

909

BUSINESS CENTER

95% LEASED FIVE BUILDING COMMERCIAL CAMPUS
RETAIL • OFFICE • FLEX/INDUSTRIAL



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Detailed Financial Information Available by Request

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.



Investment Summary .

• PRICE	\$14,375,000	• NAME.....	909 Business Center	• MIX-TENANT	Retail, Office, Flex/Industrial
• CAP RATE.....	7.30%	• ADDRESS	909 SE Everett Mall Way Everett, WA 98208	• OCCUPANCY.....	95%
• PRICE PER SF (BUILDING)	\$181.86	• COUNTY	Snohomish	• YEAR BUILT/REMODEL	1980
• PRICE PER SF (LAND).....	\$67.07	• RENTABLE SF	79,139 RSF	• PARKING	231 Spaces
		• FIVE BUILDING	A,B,C,D & E	• LAND SIZE.....	214,315 SF



Investment Summary • EXECUTIVE SUMMARY

ORION Commercial Partners is pleased to present 909 Business Center, a well-diversified, five-building complex located at 909 SE Everett Mall Way in Everett, Washington. This offering represents the first time the asset has been available for sale in 22 years.

Positioned just off Interstate 5, 909 Business Center features a balanced mix of retail, flex, and office tenants, with no single user occupying more than 10% of the net rentable area. The property benefits from significant upside potential, driven by predominantly under-market rents and high tenant demand for smaller suite sizes. With 35 tenants, the asset offers a highly mitigated risk profile and stable, diversified income.

The center's proximity to major national retailers—including Walmart, Regal Cinemas, Target, and numerous surrounding amenities—enhances its visibility and leasing appeal, supporting strong tenant retention and ongoing demand.

While the broader Seattle/Tacoma market remains healthy across retail, office, and flex—with vacancy near 4% and limited new supply—Everett continues to outperform. Stronger tenant demand, tighter inventory, and faster leasing velocity make Everett one of the region's most resilient and landlord-advantaged submarkets.

The strong, diverse tenant line-up provides draw, stability and credit to the investment.



Property Overview • INVESTMENT HIGHLIGHTS



95% LEASED

- Diversified Tenant Lineup: Medway Medical, Promo Box, Ashmodee North America, Service Alternatives, National Achievers, Cornerstone Prosthetics
- Located close to big retailers: Walmart, Costco, Target, Regal Cinemas, more...
- Diverse 35-tenant base – no single tenant > 10% of revenue
- Strong 95% occupancy – 79,139 RSF leased across 5 buildings
- Five distinct buildings providing investment flexibility
- Prime SE Everett Mall Way corridor – 40,000± vehicles/day
- Professionally managed by SUHRCO Management, Inc., AMO
- Income Tax Free State

Property Overview • BUILDING BREAKDOWN



BUILDING INFORMATION

Building A	19,803 RSF
	FLEX/INDUSTRIAL
	100% LEASED
Building B	17,750 RSF
	RETAIL/FLEX
	90% LEASED
Building C	18,163 RSF
	OFFICE
	91% LEASED
Building D	12,674 RSF
	RETAIL/RESTAURANT STRIP CENTER
	100% LEASED
Building E	10,749 RSF
	RETAIL/RESTAURANT STRIP CENTER
	100% LEASED

Property Overview • BUILDING A



Property Overview • BUILDING B



Property Overview • BUILDING C



Property Overview • BUILDING D



Property Overview • BUILDING E



Property Overview • AERIAL MAP

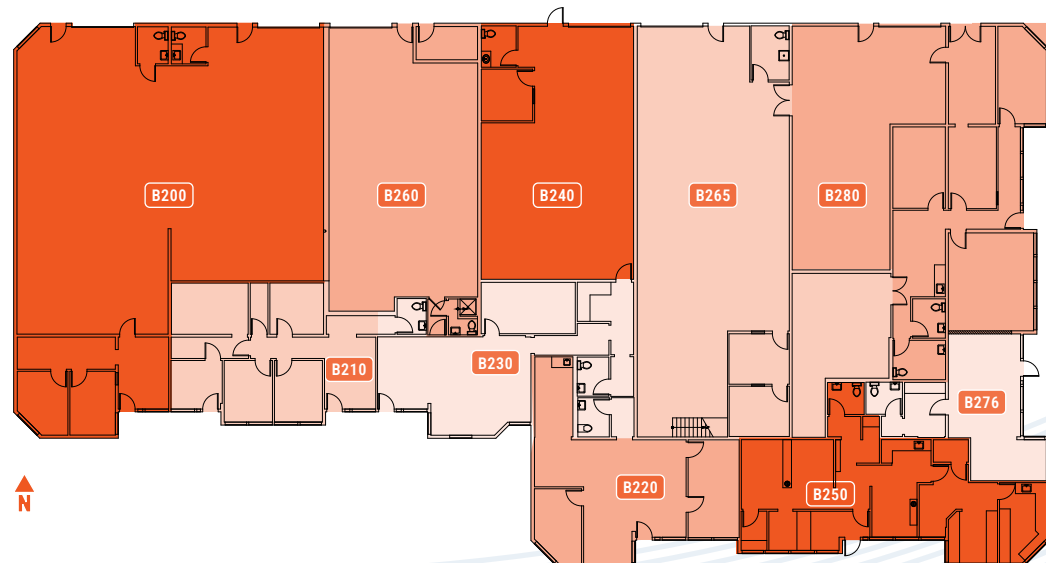


Tenant Profile • LEASING PLANS



BUILDING A • FLEX / INDUSTRIAL		
Suite #	Tenant	RSF
A119	Silke Communications Solutions	2,067
A120-W	Avtech Tye	2,266
A120-O/ A130-W/A135-W	Med Way Medical	4,706
A125	Farwest Corrosion	2,914
A130/A135	Washington Tax Center	1,384
A140	Amigo Mortgage	456
A150-W	Kirtley Cole	1,720
A160	Chesterfield Health	1,530
A170/A175	Soundbite Cider	2,760
TOTAL RSF		19,803

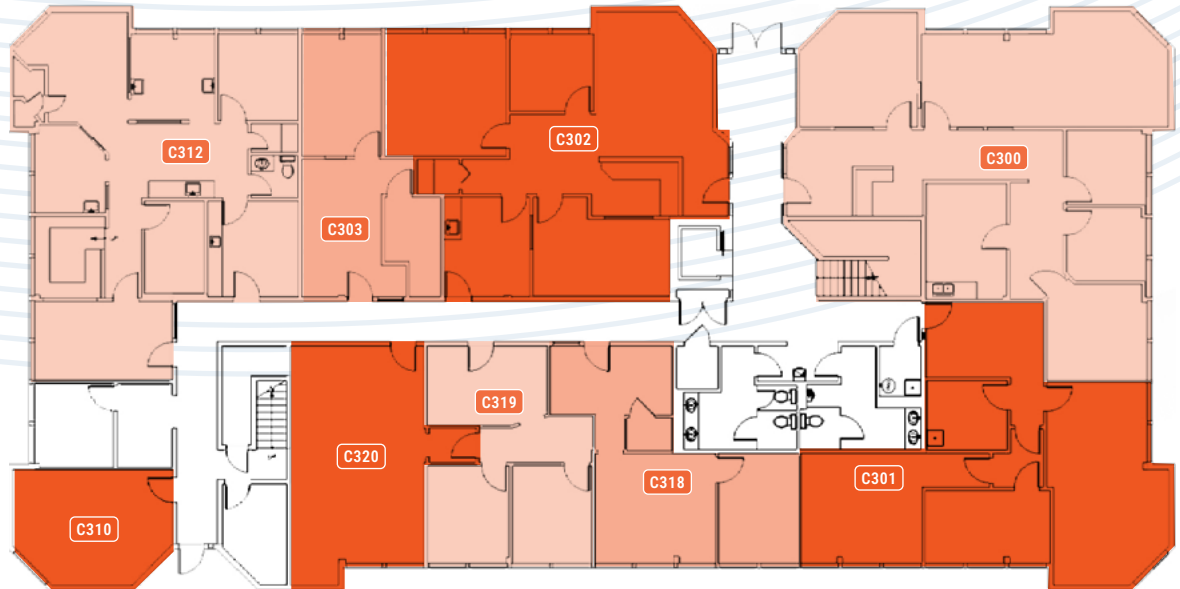
BUILDING B • FLEX / RETAIL		
Suite #	Tenant	RSF
B200/B210	Cornerstone Prosthetics	4,934
B220	VACANT	1,119
B230	Supreme Supply	1,031
B240-W/B280	Promo Box	4,145
B250	Dr. Cam Vo	1,297
B260	PFC Hardwood	1,619
B265	Skagit Concrete	2,915
B276	VACANT	690
TOTAL RSF		17,750



Note: Suites numbers ending with O = Office & W = Warehouse

Tenant Profile • LEASING PLANS

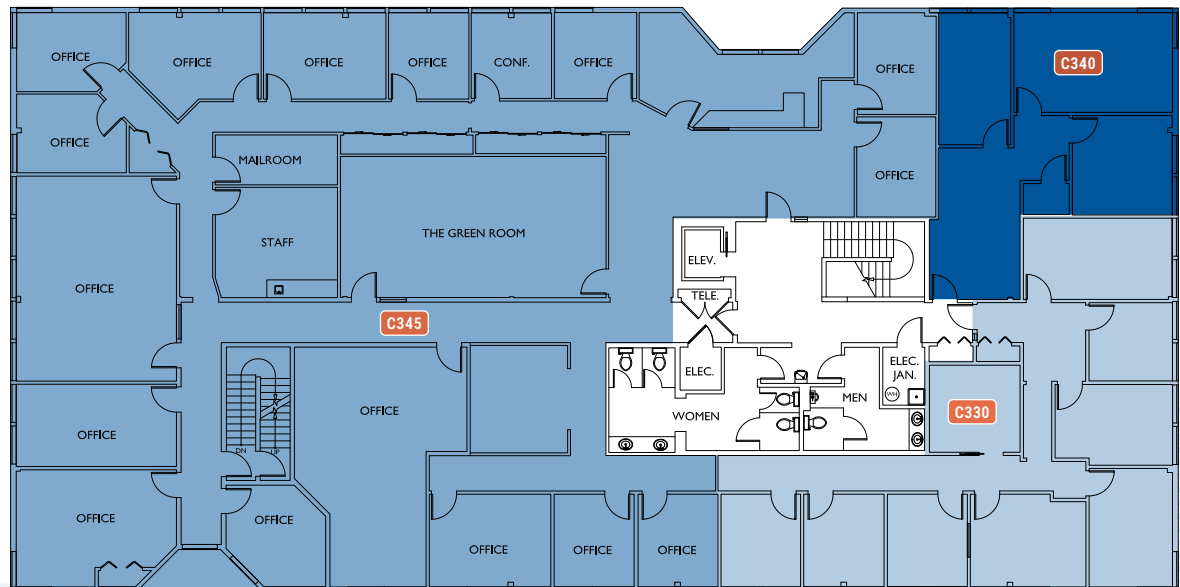
FIRST FLOOR →



BUILDING C • 2-STORY OFFICE

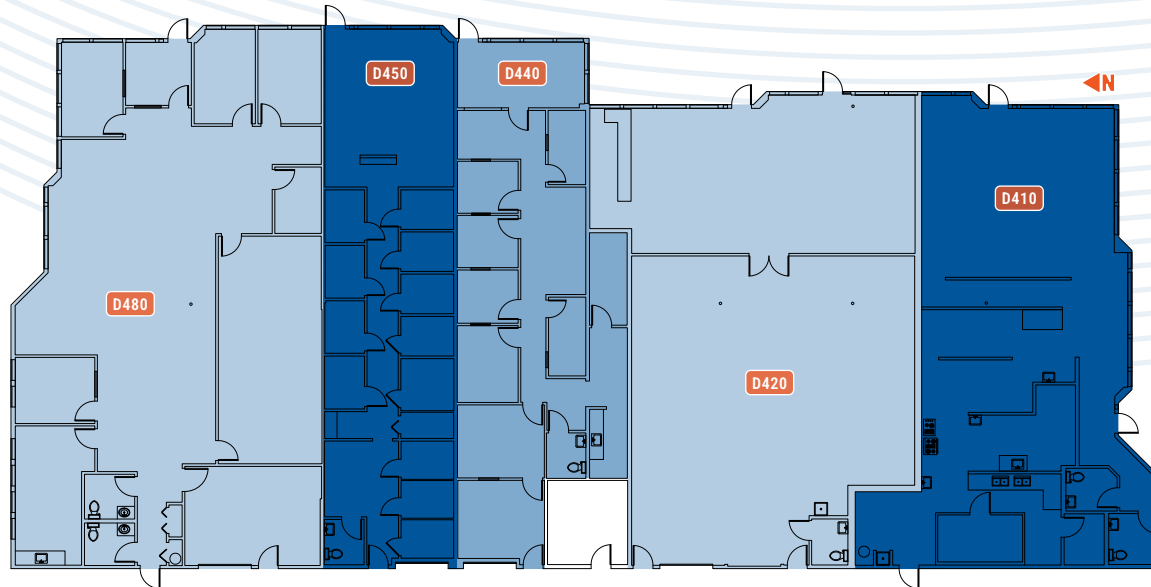
Suite #	Tenant	RSF
C300/C303/ C320/C330	Asmodee North America	4,431
C301/C302	Care in Home	2,539
C310	Julia Hammond	294
C312	VACANT	1,478
C318	Farmers Insurance	597
C319	Michael Meier	546
C340	CMI Solutions of Everett	1,145
C345	Service Alternatives	7,133
TOTAL RSF		18,163

← SECOND FLOOR →



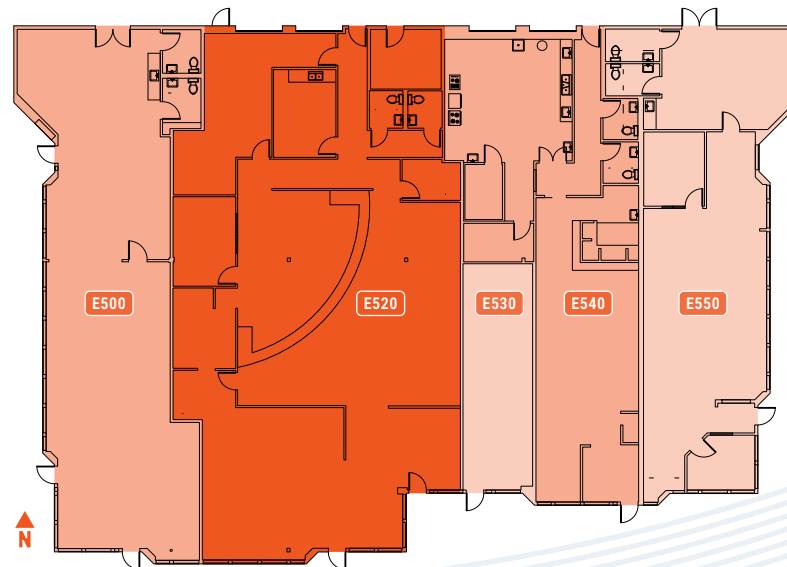
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Tenant Profile • LEASING PLANS



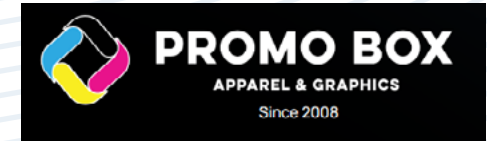
BUILDING D • RETAIL		
Suite #	Tenant	RSF
D400	Basil Authentic Vietnamese	2,460
D420	Asmodee North America	3,148
D440/D450	Crucible Brewing Company	3,431
D480	Aacres WA	3,635
TOTAL RSF		12,674

BUILDING E • RETAIL		
Suite #	Tenant	RSF
E500	Geeky Villain	2,275
E520	National Achiever Services	4,043
E530/E540	Blazing Crawfish	2,512
E550	Cup & Crepe	1,919
TOTAL RSF		10,749



Note: Suites numbers ending with O = Office & W = Warehouse

Tenant Profile • TENANT PROFILES



Lease Expiration:	09/30/26
Gross Leasable Area:	7,579 RSF (Occupancy: 9.6%)
Suite:	C300/C303/ C320/C330/D420
Type:	Games & Toys
Founded:	1995
Website:	store.asmodee.com

Lease Expiration:	09/30/26
Gross Leased Area:	4,706 RSF (Occupancy: 5.9%)
Suite:	A130-W
Type:	Healthcare Services
Founded:	2018
Website:	--

Lease Expiration:	12/31/28
Gross Leasable Area:	4,145 RSF (Occupancy: 5.2%)
Suite:	B280-O/B240-W
Type:	Printing Services
Founded:	2008
Website:	promoboxllc.com

Asmodee North America, part of a global tabletop gaming publisher, manages distribution and logistics for popular board games, card games, and hobby products. Its Everett operations support nationwide retail channels, contributing to the region's growing logistics sector while connecting consumers with leading entertainment and tabletop gaming brands.

Medway Medical's Everett location delivers specialized clinical services and dependable medical staffing that strengthen care access for local patients and providers. As part of a Utah-based network with multiple statewide sites and three out-of-state clinics, the Everett office plays a key role in expanding high-quality, patient-centered healthcare across the region.

Promo Box is a promotional products and branding solutions company serving businesses across Snohomish County. They offer custom merchandise, corporate gifts, and marketing materials designed to strengthen brand visibility. Their Everett presence supports local companies with fast turnaround, personalized service, and a wide catalog of customizable promotional items.



Tenant Profile • TENANT PROFILES



Lease Expiration:	11/30/27
Gross Leasable Area:	7,133 RSF (Occupancy: 9.0%)
Suite:	C345
Type:	Human Services
Founded:	1983
Website:	servicealternatives.com

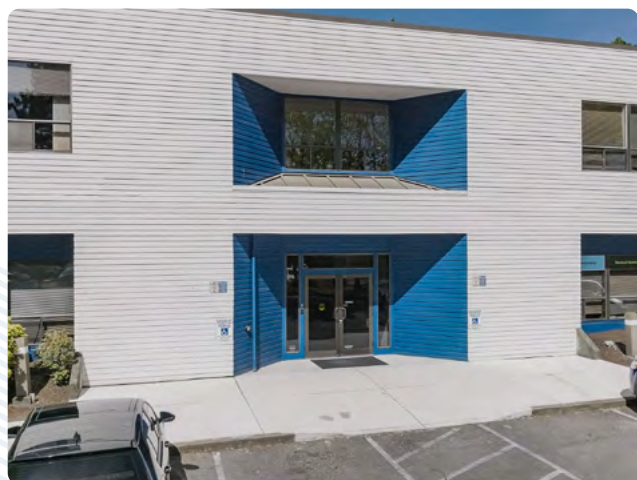
Lease Expiration:	11/30/29
Gross Leasable Area:	4,043 RSF (Occupancy: 5.1%)
Suite:	E520
Type:	Education Services
Founded:	1990
Website:	nationalachiever.com

Lease Expiration:	06/30/29
Gross Leasable Area:	4,934 RSF (Occupancy: 6.2%)
Suite:	B200/B210
Type:	Healthcare Services
Founded:	1985
Website:	cornerstonepo.com

Service Alternatives is a human-services organization providing behavioral health support, foster care services, and community-based programs across seven locations in Washington. Its Everett office delivers training, residential support, and individualized care, helping children, adults, and families access essential social services while supporting the region's nonprofit and social-impact workforce.

National Achiever offers educational seminars, business training, and personal development programs for professionals and entrepreneurs. Their Everett presence supports regional business communities with workshops focused on leadership, finance, sales, and performance improvement, helping individuals and organizations build skills and pursue long-term growth.

Cornerstone Prosthetics & Orthotics provides custom prosthetic and orthotic solutions to patients across the Pacific Northwest from their seven locations. Its Everett clinic offers evaluations, fittings, and ongoing patient support, combining advanced technology with personalized care to improve mobility, comfort, and quality of life for individuals with limb loss or orthopedic needs.



Tenant Profile • TENANT PROFILES



Blazing Crawlfish is a casual seafood spot known for its Cajun-style boils, customizable spice levels, and generous portions. The restaurant draws locals for its lively atmosphere, fresh shellfish, and approachable pricing, adding a flavorful, Southern-inspired dining option to Everett's growing food scene.

Lease Expiration:	12/31/28	Type:	Restaurant
GLA:	2,512 RSF (Occupancy: 3.2%)	Founded:	2020
Suite:	E530/E540	Website:	blazingcrawlfish.com



Basil Authentic Vietnamese offers traditional Vietnamese dishes with a focus on fresh herbs, rich broths, and balanced flavors. Popular for its pho, vermicelli bowls, and house specialties, the restaurant provides a warm, welcoming dining experience and contributes to Everett's diverse lineup of locally owned eateries.

Lease Expiration:	02/28/29	Type:	Restaurant
GLA:	2,460 RSF (Occupancy: 3.1%)	Founded:	2018
Suite:	D400	Website:	--



U-NEEK and Crucible Brewing Company share a creative, community-oriented space that blends local craft beer with artisan retail. Crucible produces small-batch ales and seasonal brews from their two locations, while U-NEEK showcases handmade goods and local makers. Together, they create a neighborhood hub for shopping, gathering, and craft beverage culture.

Lease Expiration:	12/31/28	Type:	Brewery/Retail
GLA:	3,431 RSF (Occupancy: 4.3%)	Founded:	2015
Suite:	D440/D450	Website:	cruciblebrewing.com



Soundbite Hard Cider produces small-batch, Pacific Northwest-inspired ciders crafted from locally sourced apples. Known for clean, crisp flavor profiles and inventive seasonal releases, the cidery offers a relaxed tasting environment and supports Everett's expanding craft beverage scene with a focus on quality, creativity, and regional ingredients.

Lease Expiration:	12/31/28	Type:	Cidery
GLA:	2,760 RSF (Occupancy: 3.5%)	Founded:	2019
Suite:	A170/A175	Website:	soundbitecider.com

Market Overview • ABOUT EVERETT

Everett, Washington is emerging as one of the Puget Sound region's most dynamic growth markets—an energetic city where a historic waterfront, major employment anchors, and vibrant neighborhoods converge. Just 25 miles north of Seattle, Everett blends lifestyle appeal with economic strength, supported by aerospace, healthcare, education, government, and maritime industries. Citywide investment in housing, infrastructure, and waterfront redevelopment is accelerating demand and drawing new residents, businesses, and visitors.

SUBMARKET STRENGTHS

- A Regional Economic Powerhouse: Everett's diverse employment base—spanning aerospace, healthcare, education, and public services—creates a stable, innovation-driven economy with long-term growth potential.
- Regional Connectivity: With direct access to I-5, SR-2, Everett Station, and expanding regional transit, Everett offers seamless mobility for commuters, residents, and businesses throughout the Puget Sound corridor.
- A Waterfront Under Transformation: Major public and private investment is reshaping Everett's waterfront into a premier destination for dining, recreation, housing, and maritime commerce—unlocking one of the region's most compelling lifestyle and business environments.
- A Growing Residential Market: New multifamily and mixed-use developments across the city are fueling population growth and strengthening demand for retail, restaurants, and neighborhood services.
- Walkable Urban Districts: Commercial centers and historic neighborhoods offer a mix of local shops, restaurants, entertainment venues, parks, and cultural attractions—all within accessible, pedestrian-friendly environments.
- A Strong Outlook for Investors: With sustained population growth, infrastructure investment, and ongoing redevelopment, Everett continues to position itself as a high-opportunity market across residential, commercial, and industrial sectors.



EXPLORE

Explore Everett's vibrant waterfront, historic downtown, and scenic marina with views of Possession Sound and the Olympic Mountains, plus walkable piers, boat access, riverfront trails and nearby river corridors. Visit the Schack Art Center, Angel of the Winds Arena, and local parks, or enjoy year-round festivals, community events, and outdoor recreation throughout the city, including seasonal markets and public art waterfront district.



EAT

Downtown Everett offers an eclectic dining scene, from locally owned cafés and bakeries to craft breweries and waterfront seafood restaurants with views of Possession Sound. International cuisine adds variety, with Asian fusion, Mediterranean, and classic American options throughout the walkable core. Whether you're after casual bites or upscale dining, the district offers diverse food and drink experiences shaped by a local culinary scene.



SHOP

Browse a growing collection of boutiques, specialty retailers, art galleries, and locally owned businesses that contribute to Everett's distinct character. Downtown's mix of historic storefronts and modern commercial spaces creates a unique shopping experience that supports local entrepreneurs, makers, and small creative businesses throughout the vibrant downtown district and surrounding neighborhood areas.

Market Overview • DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2024 Population	17,747	128,878	273,665
2029 Population Projection	18,544	134,865	286,662
Annual Growth 2024-2029	0.9%	0.9%	1.0%
Median Age	37	37.4	38.4
HOUSEHOLDS			
2024 Households	6,954	48,804	103,891
2029 Household Projection	7,277	51,112	108,931
Annual Growth 2020-2024	1.2%	1.4%	1.6%
Annual Growth 2024-2029	0.9%	0.9%	1.0%
Owner Occupied Households	2,849	25,587	61,514
Renter Occupied Households	4,428	25,525	47,417
Total Specified Consumer Spending	\$217.4M	\$1.7B	\$3.9B
Total Spending on Entertainment & Personal	\$31.7M	\$248.2M	\$574.2M
INCOME			
AVG HOUSEHOLD INCOME	\$79,359	\$98,916	\$118,668
MEDIAN HOUSEHOLD INCOME	\$68,147	\$79,727	\$94,683
\$25,000 - 50,000	1,325	8,669	15,273
\$50,000 - 75,000	1,344	8,425	15,054
\$75,000 - 100,000	1,069	7,425	13,876
\$100,000 - 125,000	919	6,278	12,407
\$125,000 - 150,000	450	3,339	9,073
\$150,000 - 200,000	510	4,631	12,629
\$200,000+	180	4,134	14,887

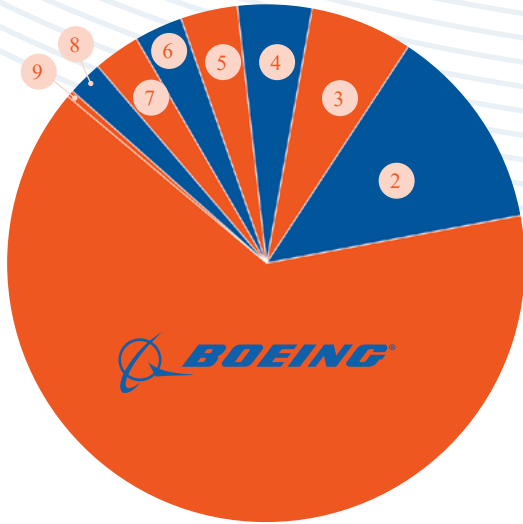
Source: CoStar



Market Overview • REGIONAL / PUGET SOUND ECONOMY

THE REGIONAL ECONOMY

MAJOR EMPLOYMENT ANCHORS IN EVERETT AND THE IMMEDIATE SURROUNDING AREA



TOP 10 EMPLOYERS		APPROX. # OF EMPLOYEES
1	Boeing – Everett	30,000
2	Naval Station Everett	6,000
3	Providence Regional Medical Center Everett	3,000+
4	Everett Public Schools	2,165
5	Community Transit	1,665
6	Funko	1,414
7	City of Everett	1,366
8	Snohomish County Government	1,017
9	Port of Everett	51–200

AREA RETAILER / CENTER		CATEGORY	LOCATION / NOTES
Costco Wholesale		Membership Warehouse	Evergreen Way – high-volume regional draw
Target		General Merchandise	Everett Mall area and N Everett corridor
Walmart Supercenter		General Merchandise	South Everett near Highway 99
Fred Meyer		General Merchandise	Evergreen Way corridor
Safeway & QFC		Grocery	Multiple neighborhood locations
Home Depot & Lowe's		Home Improvement	Evergreen Way and 19th Ave SE
Best Buy		Electronics	Everett Mall vicinity
Everett Mall		Regional Shopping Center	Anchored by Burlington, Planet Fitness, and specialty retailers
Trader Joe's		Specialty Grocery	Everett Mall Way
WinCo Foods		Grocery	South Everett retail hub
Walgreens & Rite Aid		Pharmacy	Multiple neighborhood sites
PetSmart & Petco		Specialty Retail	Everett Mall and Silver Lake areas

Market Overview • REGIONAL / PUGET SOUND ECONOMY

THE PUGET SOUND REGION

The home to some of the world's most successful businesses.

KEY SECTORS: AEROSPACE • AGRICULTURE/FOOD MANUFACTURING • CLEAN TECHNOLOGY • MILITARY SERVICES
• INFORMATION & COMMUNICATION TECHNOLOGY • FOREST PRODUCTS • LIFE SCIENCE/GLOBAL HEALTH



Washington consistently ranks among the nation's top-performing economies, supported by world-leading employers and a highly skilled workforce.

LARGEST EMPLOYERS

	87,000 employees
	67,000 employees
	60,000 employees
	55,000 employees
	53,000 employees
	46,000 employees

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ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

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