



FOR LEASE OR FOR SALE

NASSAU MEDICAL BUILDING

3131 NASSAU STREET • EVERETT, WA 98201

REDUCED SALE PRICE: \$3.425 MM

DO NOT DISTURB CURRENT TENANTS

CBRE

PROPERTY FEATURES



Building Size: 8,278 RSF medical office building

- Suite 101: Up to 4,726 SF - Available for Lease or Owner/User
- Suite 102: 3,552 SF - Leased through 3/31/2026



Site Size: 0.62-acre site zoned Urban Residential 4 (UR4) City of Everett



Rare Opportunity: Rare purpose-built medical opportunity for lease or partial owner/user



Ample Parking: 4.6 stalls per 1,000 SF (47 stalls) plus abundant street parking



Class A Medical: Well maintained, modern medical office building completed in 2005



Superior Visibility: Prominent exposure and highly visible signage opportunity



Quality Improvements: Robust existing medical office infrastructure with territorial views



Strategic Location: In Everett CBD and medical core, adjacent to numerous amenities

LEASE RATE AND SALE PRICE



Lease Rate: \$25.00/SF/Yr., NNN

Reduced Sale Price: \$3.425 MM



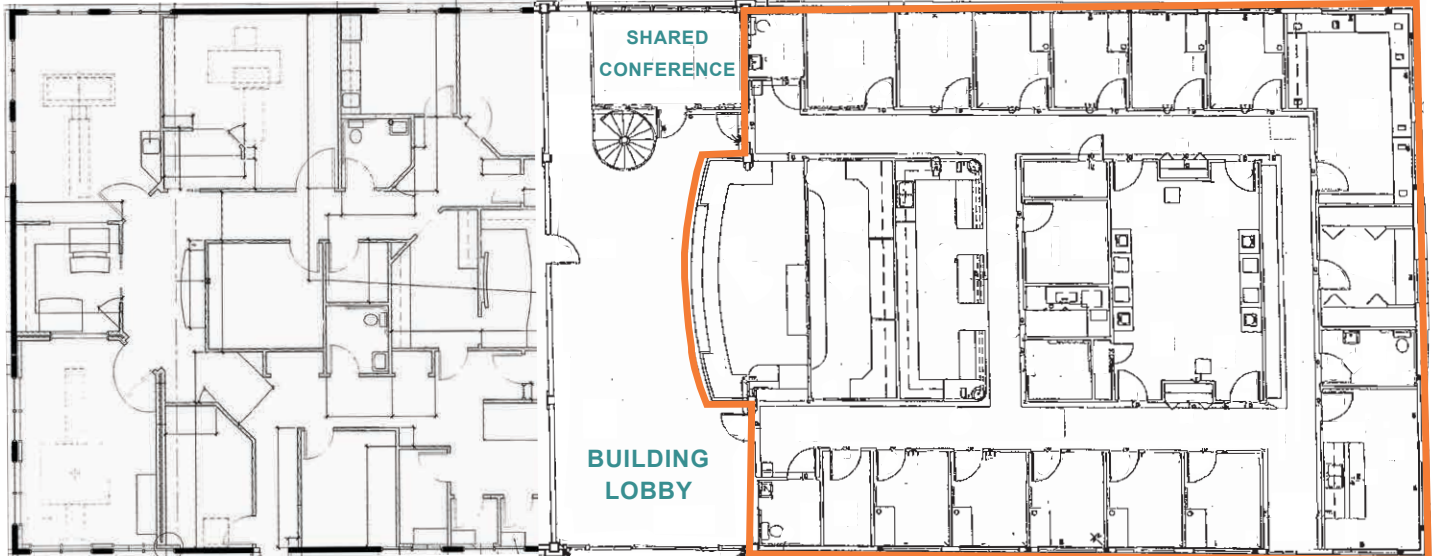
FLOOR PLANS

Suite 102: 3,552 RSF

Leased through 3/31/2026

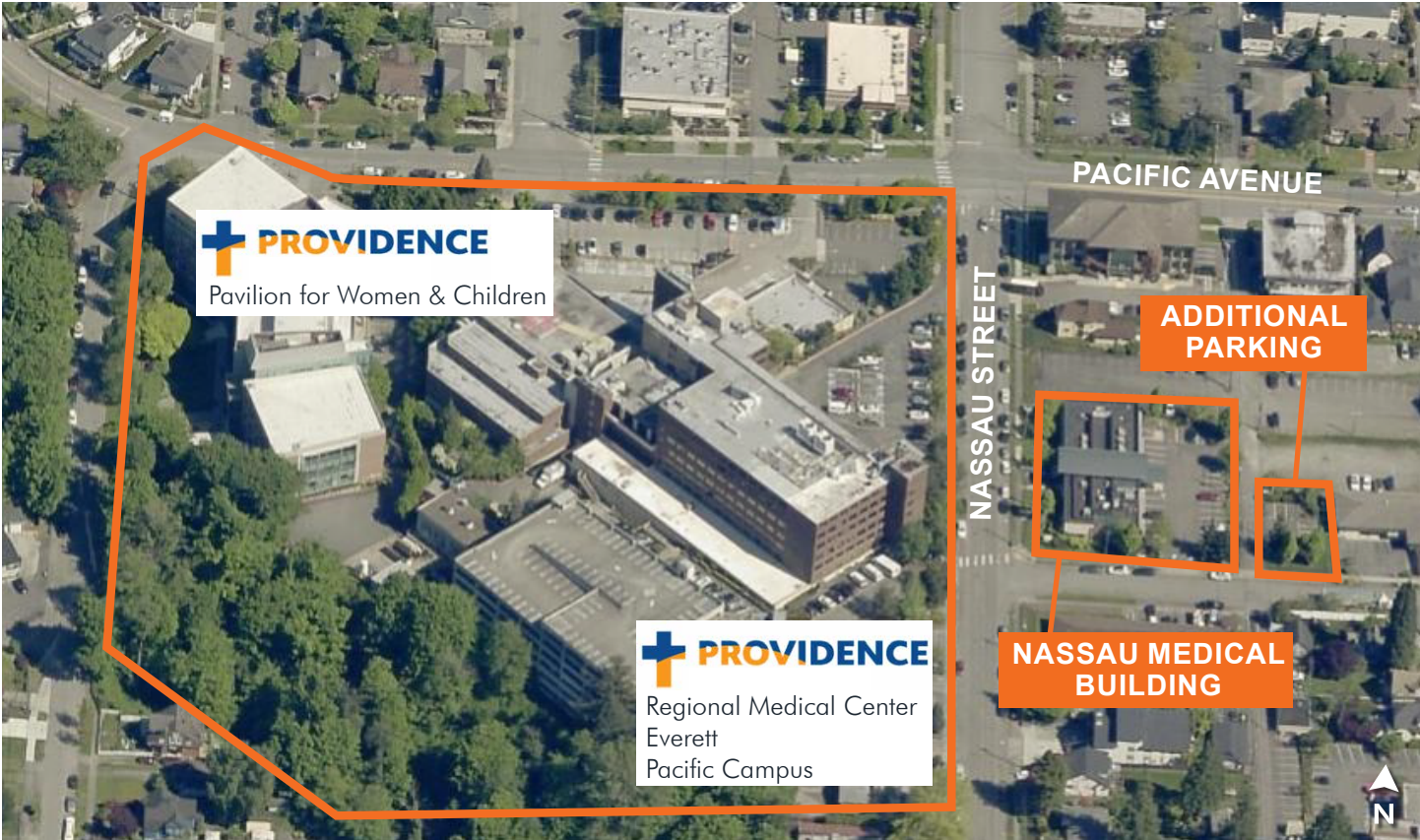
Suite 101: Up to 4,726 RSF

Available

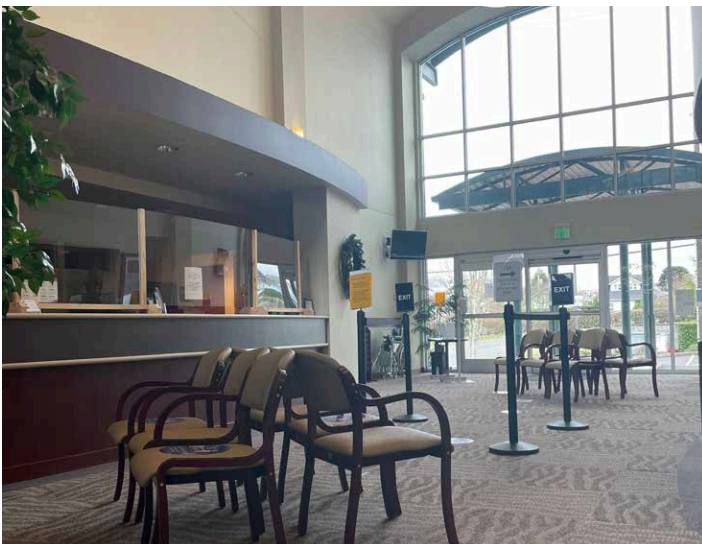
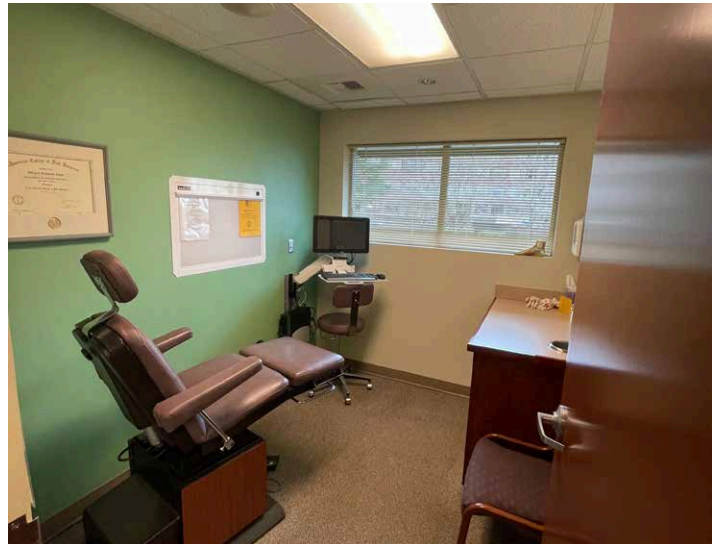




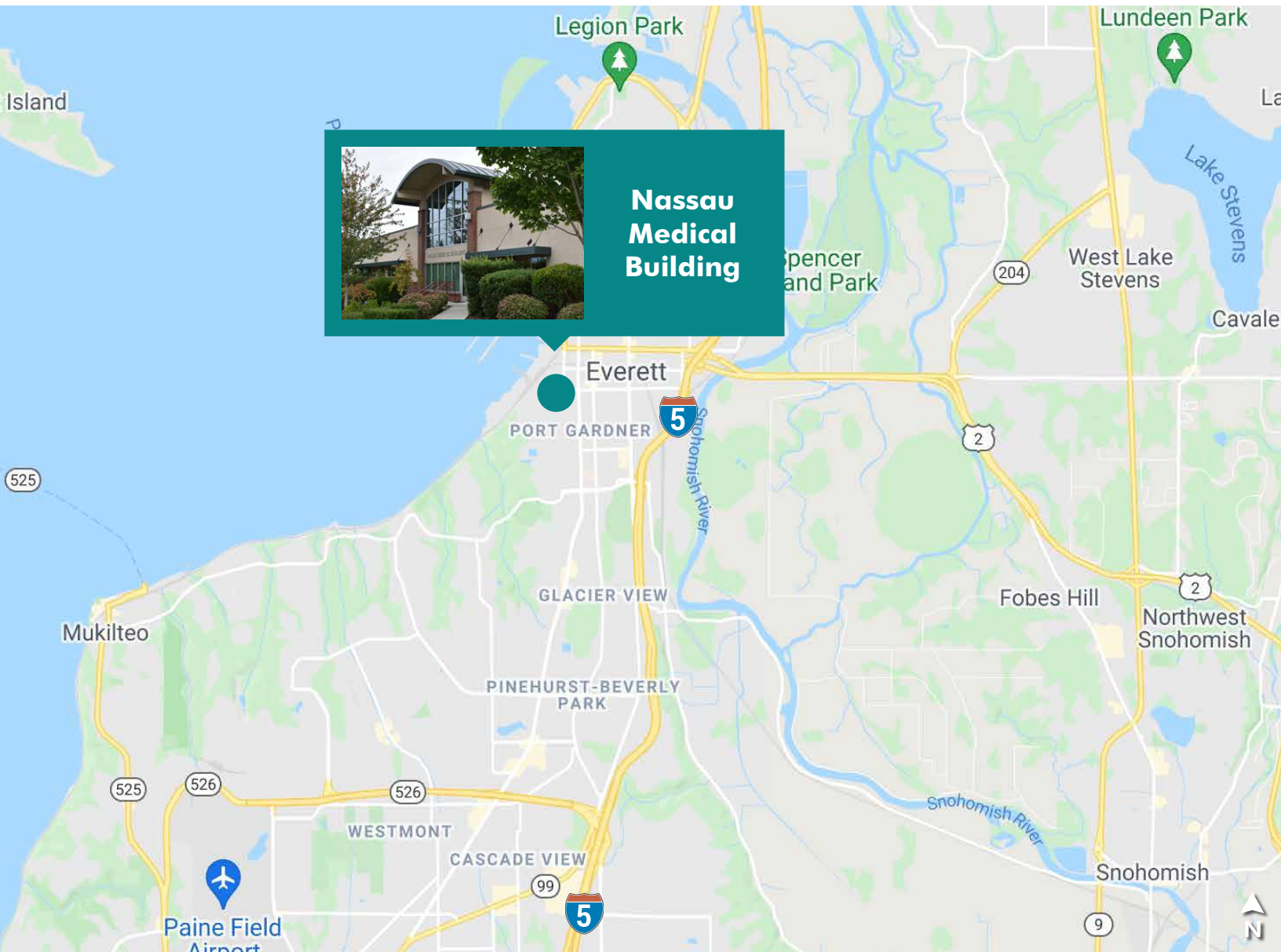
BUILDING AERIAL



BUILDING IMAGES



BUILDING LOCATION



JOHN BAUER

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

RIC BRANDT

Senior Vice President
+1 425 462 6901
ric.brandt@cbre.com

ERIK LARSON

First Vice President
+1 425 462 6954
eik.larson@cbre.com

CBRE

929 108th Avenue NE
Suite 700
Bellevue, WA. 98004



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