

OFFICE AND INDUSTRIAL FOR LEASE

MUKILTEO BUSINESS PARK

8217-8229 44TH AVENUE W, MUKILTEO, WA



RARE SMALL OFFICE AND WAREHOUSE | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

The Mukilteo Business Park is a 108,661 square foot, 6 building park located in Mukilteo, WA. The park is professionally managed with new ownership and has flexibility to accommodate a wide variety of office and office/warehouse suites. The 10.2-acre property offers great parking and amenities within just a couple of miles from the retail corridor and very close proximity to Paine Field/Boeing and Mukilteo Ferry Dock.

MASON COGLE

mcogle@lee-associates.com
D 206.773.2687

JIM REED, SIOR

jreed@lee-associates.com
D 206.210.5202

Owned & Managed By



AREA AMENITIES

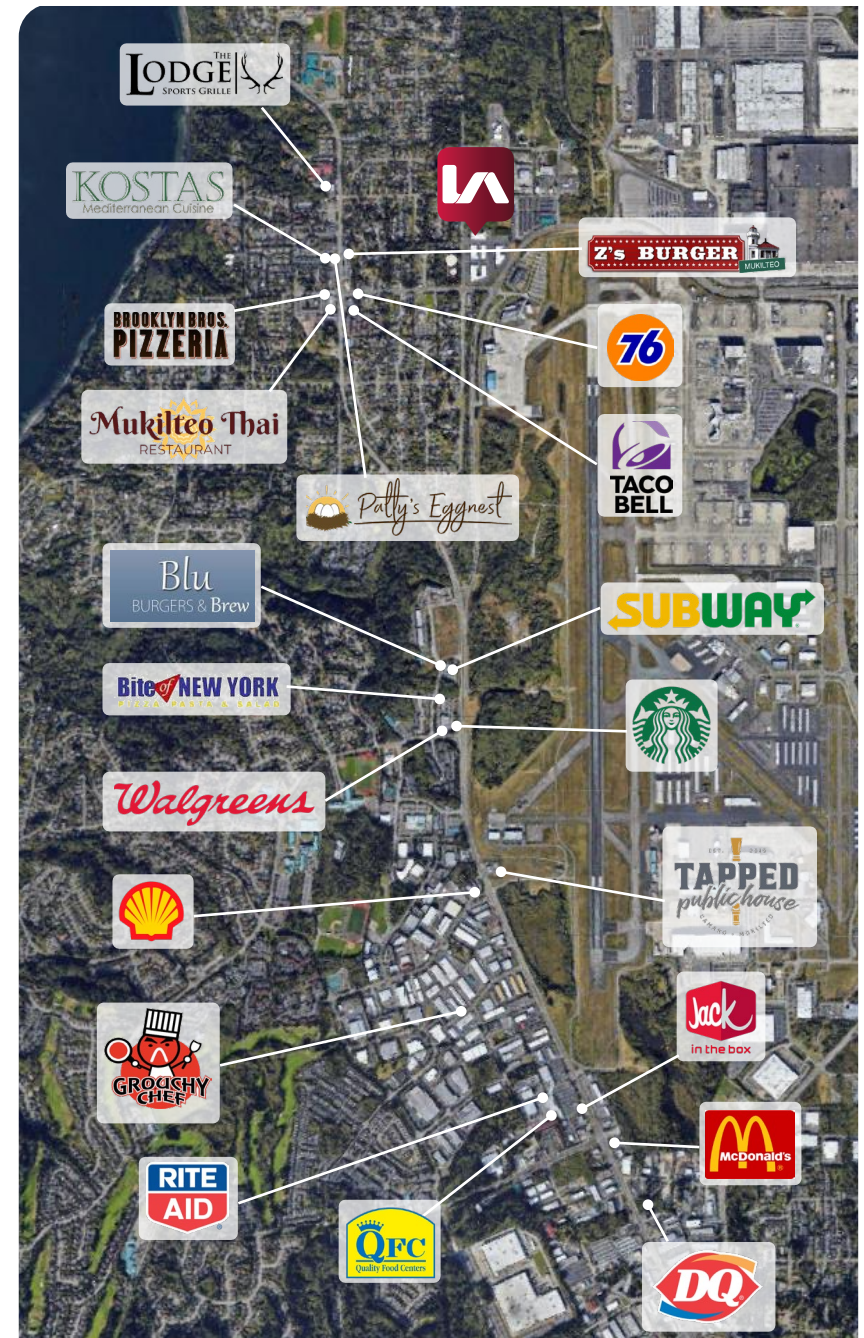
Located just north of the Mukilteo Speedway offering numerous options for retail services. Some of the major retail includes: QFC, Walgreens, Rite Aid, Starbucks, etc.

BUILDING AMENITIES

- ▶ Current amenities include food services on site.
- ▶ Generous free parking at 3 stalls/1,000 SF.
- ▶ Efficient floor plans.
- ▶ Convenient access to I-5 via HWY 526 or HWY 525, which also directly distributes to I-405.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



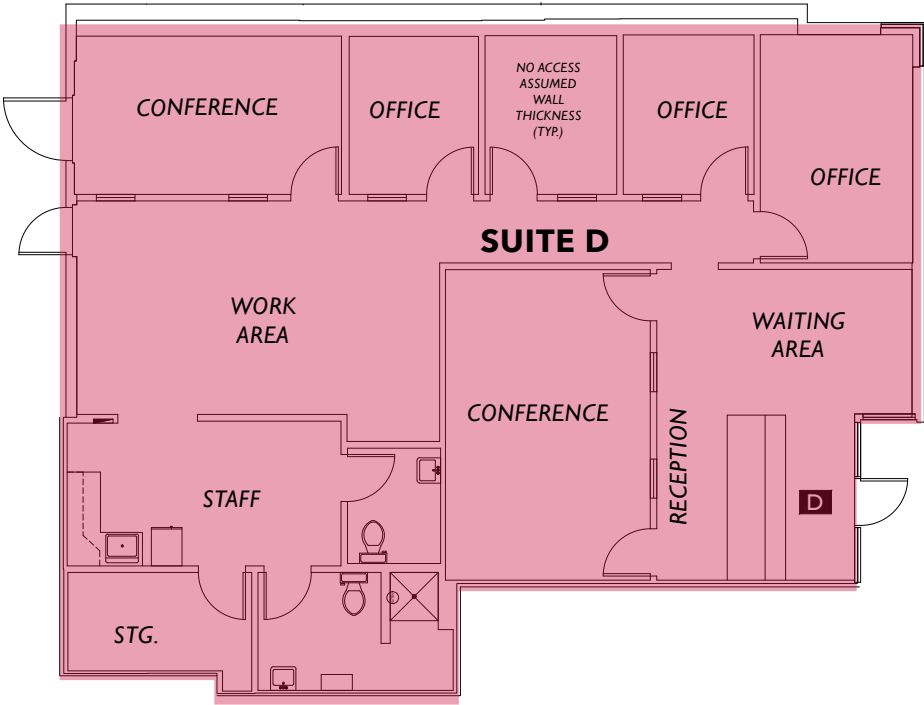
AVAILABLE SUITES

BUILDING C

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
SUITES	TOTAL SF	MONTHLY BASE RENT	
Suite D	2,069	Negotiable	

FEATURES:

- ▶ Flexible workspace and floor plan
- ▶ Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- ▶ Available with 30 days notice



AVAILABLE SUITES

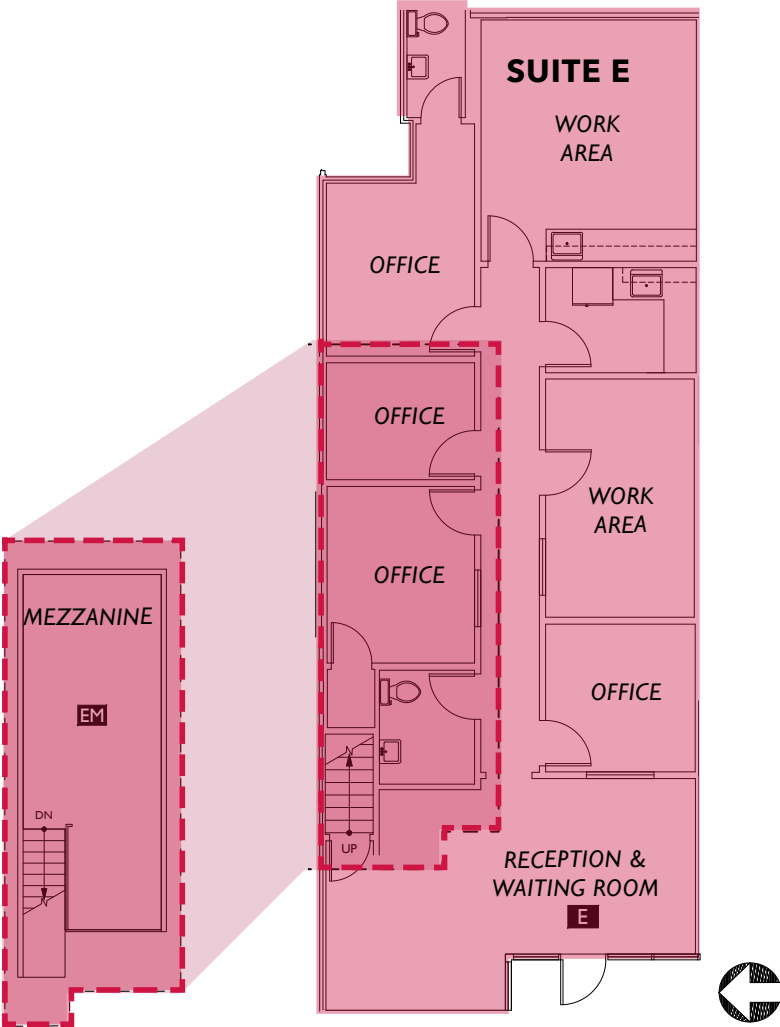
BUILDING C8227 44TH AVE W

LEASE TYPE:NNNLEASE TERM:Negotiable

SUITES	TOTAL SF	OFFICE SF	MEZZANINE	MONTHLY BASE RENT
Suite E	1,819	1,567	251	Negotiable

FEATURES:

- ▶ Flexible workspace and floor plan
- ▶ Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- ▶ Available with 30 days notice



AVAILABLE SUITES

BUILDING E

8225 44TH AVE W

LEASE TYPE: NNN Sublease

LEASE TERM: Negotiable

SUITES	TOTAL SF	OFFICE SF	MEZZANINE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite A	14,521	8,454	863	5,204	Negotiable
Suite B	10,123	-	-	10,123	Negotiable
Suite A & B Combined	24,644	8,454	863	15,327	Negotiable

FEATURES | SUITE A & B COMBINED

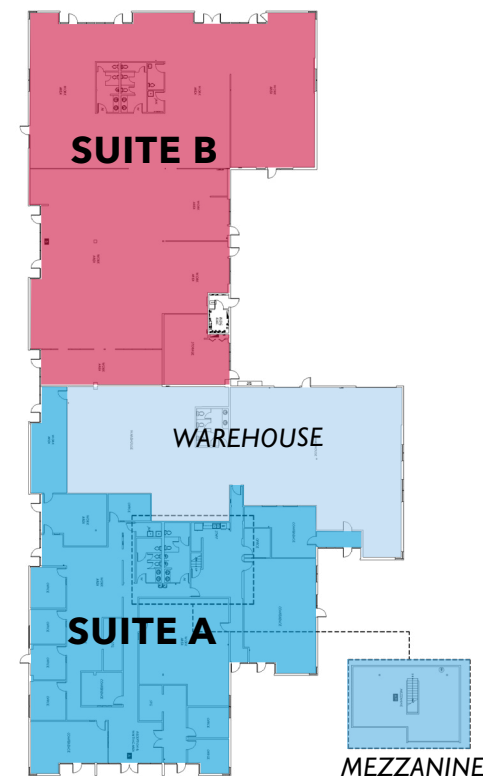
- Flexible floor plan w/ability to modify to suit
- 3 Grade-Level loading doors (1 oversized 14'x10')
- Ability to add additional Grade-Level loading doors
- 600 amps+ power available
- Up to 205 parking spaces + EV car charger (ability to convert for trailer parking)
- Master Lease exp 11/30/26 (Direct Lease Available)

FEATURES | SUITE A

- Rare high-end office buildout with warehouse space
- Landlord open to converting office to warehouse
- High value infrastructure throughout warehouse including power, air, security, and plumbing
- Furniture available for new Tenant

FEATURES | SUITE B

- Ability to add additional Grade-Level loading doors
- 9'x10' Grade-Level door
- Very flexible layout
- Restroom core with ability to build additional office



MASON COGLE

mcogle@lee-associates.com
D 206.773.2687

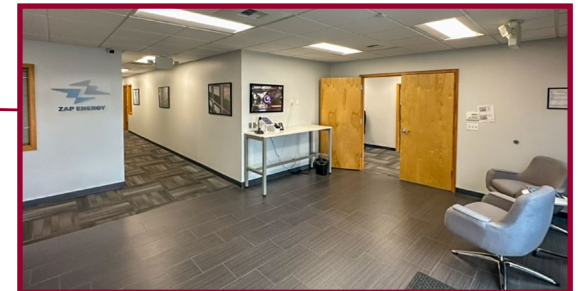
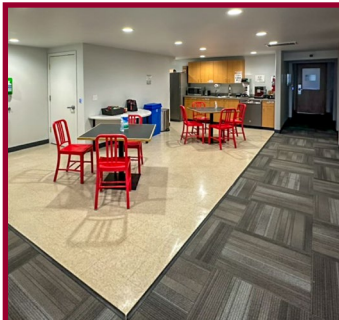
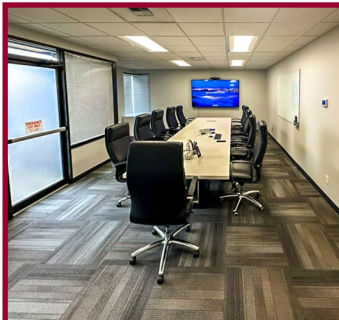
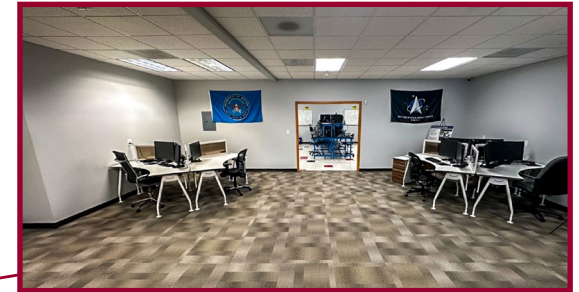
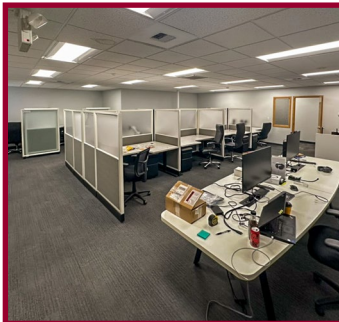
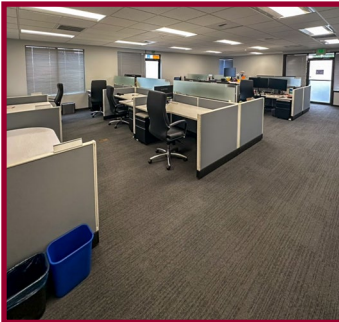
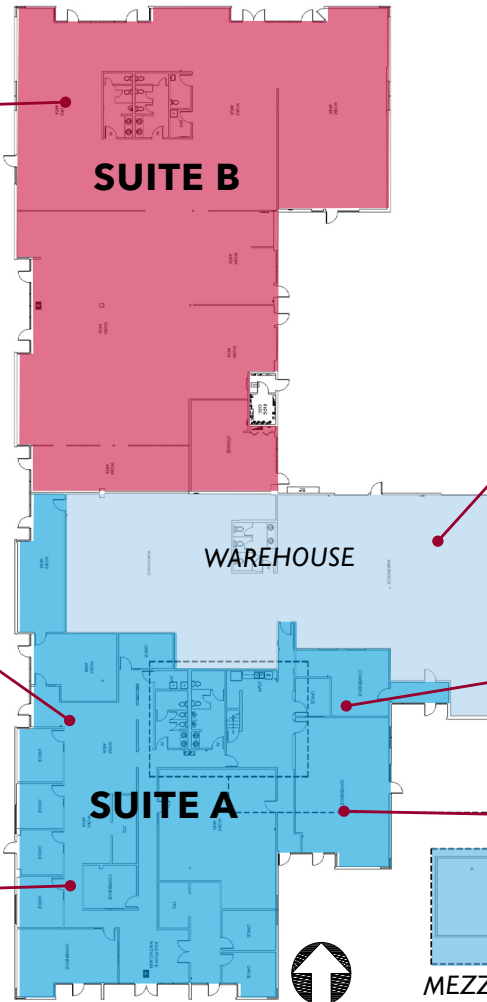
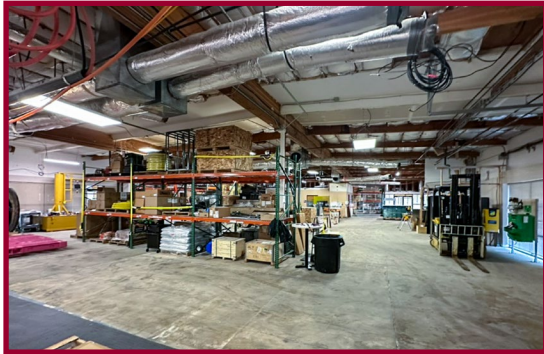
JIM REED, SIOR

jreed@lee-associates.com
D 206.210.5202

AVAILABLE SUITES

BUILDING E

8225 44TH AVE W



MASON COGLE

mcogle@lee-associates.com
D 206.773.2687

JIM REED, SIOR

jreed@lee-associates.com
D 206.210.5202

AVAILABLE SUITES

BUILDING F			8217 44TH AVE W	
LEASE TYPE:		NNN		LEASE TERM: Negotiable
SUITES	TOTAL SF	OFFICE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite B	7,311	260	7,051	Negotiable

FEATURES:

- ▶ Full HVAC in warehouse
- ▶ Includes 1 dock door
- ▶ Ability to convert office to warehouse
- ▶ Ability to add Dock and/or Grade loading doors
- ▶ Available **Now**

