

Class A Office Space

For Lease

Advantage Business Park

325 E. George Hopper Rd Suite 202-D Burlington, WA

1010 SF Available

\$20/SF/YR + NNN

NNN's = \$5.50/SF

Easy Access to I-5

Professional Office Park

2nd floor space w elevator

2 private offices + open area

Lots of natural light

Excellent Parking

Contact

Greg Martineau, CCIM <u>C</u> (360) 820-4645 <u>O</u> (360) 676-4866 greg@saratogacom.com







The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All info should be verified prior to purchase or lease.

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PROPERTY FACT SHEET

Address: 325 E. George Hopper Rd #202D

Burlington, WA

Category: Class A Office.

Elevator: Yes.

Restrooms: Both Floors (ADA compliant).

NNN's: \$5.50 per SF.

Telecommunications: Highspeed internet/data/phones.

HVAC: Yes, rooftop units.

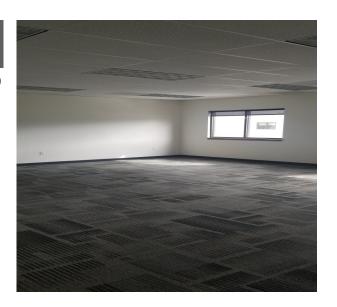
Landscaping: Professionally Maintained.

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Signage: Exterior reader-board.

Asphalt: Excellent condition.

Load Factor: 13.5%.





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