INDUSTRIAL/OFFICE
LEASE

ARLINGTON CORPORATE CENTRAL

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COMMERCIAL REAL ESTATE

LOCATED MINUTES FROM SMOKEY POINT BOULEVARD

854 SF - 6,173 SF Available

$1.00 - $1.35/SF, NNN

PROPERTY DETAILS:

- Quick access to I-5
- Nearby retail and restaurant amenities
- Abundant parking
- Grade-level roll-up loading doors
- Close proximity to Arlington Municipal Airport, Cascade Industrial Center, and Auto Dealerships

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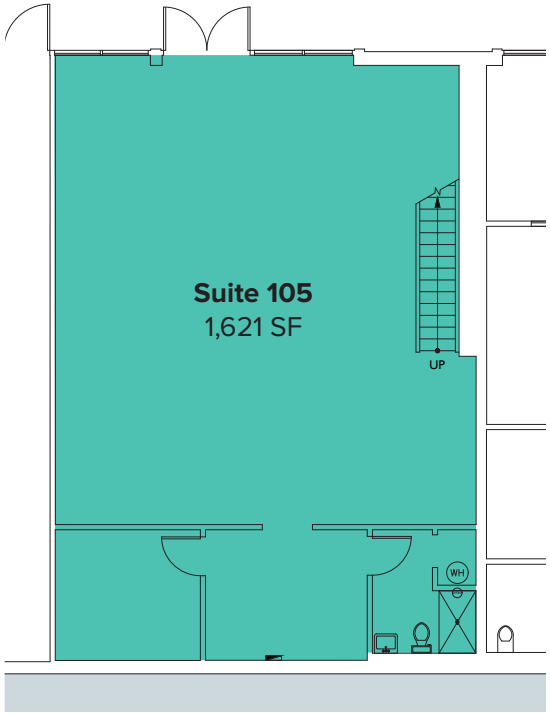
SUITE 105 FLOOR PLAN

SUITE FEATURES:

- **Available with 60 days' notice**
- **1,621 SF**
- **$1.35/SF, NNN**
- Office space
- Open work area
- 1 private office
- 1 restroom



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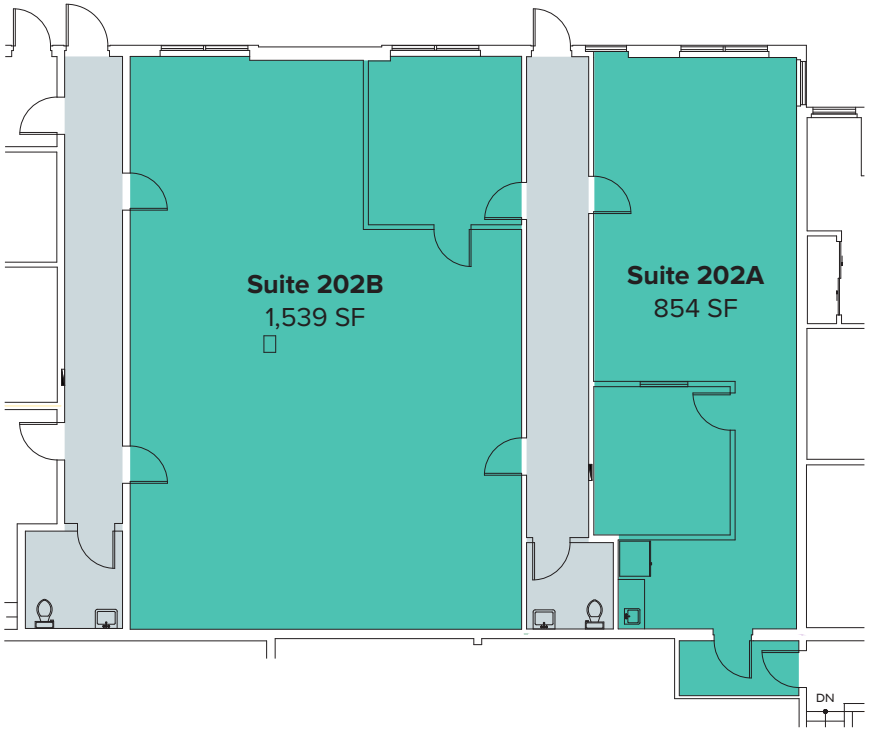
SECOND LEVEL FLOOR PLAN

SUITE 202A FEATURES:

- **Available with 60 days' notice**
- **854 SF**
- **$1.00/SF, NNN**
- Office space
- Includes 1 private office, open work area, and break area with a kitchenette
- Contiguous with Suite 202B for a total of 2,393 SF

SUITE 202B FEATURES:

- **Available now**
- **1,539 SF**
- **$1.00/SF, NNN**
- Office space
- Includes reception and open work area
- Contiguous with Suite 202A for a total of 2,393 SF



Contiguous 2,393 SF

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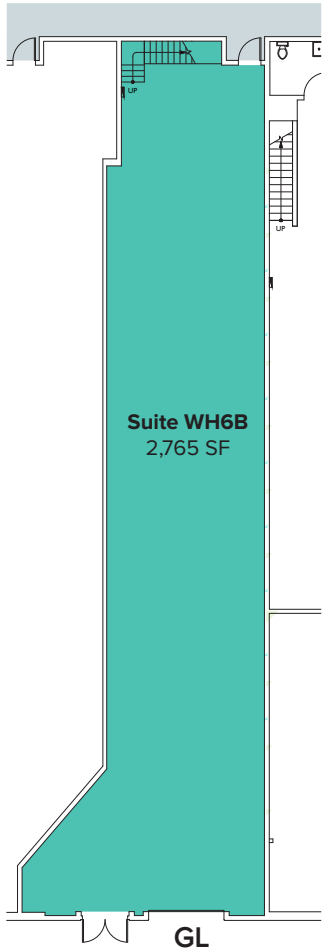
SAMPLE FLOOR PLAN OPTION 1

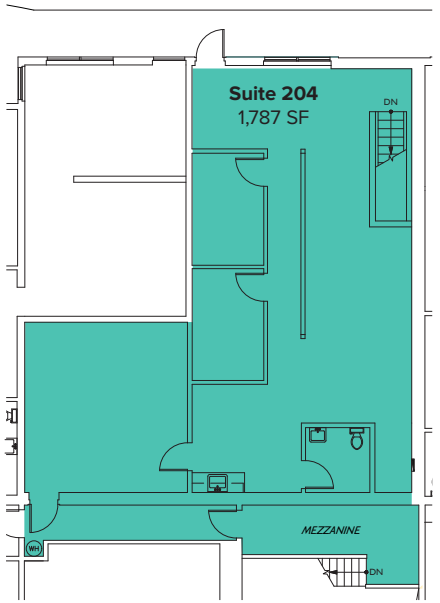
SUITE 204 & WH6B FEATURES:

- **Available with 60 days' notice**
- **4,552 SF**
- **$1.35/SF, NNN**
- **First Floor**
  - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door and a stairwell leading to Suite 204
- **Second floor**
  - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and a stairwell leading to Suite WH6B

First Floor



Second Floor



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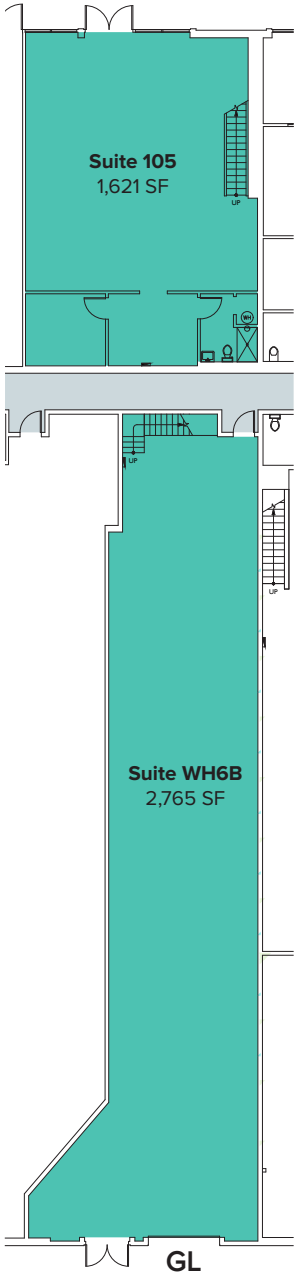
SAMPLE FLOOR PLAN OPTION 2

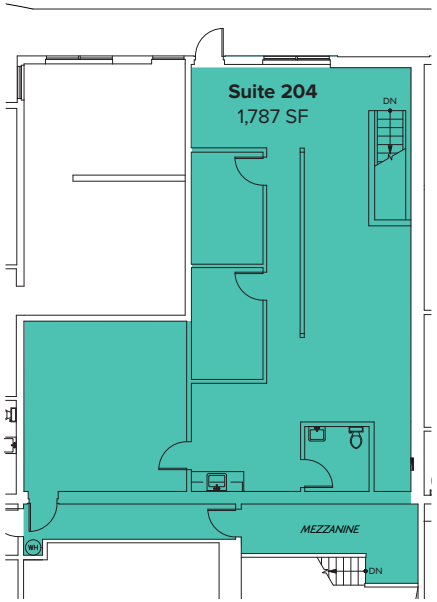
SUITE 105, 204 & WH6B FEATURES:

- **Available with 60 days' notice**
- **6,173 SF**
- **$1.35/SF, NNN**
- **First Floor**
  - **Suite 105:** Office space includes open work area, 1 private office, and 1 restroom
  - **Suite WH6B:** Warehouse space includes 1 grade-level roll-up loading door
  - Both suites include stairwells leading to Suite 204
- **Second floor**
  - **Suite 204:** Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and stairwells leading to Suites 105 and WH6B

First Floor



Second Floor



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LOCATION MAP

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