

**On the corner of I-5 and Main Street in Ferndale**



### 3 Available Suites

1740 Units 5,6,7  
LaBounty Drive  
Ferndale, WA

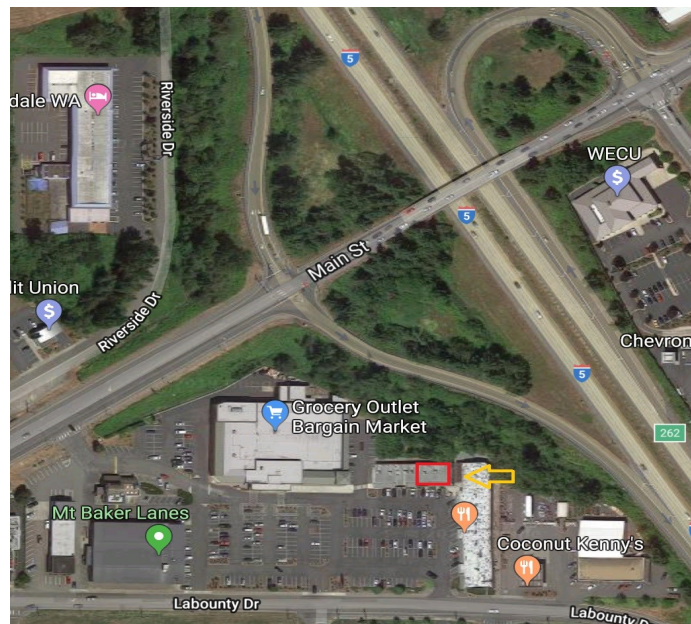
\$19/sf + NNN

2,320 SF; 1000 SF; 400 SF

Grocery-Anchored Center

Ample Parking

High Traffic Counts



### Contact

**Carrie Hamilton**  
360-676-4866  
carrie@saratogacom.com

## 3 Available Suites

### PROPERTY FACT SHEET

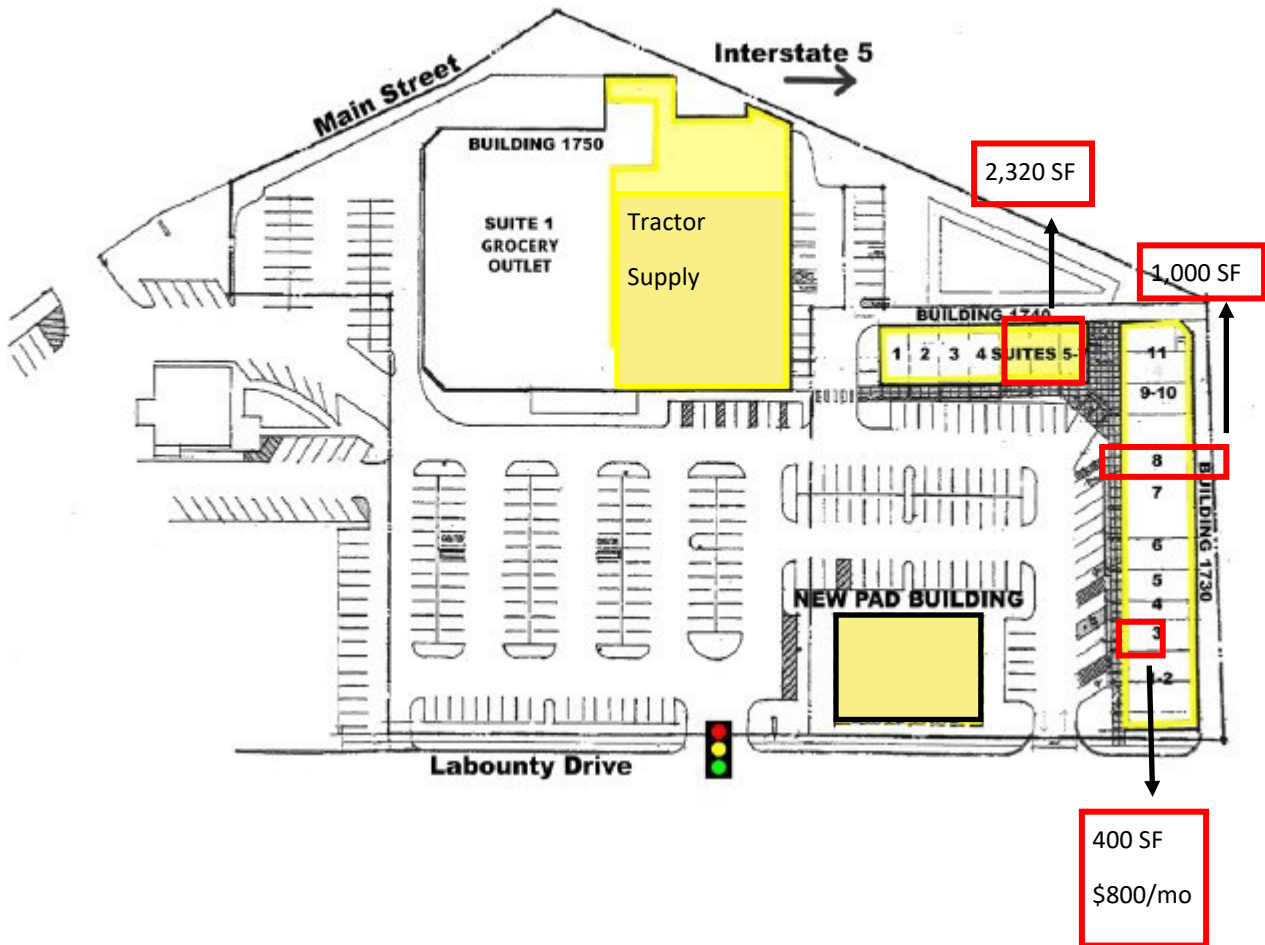
<b>Address:</b>	1740 LaBounty Drive
<b>Zoning:</b>	Commercial
<b>Building:</b>	Retail / Office
<b>Vacancies</b>	2,320 sf ; 1000 SF; 400 SF
<b>Class:</b>	A
<b>Base Rent</b>	\$16- \$19/SF/YR
<b>NNN:</b>	\$5.00/SF/YR
<b>Signage:</b>	Electronic Reader Board
<b>Communications:</b>	Comcast
<b>Traffic Counts:</b>	High Traffic Counts; Significant Commuter Traffic
<b>Sprinkler System:</b>	Yes
<b>Parking:</b>	Ample Parking in Curbed Lot



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