



WESTLAKE
ASSOCIATES, INC.

EVERETT GATEWAY MEDICAL CENTER

ORTHOPEDIC, SPORTS,
SPINE & HAND CENTER

3726 BROADWAY, SUITE 201 &
206
EVERETT, WA 98201

CONTACT INFORMATION:

MATTHEW RUGGLES LITTLE
PRINCIPAL | MANAGING BROKER

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OFFERING SUMMARY


WESTLAKE ASSOCIATES, INC. IS PLEASED TO PRESENT THE 2ND FLOOR COMMERCIAL CONDO AT EVERETT GATEWAY MEDICAL CENTER FOR SALE.

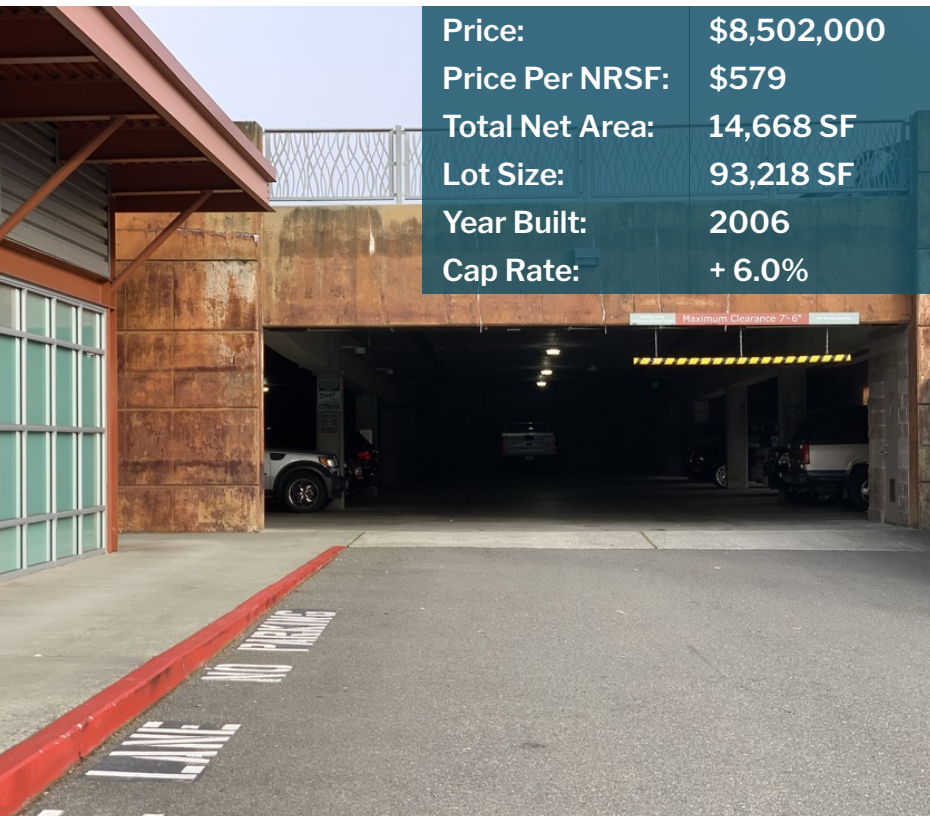
This six percent (6%) plus capitalization investment opportunity is a 14,668 SF surgery center commercial condo comprising of the entire 2nd floor of the Everett Gateway Center (Suites 201 & 206). The Everett Gateway Surgery Center and Orthopedic clinic is a build-to-suite, state-of-the-art medical facility that is 100% leased to Western Washington Medical Group and ASC Services with a current term expiring January 31, 2030. This is a 12-year lease term with rent commencement in February 2018. The lease is corporately guaranteed by Western Washington Medical Group, and includes scheduled rent increases of 10% every five years during the primary term and option periods.

The Surgery Center includes distributed oxygen and nitrogen gas, specialized positive pressure Heating Ventilation and Air conditioning and specialized bio-hazard. The direct radiology department in the clinic consists of 25 patient stations. There are 75 parking stalls on the property, approximately 6 per one thousand square feet of office space. There is designated covered parking and elevator accessibility.

The Everett Gateway Center is located on Broadway, just off the I-5 exit, providing easy access for patients of the Medical Center. The clinic features an exceptional location with excellent access and visibility on Broadway at 38th Street (Traffic Count: 30,520 vehicles per day). Broadway is the primary North/South arterial running through Everett. The clinic is surrounded by dense residential neighborhoods, and national retail tenants are located on the same property. Regional Medical Center, an affiliate of the clinic's services, is just a few miles away.

ADDRESS

3726 Broadway, Suite 201 & 206, Everett, WA 98201 



Price:	\$8,502,000
Price Per NRSF:	\$579
Total Net Area:	14,668 SF
Lot Size:	93,218 SF
Year Built:	2006
Cap Rate:	+ 6.0%

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PROPERTY HIGHLIGHTS

- + SALE PRICE REDUCED TO \$8,502,000
- + SIX PLUS CAPITALIZATION RATE
- + ORTHOPEDIC, SPORTS, SPINE & HAND CENTER
- + NEWER CONSTRUCTION ON TROPHY OFFICE/RETAIL PROPERTY
- + PROMINENT VISIBILITY AND SIGNAGE
- + LONG TERM INVESTMENT OPPORTUNITY WITH A 6.0% CAPITALIZATION RATE
- + LONG TERM NNN LEASED MEDICAL CENTER OFFICE SPACE WITH 10+ YEARS LEFT ON THE LEASE
- + CURRENT LEASE EXPIRES JANUARY 31, 2030 WITH SIX 5-YEAR RENEWAL OPTIONS
- + FREE PARKING AVAILABLE, BOTH COVERED AND SURFACE
- + SPRINKLER BUILDING WITH PRESSURIZED HEATING AND AIR CONDITIONED SYSTEM
- + LOCATED IN A STRONG RETAIL CORRIDOR PROVIDING CONDUIT BETWEEN DOWNTOWN EVERETT AND I-5; CLOSE TO EVERETT MALL
- + BUILDING HAS MULTIPLE POINTS OF INGRESS/EGRESS WITH ACCESS OFF BOTH BROADWAY AND 38TH STREET
- + ELEVEN YEAR LEASE TERM REMAINING WITH SIX 5-YEAR LEASE OPTIONS
- + CERTIFICATE OF NEED RUNS WITH PROPERTY



SALE PRICE **\$8,502,000**
LOCATION INFORMATION

Building Name	Everett Gateway Medical Orthopedic, Sports, Spine & Hand Center
Street Address	3726 Broadway, Suite 201 & 206
City, State, Zip	Everett, WA 98201
County/Township	Snohomish
Market	Everett

BUILDING INFORMATION

2nd Floor Gross Area	16,063 SF
2nd Floor Net Leasable Area	14,668 SF
Building Class	A
Number Of Floors	3
Year Built	2006

PROPERTY DETAILS

Property Type	Office
Property Subtype	Executive Suites
Zoning	BMU
Lot Size	93,218 SF
APN#	010606-000-002-00

2020 Snohomish County Tax Information

Land	\$1,074,900.00
Improvements	\$6,313,100.00
Total	\$7,388,000.00

PARKING & TRANSPORTATION

Parking Type	Parking Structure
Number Of Spaces	75

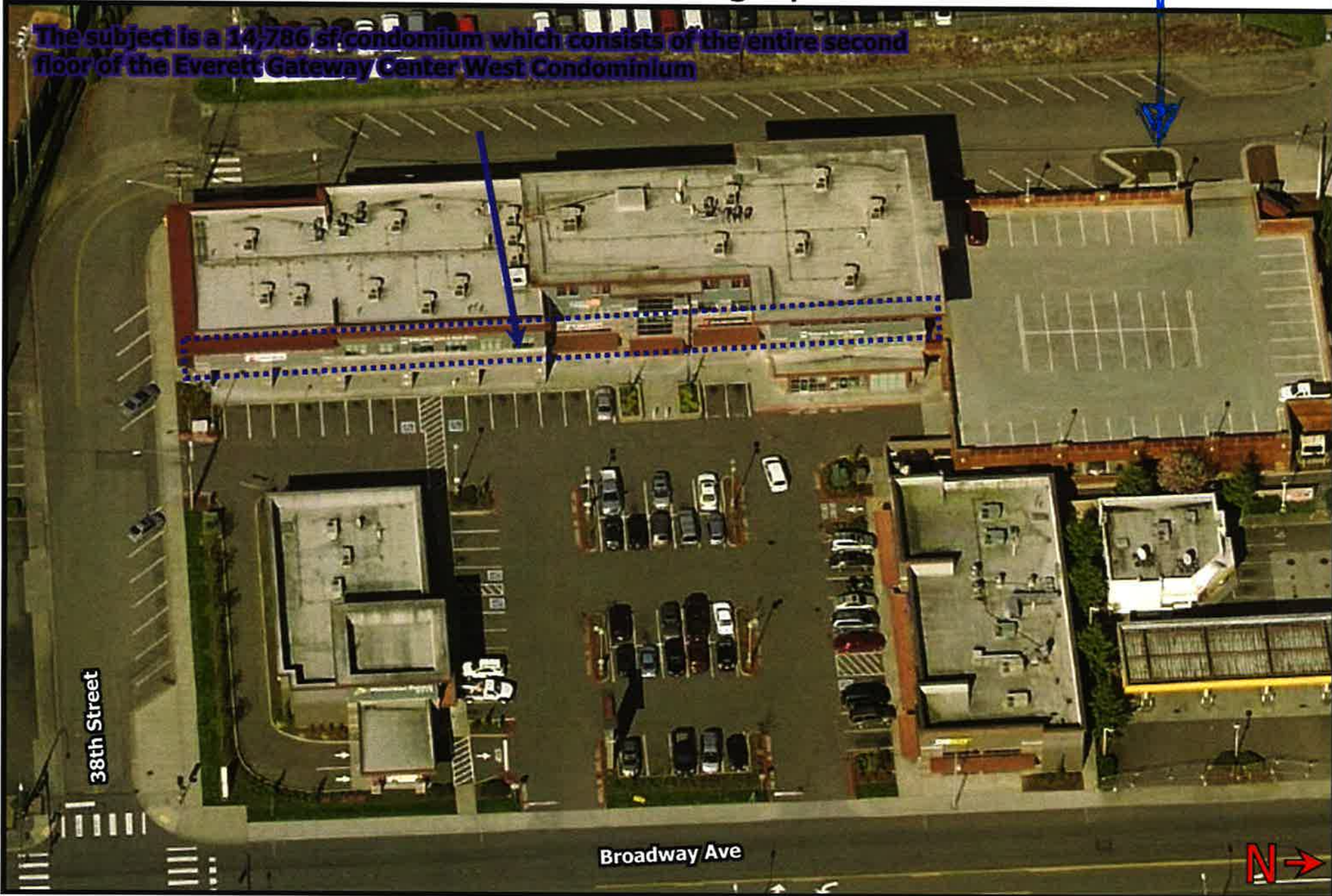
UTILITIES & AMENITIES

Number Of Elevators	1
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Aerial Photograph

TWO (2) Story Parking Structure included in ownership of Everett West Gateway Condominium

The subject is a 14,786 sf condominium which consists of the entire second floor of the Everett Gateway Center West Condominium



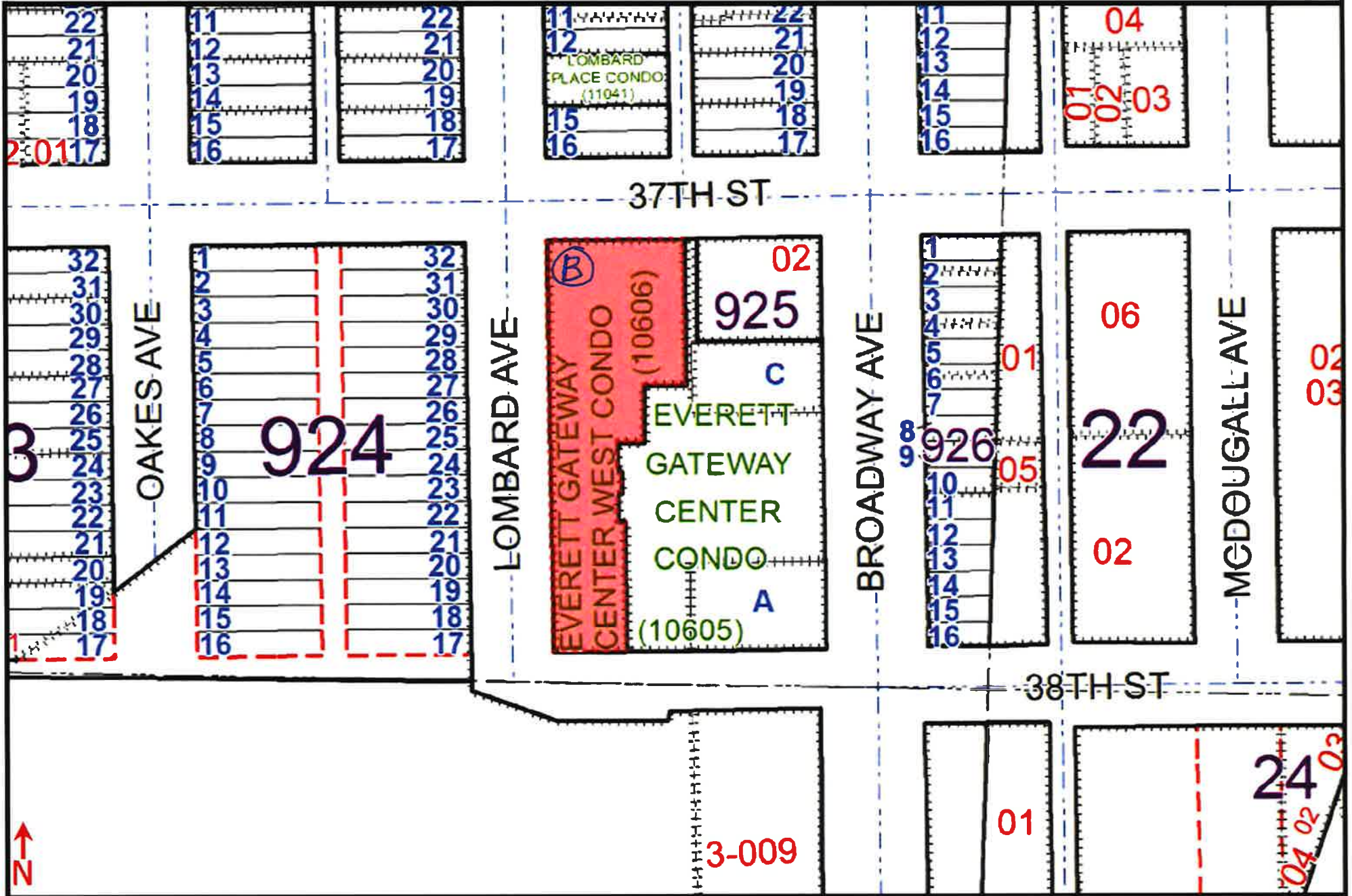
38th Street

Broadway Ave



Everett Gateway Center Condominium
 Association Owners Association made of
 Unit A
 Unit B 37,929 sf of land includes parking structure
 Unit C

Site Map





Western Washington
Medical Group

OVERVIEW

Company:	Western Washington Medical Group
Founded:	1990s
Website:	https://www.wwmedgroup.com/
Lease Guarantors:	Corporate
Lease Term:	Expires January 31, 2030
Lease Type:	NNN

TENANT HIGHLIGHTS

- Long-term Occupancy original Lease started in 2006 and 2007
- Current Lease term through January 31, 2030
- Strong Corporate Guarantee on Lease
- Very High Barrier to Entry
- State of Washington Issued "Certificate of Need" guarantees long tenancy
- Established long-term tenant with significant tenant improvements guarantee long-term occupancy
- Built-to-Suit

ABOUT

Western Washington Medical Group is a team of over 100 providers in 20+ specialty areas housed in 20 sites in Snohomish, Skagit and Island counties.

Western Washington Medical Group was founded in the early 1990's by a group of forward thinking physicians with a common goal.

VISION

To provide the best experience for patients and providers while serving market needs

MISSION

To provide all our clinicians the freedom to practice medicine with compassion and in the best interest of our patients and community. We are committed to providing the state-of-the art, evidence-based healthcare that is both cost-effective and personalized for our patients.

Annual rent per foot NNN: \$36.61 /SF/year combining two leases

TENANTS	SUITE	UNIT SF	LEASE START	LEASE END	RENT	RENT INCREASE		ANNUAL NNN
Western Washington Medical Group, PS	201	8,431 SF	February 1, 2018	January 31, 2030	\$23,958	\$26,354	Six (6) five year option to renew at market rental rate	\$34.10
Gateway ASC LLC	206	6,237 SF	February 1, 2018	January 31, 2030	\$20,790	\$22,869	Six (6) five year option to renew at market rental rate	\$40.00
TOTAL		14,668 SF			\$44,748	\$49,223*		

NOTES:

* Rental rate increase effective 02/01/2023

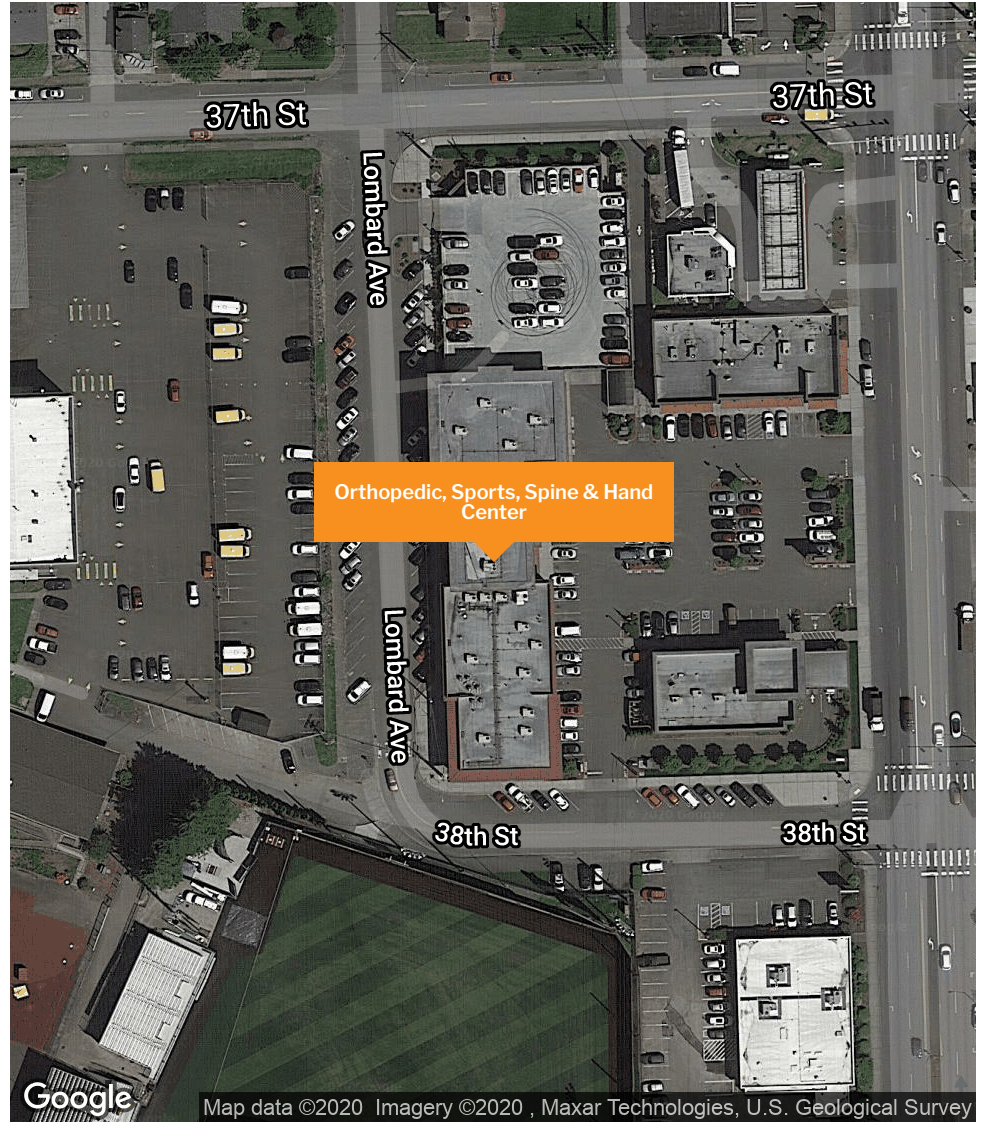
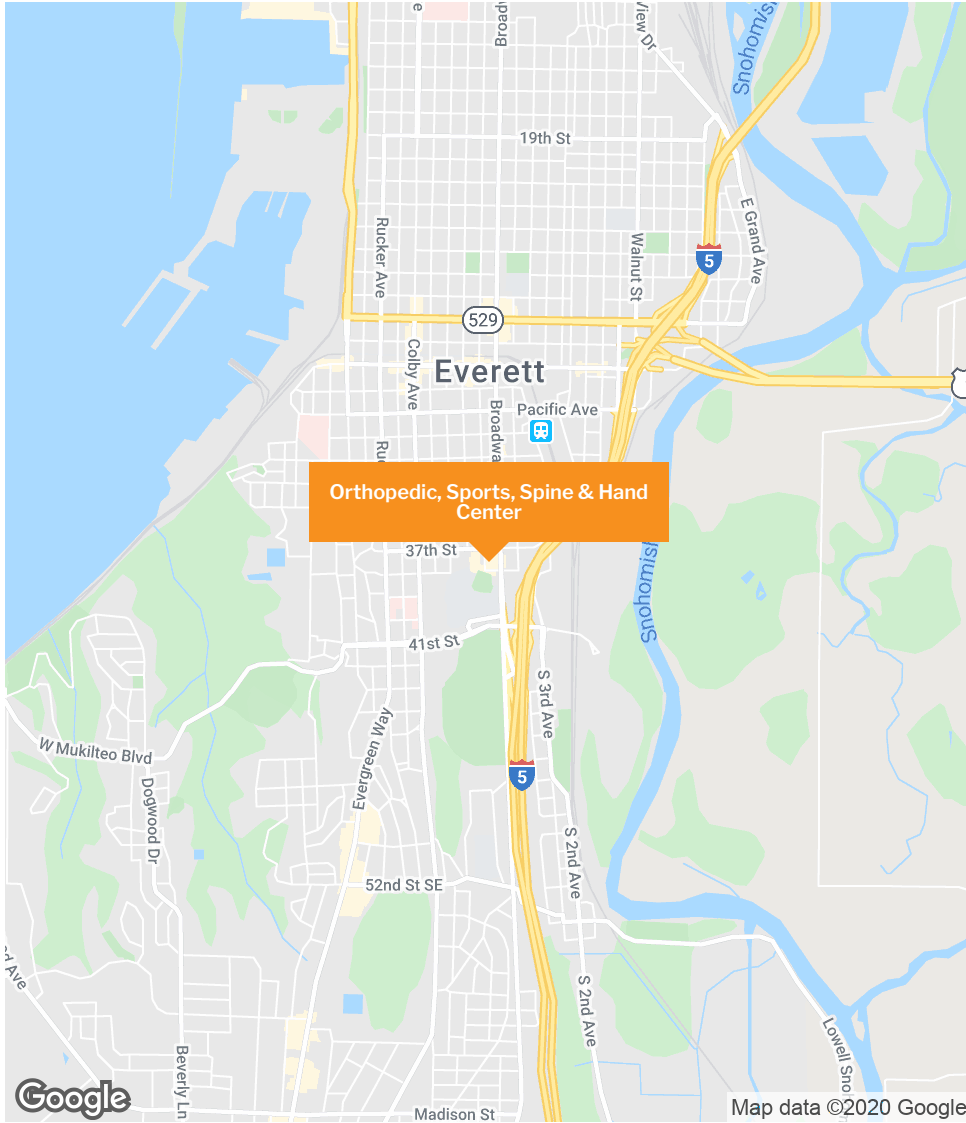
INCOME	CURRENT	PROFORMA***
Annual Rent	\$536,976	\$590,674
Vacancy & Credit Loss (3.00%)	(16,109)	(17,720)
Gross Income	\$520,867	\$572,954
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EXPENSES	CURRENT	PROFORMA***
Reserves*		
Management **	\$6,000	\$6,600
Total Expenses	\$6,000	\$6,600
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Net Operating Income	\$514,867	\$566,354
Capitalization Rate	6.06%	6.66%

NOTES:

* In 2019, the Sellers have requested in writing that the Condo Association start billing for reserves on a monthly basis. The Condo Association has completed the reserve study, but has not yet started the billing for the common area services.

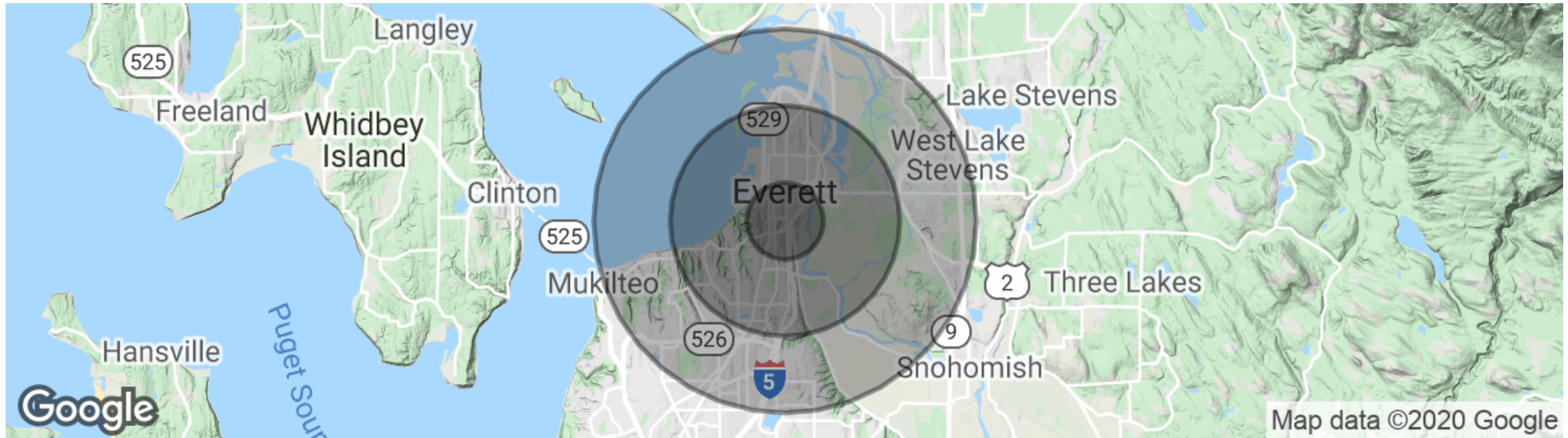
** The onsite property manager manages the property as part of the monthly Condo Association fees. The accounting fee for the year is estimated to be \$6,000.

*** The proforma annual rent is the next monthly rental rate increase of ten (10%) percent.









POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,151	67,281	133,722
Median age	38.0	36.0	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,873	27,453	52,353
# of persons per HH	2.5	2.5	2.6
Average HH income	\$52,039	\$56,397	\$61,120
Average house value	\$275,086	\$298,131	\$308,852

* Demographic data derived from 2010 US Census

EVERETT

EVERETT is a beautiful city of more than 100,000 people located in North Puget Sound Area. Located about 25 miles north of Seattle, Everett is a Pacific-Rim city situated on Port Gardner Bay. Nestled along the nationally-acclaimed Puget Sound coast, Everett is a city rich with opportunity and is on the way to becoming a leading Northwest business center. Starting in the 1890's as a lumber port that attracted the eyes of mogul investors like J.D. Rockefeller. The small port rapidly became a boom town and many local lumber barons made their homes in town. Several of the elaborate mansions can still be found in the north end of town on Rucker and Grand Avenues. Everett is an All-American City that has focused on citywide investments, growing our economy and creating a better quality of life. Once a mill town built on wood-based industries today's labor force of more than 80,000 is predominately

employed in technology, aerospace and service based industries.

In 1893, Everett took over as the county seat from the city of Snohomish and since has worked through numerous challenges to encourage economic development and maintain ecological soundness. The city governments operates with an elected mayor and a seven member city council. Everett was home to the late U.S. Senator Henry M. Jackson.

Despite its historical past, Everett offers a expanding high-tech industry, a deep water port accessing the Pacific Ocean, established and diverse manufacturing and retail core and Naval Station with it's 16,000 personnel and family members. Companies in this area are well positioned to tap markets from around the Puget Sound and the World. The Boeing Company, a world-wide manufacturer

assembles 747's and 767's at the Everett Plant.

Planned bicycle and jogging trails weave through Snohomish County and let you see the beauty of tall Evergreen Trees that Washington is known for. With more than 40 parks, trails, golf courses and open spaces, residents and visitors enjoy the great outdoors. Summer and winter sports opportunities abound at nearby lakes, rivers and campgrounds, the Cascade and Olympic Mountains, Whidbey and San Juan Islands.

Everett is home to the AquaSox baseball team, a Class A minor league team associated with the Seattle Mariners. The Everett Events Center, which seats 8,000, opened September of 2003 and is home to the Everett Silvertips, Western Hockey League and the Everett Hawks, an Arena football team.



THE BOEING COMPANY



105,800
POPULATION



\$47,491
AVERAGE INCOME



60 Mins
**AVERAGE SEATTLE
COMMUTE**

MATTHEW RUGGLES LITTLE

Principal | Managing Broker

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PROFESSIONAL BACKGROUND

Matt has sold and leased over half a billion dollars in commercial real estate and has relocated over 100 companies since joining Westlake Associates in 1992. He is an associate broker and Westlake partner and specializes in Industrial and Office Sales and Leasing, Property Management, Real Estate Investment Sales, and Real Estate Loan Analysis.

Matt graduated Cum Laude with a B.A. in Business, emphasis on marketing. He earned Certified Commercial Investment Member Designation (CCIM), the highest designation obtainable in Commercial Real Estate.

He manages a portfolio of apartments, commercial and industrial buildings.



Since 1975 Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound region. Our unsurpassed commitment to assist our clients in creating and preserving their real estate investment wealth has led to the successful closing of billions of dollars in investment property and a long history of repeat business and client referrals.

The professionals at Westlake Associates, Inc. collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of expertise in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

- + **MEMBER: Commercial Brokers Association (CBA)**
- + **MEMBER: Northwest Multiple Listing Services (NWMLS)**
- + **MEMBER: Loop Net National Listing Services**
- + **MEMBER: Costar Commercial Real Estate Data and National Listing Service**
- + **MEMBER: Commercial Investment Real Estate Institute (CREI)**
- + **MEMBER: Washington State Realtors Association (WSMA)**