



THE CASCADE BUILDING
4127 172nd St NE
Arlington, WA 98223
** Available for Immediate Occupancy **



THE CASCADE BUILDING



Location: 4127 172nd St NE, Arlington WA
Jurisdiction: City of Arlington
Parcel ID: 310521-003-048-00
Year/Renovated: 1970 / 2023
GBA: 2,744 S.F.
Parking: 14 Stalls on Site
Lot Size: 0.30 acres
Zoning: HC – Highway Commercial

THE CASCADE BUILDING

The Cascade Building is an exclusive, freestanding fully renovated office/retail building in the heart of Smokey Point's fastest growing business district.

Located near major medical, retail, & manufacturing such as Skagit Regional, Best Western, Amazon, & future home of Tesla! There is also a strong residential presence with over 900 housing units recently completed within 2 miles.

Building is graced with large windows for natural light & features many timely updates including CAT 6 wiring. Private entrances to 6 offices, including 2 executive suites with private baths. Versatile building is ideal of office or retail and offers a full kitchen, utility, & storage. Plus 14 dedicated parking stalls.

With 40K +/- daily trips and only 1/2 mile to I-5, your business deserves this highly visible prime location!

Available for immediate occupancy!

More Info: <https://www.investmentnw.com/cascade>





The Cascade Building

Prime Office Location

Easy Access

$\frac{1}{2}$ +/- mile to I-5

3 +/- miles to Hwy 9



**Virtually Staged*

More Info: <https://www.investmentnw.com/cascade>





The Cascade Building

High Visibility
Retail Location

40K +/-
Avg. Daily Trips



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SUITE A
1,707 SF +/-

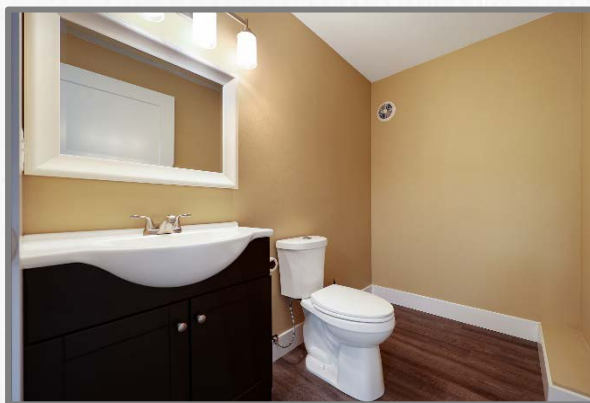
4 Offices
3 Entrances
2 Bathrooms
Full Kitchen
Utility Room
Storage



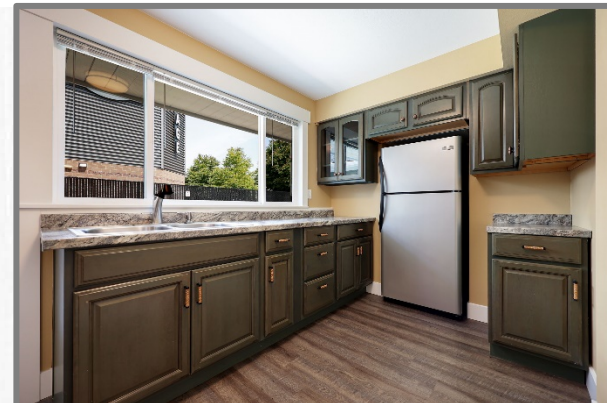
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Suite A - Property Photos



More Info: <https://www.investmentnw.com/cascade>





SUITE B
1,037 SF +/-



**Virtually Staged*

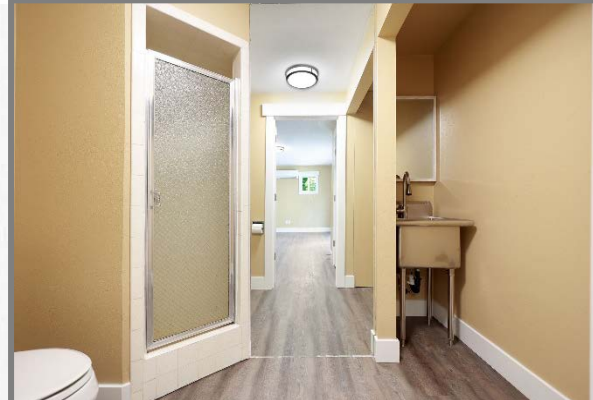
2 Executive Suites
2 Office or Showrooms
3 Bathrooms
3 Entrances
Storage

More Info: <https://www.investmentnw.com/cascade>





Suite B - Property Photos



More Info: <https://www.investmentnw.com/cascade>





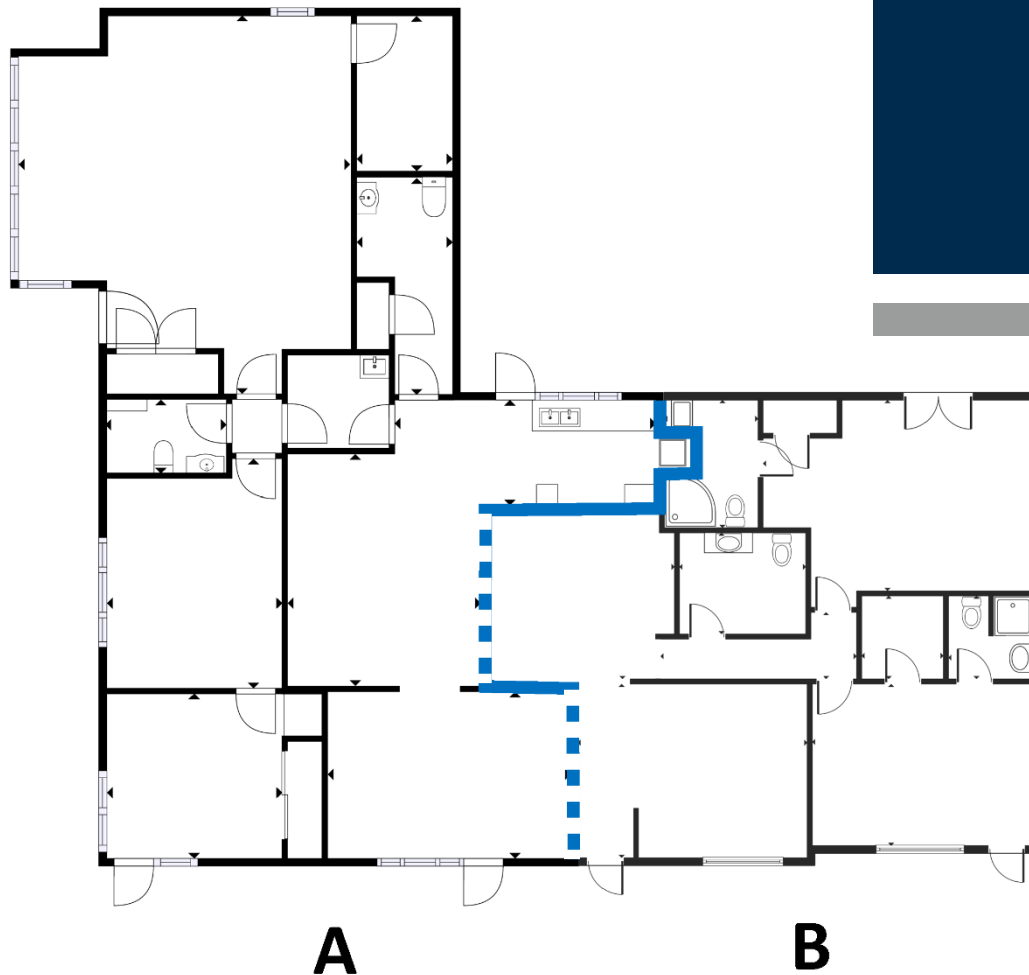
Complete Remodel

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Floorplan



Building

2,744 SF +/-
8 Offices
Showroom
5 Baths
6 Entrances
Kitchen
Utility
Storage

..... Possible removal or pass through

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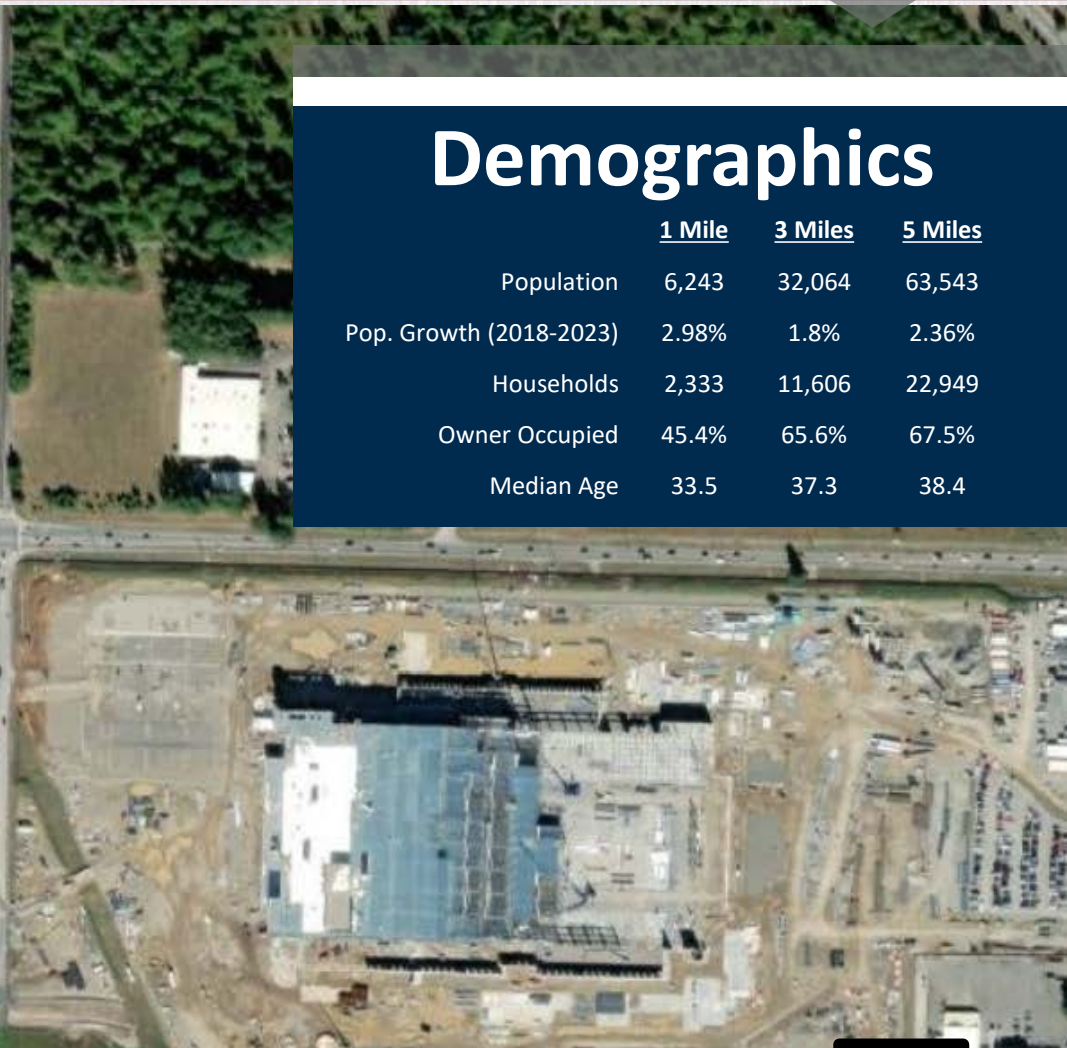


Road Expansion Planned Start Dates



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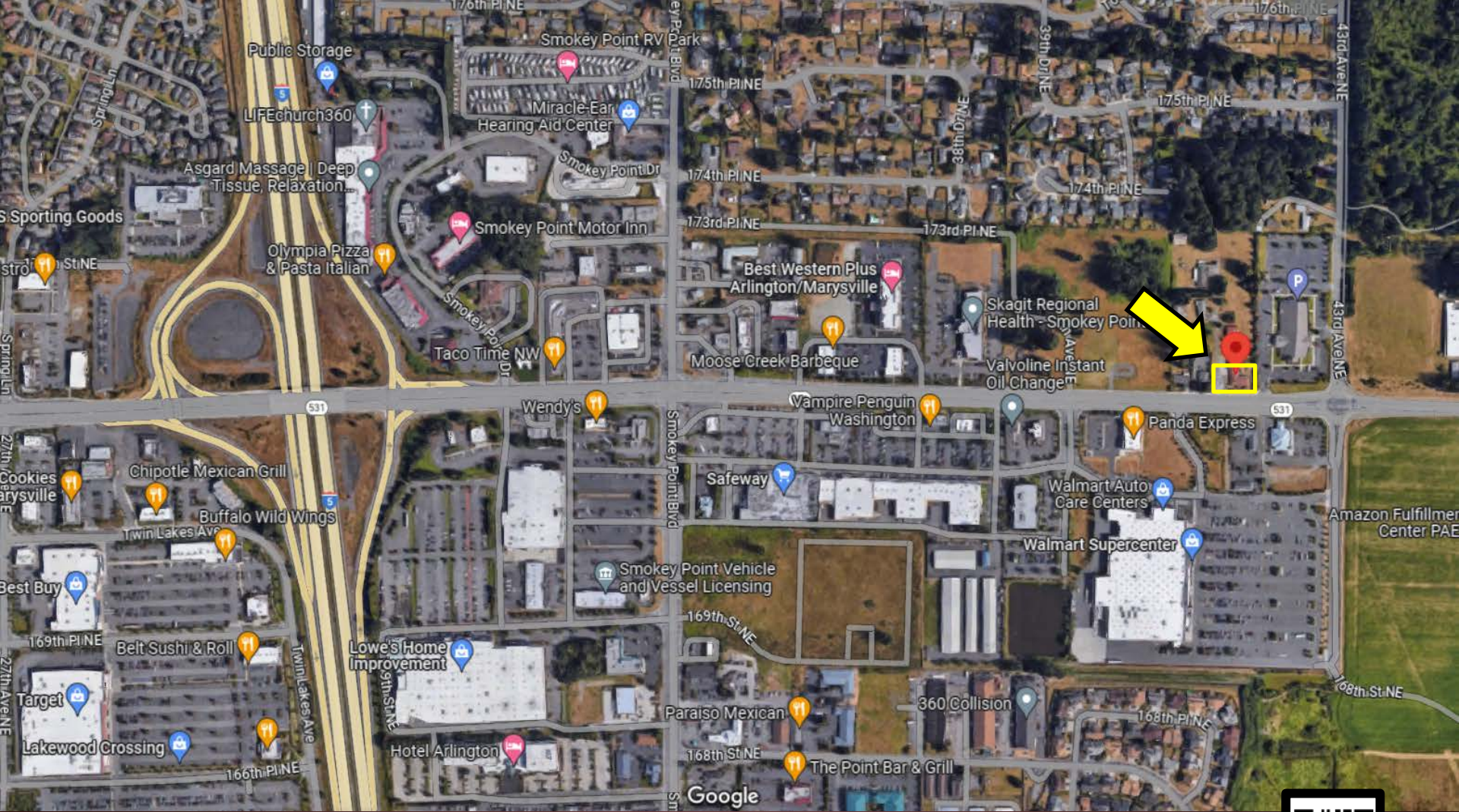


Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	6,243	32,064	63,543
Pop. Growth (2018-2023)	2.98%	1.8%	2.36%
Households	2,333	11,606	22,949
Owner Occupied	45.4%	65.6%	67.5%
Median Age	33.5	37.3	38.4

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The Cascade Building

