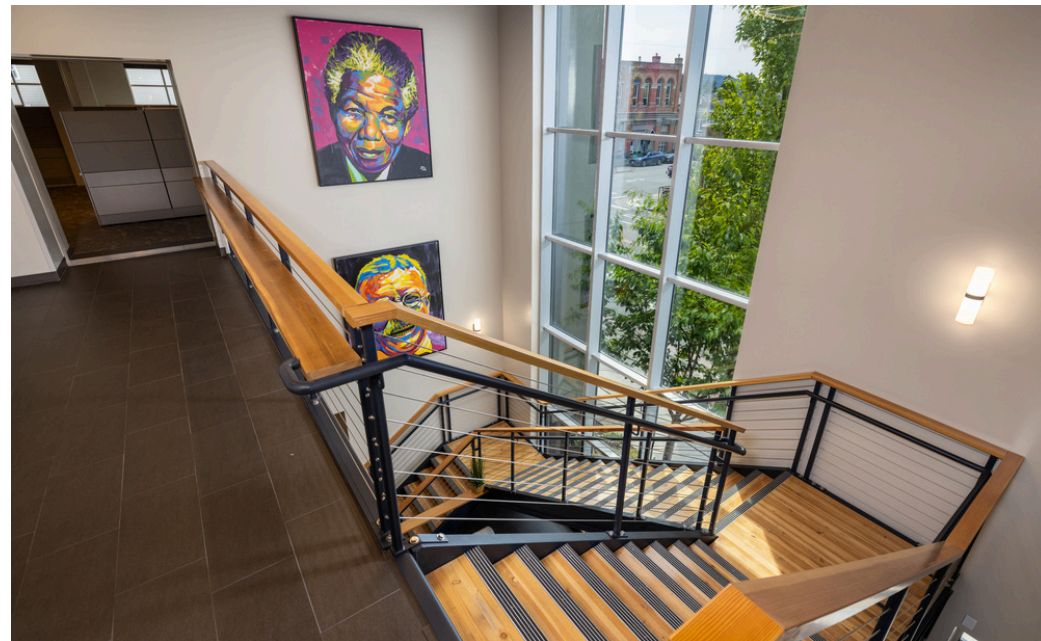






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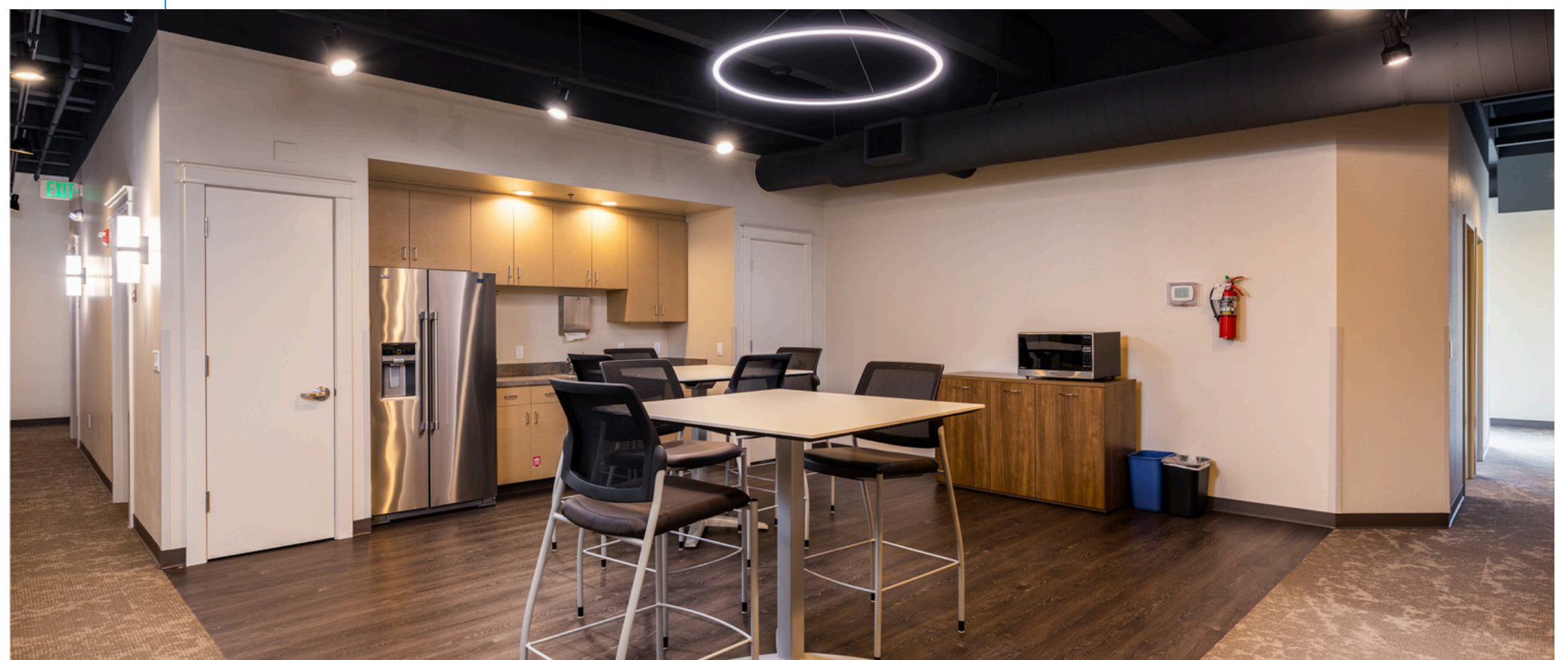
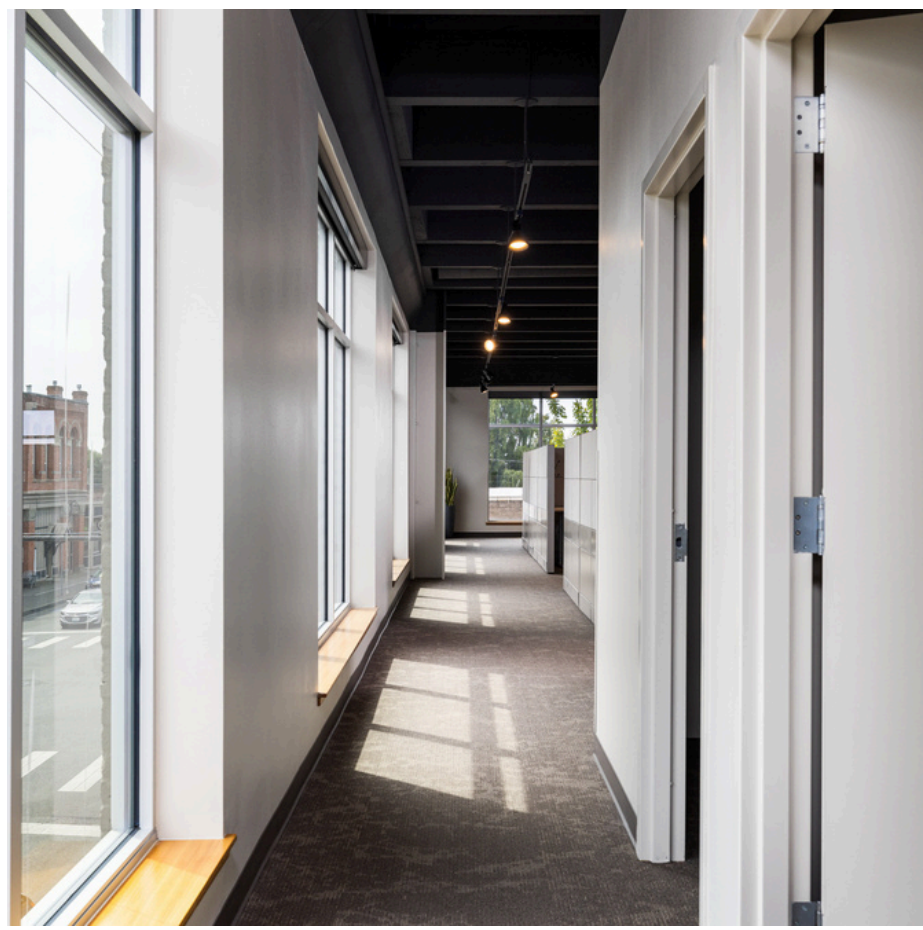






PHOTO GALLERY







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## **Nate Scott**

Managing Broker

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**COMMERCIAL**

WINDERMERE NORTH SOUND

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