

FLEX SPACE FOR SALE



45,000 SF | THE BAKER BUILDING

EVERETT, WA 98201 | JURISDICTION: CITY OF EVERETT

Broadway & Hewitt Avenue



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SITE DETAIL

Property Name	The Baker Building
Opportunity Type	Owner/User Investment
Address	2815 Baker Avenue
Building Size	45,000 SF
Zoning	MU (Mixed Urban)
Jurisdiction	City of Everett, WA
Cap Rate	6.30% (11 Current Tenants)
Parcel	004378-658-006-00 & 004378-659-031-00
Annual NOI	\$395,784 (\$32,982/Month)
Owner/User Potential	30,000 SF Available
Price	Contact Brokers for Details
Loading & Access	2 Parking Lots Roll Up Doors: • 2 grade • 2 Dock 2 Freight Elevators Clear Heights 7'-12'

THE BAKER BUILDING | RARE FLEX SPACE FOR SALE

First Western Properties is pleased to present The Baker Building, located along Baker Ave just off Hewitt Ave in Everett, WA, is a prime investment opportunity. This multi-tenant property offers easy access to Interstate 5 and State Route 2 and is surrounded by various amenities. With 11 tenants including art and photography companies, the building generates an annual NOI of \$395,784, representing a 6.30% cap rate. Additionally, there's 30,000 square feet of potential space available for owner-users, including a basement warehouse with a freight elevator, warehouse space on the main floor with two dock-high roll-ups, and second-floor office space. Recent capital improvements have enhanced the property's value, and its multiple loading and access points, including a separate parking lot, make it a rare and desirable find.



BUILDING LAYOUT

First Floor

-  15,000 SF
-  7-8.5' Clear Height
-  2 Freight Elevators
-  New Vapor Barrier
-  24-Hr Air Replacement



Second Floor

-  15,000 SF
-  12' Clear Height
-  2 Freight Elevators
-  2 DH 2 GL Roll Ups
-  Retail/Industrial Mix



Third Floor

-  15,000 SF
-  Large Common Area
-  1 Freight Elevator
-  Recently Renovated
-  Primarily Office



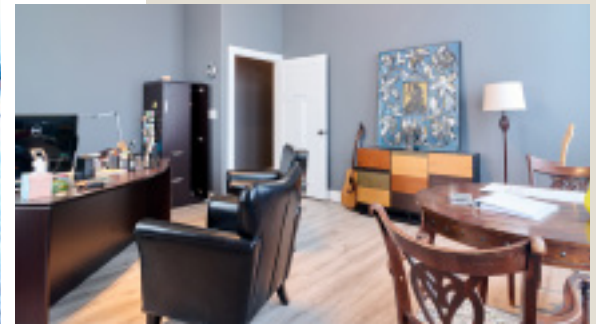
FIRST FLOOR IMAGES

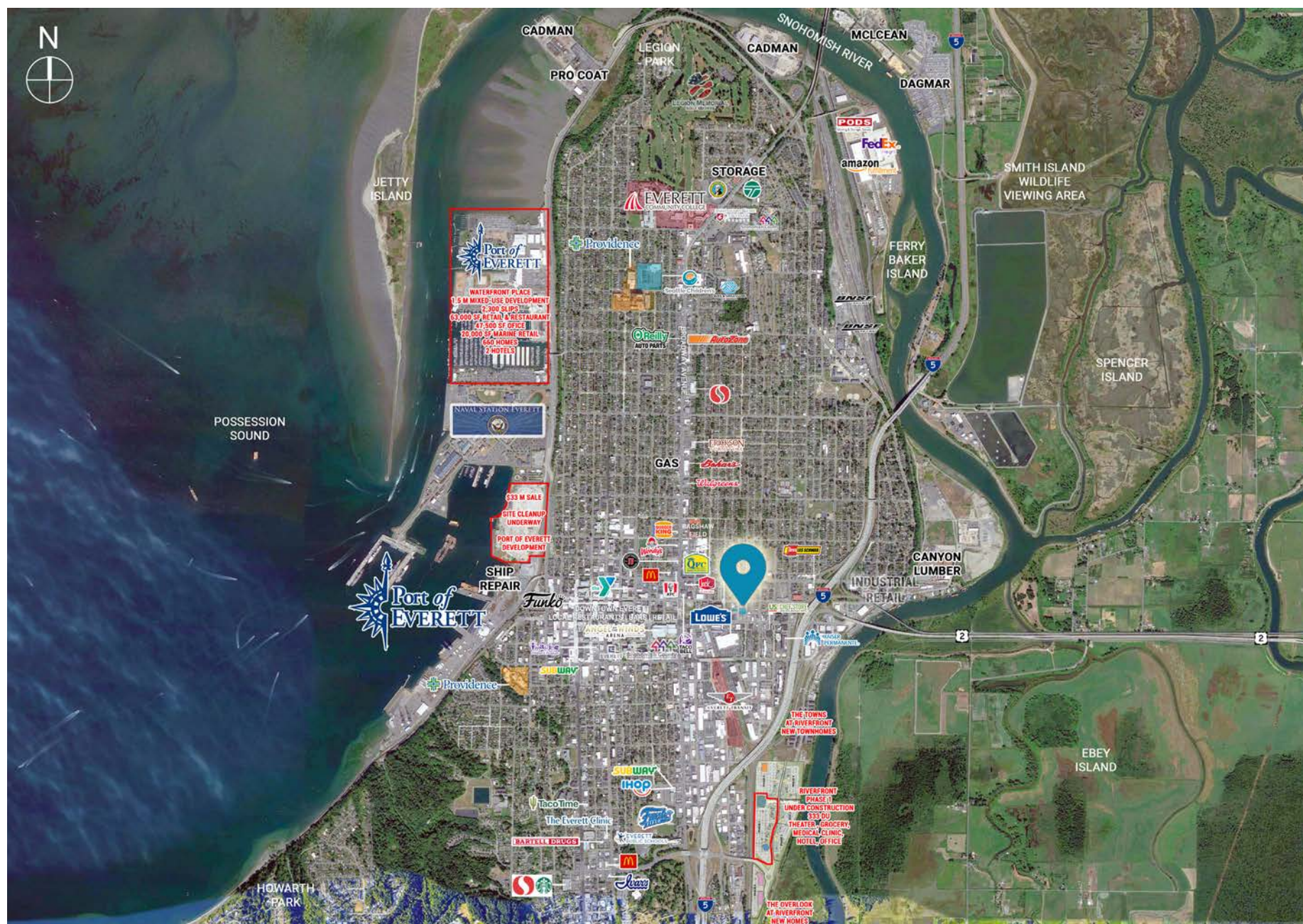


SECOND FLOOR IMAGES



THIRDFLOOR IMAGES





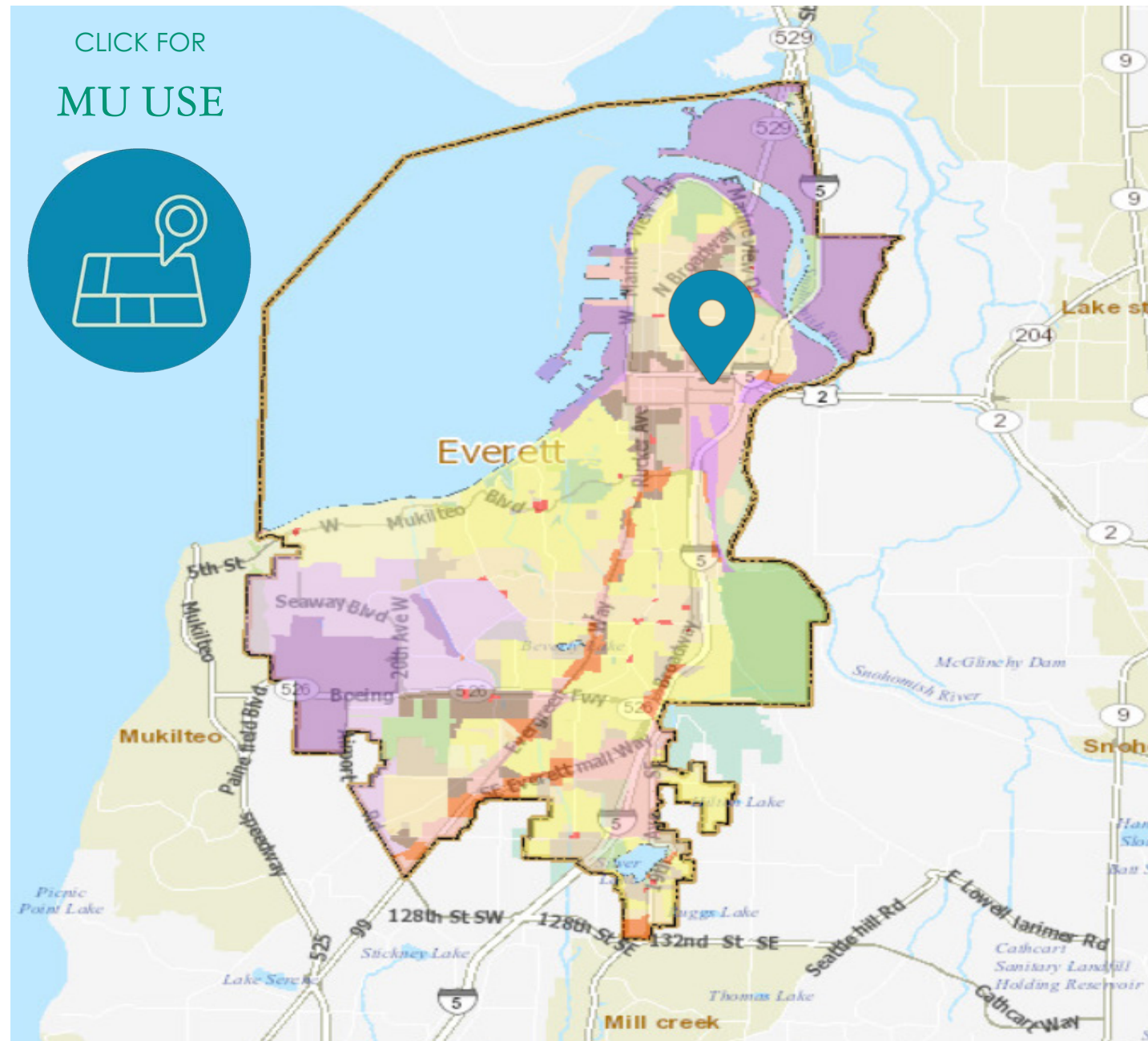
DRONE AERIAL



AERIAL IMAGE



ZONING



Residential	
R-S	Suburban Residential
R-1	Single Family Detached Low Density
R-1A	Single Family Attached
R-2	Single Family Detached Medium Density
R-2A	Single Family Attached Medium Density
R-3	Multiple Family Medium Density
R-3L	Multiple Family Low Density
R-4	Multiple Family High Density
R-5	Core Residential
Metro Everett	
UR	Urban Residential
UM	Urban Mixed
ULI	Urban Light Industrial
Business	
B-1	Neighborhood Business
B-2	Community Business
B-2B	Office
BMU	Broadway Mixed Use
Commercial	
C-1	General Commercial
C-1R	Regional Commercial — Office
C-2	Heavy Commercial — Light Industrial
E-1	Evergreen Way
E-1MUO	Evergreen Way Mixed Use Overlay
W-C	Waterfront Commercial
Industrial	
M-1	Office and Industrial Park
M-2	Heavy Manufacturing
M-M	Business Park
M-S	Maritime Services
Other	
A-1	Agriculture
OS	Open Space
Park	Public Park
Water	
AQ	Aquatic
WRM	Watershed Resource Management



AREA OVERVIEW

EVERETT SNAPSHOT

CITY DETAILS

State	Washington
County	Snohomish County
Mayor	Cassie Franklin
Incorporated	May 4, 1893
Website:	www.everettwa.gov



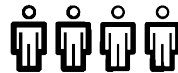
36.4

YEARS OLD
MEDIAN AGE



43,480

NO OF
HOUSEHOLDS



849,070

SNOHOMISH COUNTY
2024 POPULATION



\$77,806

MEDIAN HOUSEHOLD
INCOME



\$640,377

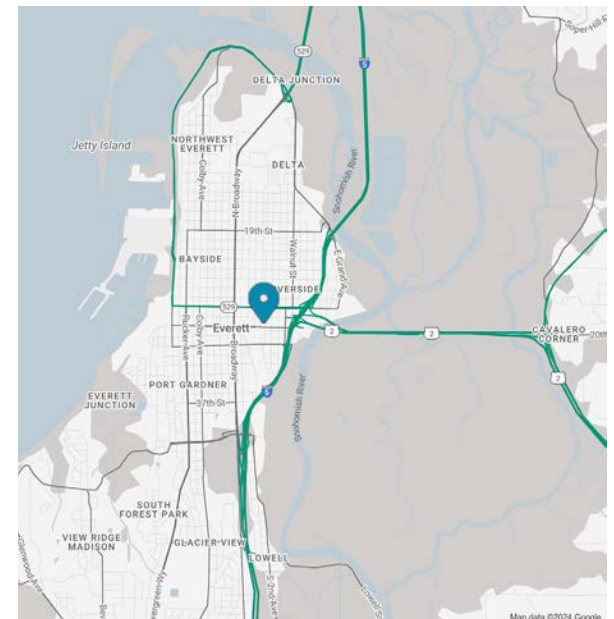
MEDIAN PROPERTY
VALUE



63.7%

HOME OWNERSHIP
RATE

Everett, WA is located 25 miles north of Seattle on tranquil Port Gardner Bay, equal parts charming coastal hamlet & thriving commercial hub. Everett enjoys one of the most enviable locales in the PNW & an outstanding quality of life. As the Snohomish county Seat, Everett is the County's largest city and the area's center for economic development.





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