



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

## Port Gardner Building

2802 Wetmore Avenue, Everett, WA 98201

[www.2802Wetmore.com](http://www.2802Wetmore.com)

Office and Structured Parking  
Owner-User Opportunity in the heart of Downtown Everett  
84,000 SF Building — ±396 Striped Parking Garage



	OFFICE	PARKING
Listing Price	\$12,500,000	
Address	2802 Wetmore Ave Everett, WA	2801 Wetmore Ave Everett, WA
Lot Size (SF)	18,295 SF / .42 Acres	33,541 SF / .77 Acres
Total Rentable Area	84,000 SF Office Building is 95% Vacant	157,200 SF ±396 Stalls
Current Use	Office & School	Parking & Retail
Year Built/ Renovations	1929 / 2000 & 2010	1966
Stories	5 Stories	4 Stories
# of Tenants	12, Including Parking & Retail Tenants	

### Property Summary

Urban mixed-use development is coming into its own. In Everett, Washington, it's become a proven success. The iconic Port Gardner Building, a hub of downtown Everett activity including office, educational and retail uses, and most recently was home to Trinity Lutheran College, is being offered for sale. The offering includes a five-story 84,000 square foot building connected via a second story sky bridge to a ±396 stall parking garage; the building's uses over its lifetime have included retail, office, education, and mixed-use.

The sale comes at an exciting time for Everett, though a bitter-sweet time for its current owner. After more than 70 years, Trinity Lutheran College has decided to shut down college operations on May 7th of this year. As part of its legacy, the college leaves behind this newly renovated building situated in the heart of downtown Everett just two blocks from City Hall and Snohomish County Executive Offices.

Only 28 miles north of Seattle, Everett is the 5th largest city in the State of Washington. Its diverse economy includes The Boeing Company's major aircraft manufacturing division for the wide body airplanes, the Navy carrier strike program, and is the Snohomish County government seat. The Port of Everett is the 3rd largest Port in the State and is operating near capacity. Not surprisingly, the area's population and employment growth, along with the office leasing market, continues its steady and reliable growth.

For more information,  
Please contact:

**ROB LARSEN**  
Director

direct: (206) 447 0318  
mobile: (206) 235 5588  
[rlarsen@norman-partners.com](mailto:rlarsen@norman-partners.com)

**norman partners**

**GORDON AHALT**  
Senior Director

direct: (206) 521 0262  
mobile: (206) 605 5234  
[gordon.ahalt@comre.com](mailto:gordon.ahalt@comre.com)

**GARY DANKLEFSEN**  
Senior Director

direct: (206) 521 0271  
mobile: (206) 605 6903  
[gary.danklefsen@comre.com](mailto:gary.danklefsen@comre.com)

**EVAN OLSON**  
Associate

direct: (206) 521 0242  
mobile: (206) 292 0176  
[evan.olson@comre.com](mailto:evan.olson@comre.com)



**CUSHMAN &  
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Commerce

**JOHN BAUER**  
Senior Vice President

direct: (425) 462 6906  
mobile: (206) 660 9701  
[john.bauer@cbre.com](mailto:john.bauer@cbre.com)

**RIC BRANDT**  
Senior Vice President

direct: (425) 462 6901  
mobile: (206) 650 0442  
[ric.brandt@cbre.com](mailto:ric.brandt@cbre.com)

**ERIK LARSON**  
Associate

direct: (425) 462 6954  
mobile: (360) 239 7808  
[erik.larson@cbre.com](mailto:erik.larson@cbre.com)

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