

OFFICE AND INDUSTRIAL FOR LEASE

MUKILTEO BUSINESS PARK

8217-8229 44TH AVENUE W, MUKILTEO, WA



AVAILABLE

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.

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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.



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AVAILABLE SUITES

BUILDING C

8227 44TH AVE W

LEASE TYPE:

NNN

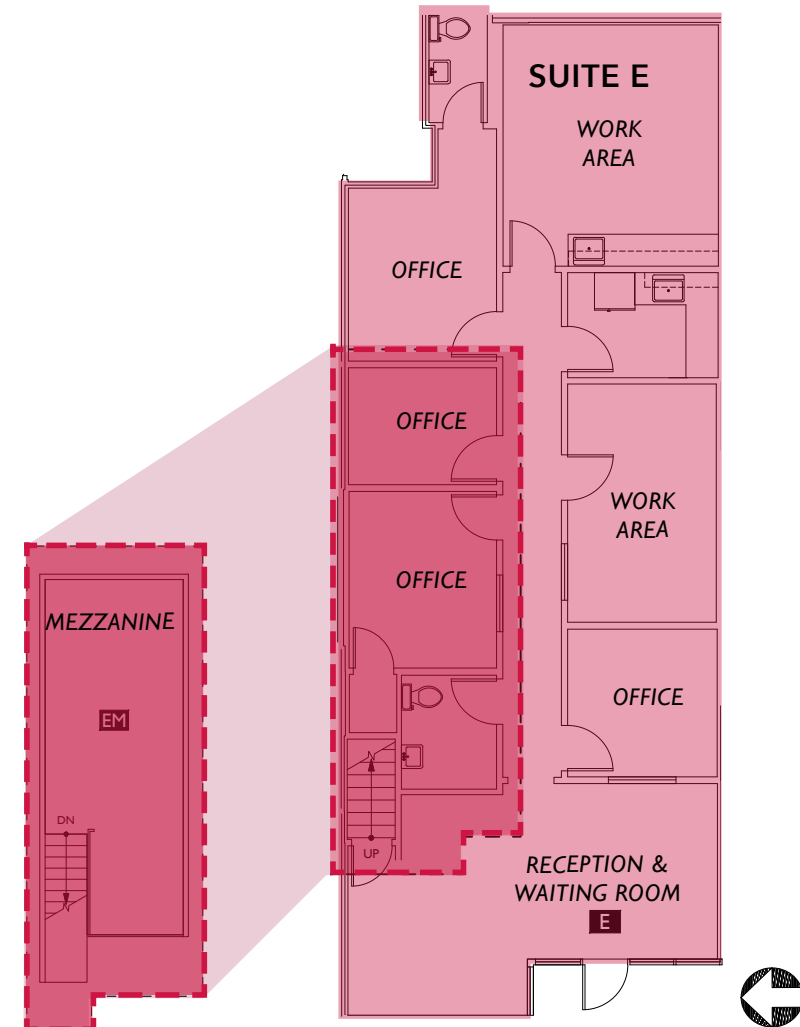
LEASE TERM:

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



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AVAILABLE SUITES

BUILDING D

8229 44TH AVE W

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

SUITES	TOTAL SF	OFFICE SF	AVAILABILITY	MONTHLY BASE RENT
Suite I	1,705	1,705	4/1/2025 (Potentially Sooner)	Negotiable
Suite J	2,148	2,148	Available Now	Negotiable
Suite I & J Combined*	3,850	3,850	-	Negotiable

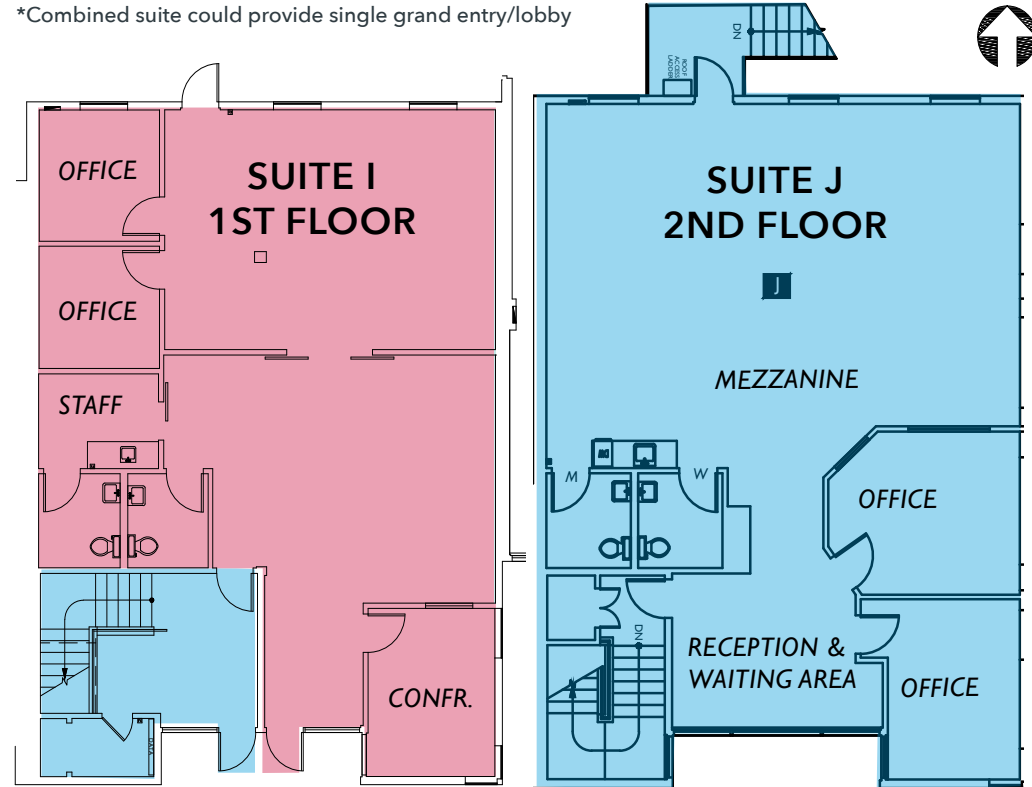
FEATURES | SUITE I

- ▶ 2 Privates
- ▶ 1 Conference room
- ▶ 2 Large divisible open areas offer great flexibility for various uses
- ▶ 2 Restrooms
- ▶ Kitchenette/staff area

FEATURES | SUITE J

- ▶ 2nd story office
- ▶ Reception/lobby
- ▶ 2 large private offices or conference rooms
- ▶ Kitchenette
- ▶ 2 restrooms
- ▶ Large functional open space

*Combined suite could provide single grand entry/lobby



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AVAILABLE SUITES

BUILDING F

8217 44TH AVE W

LEASE TYPE:

NNN

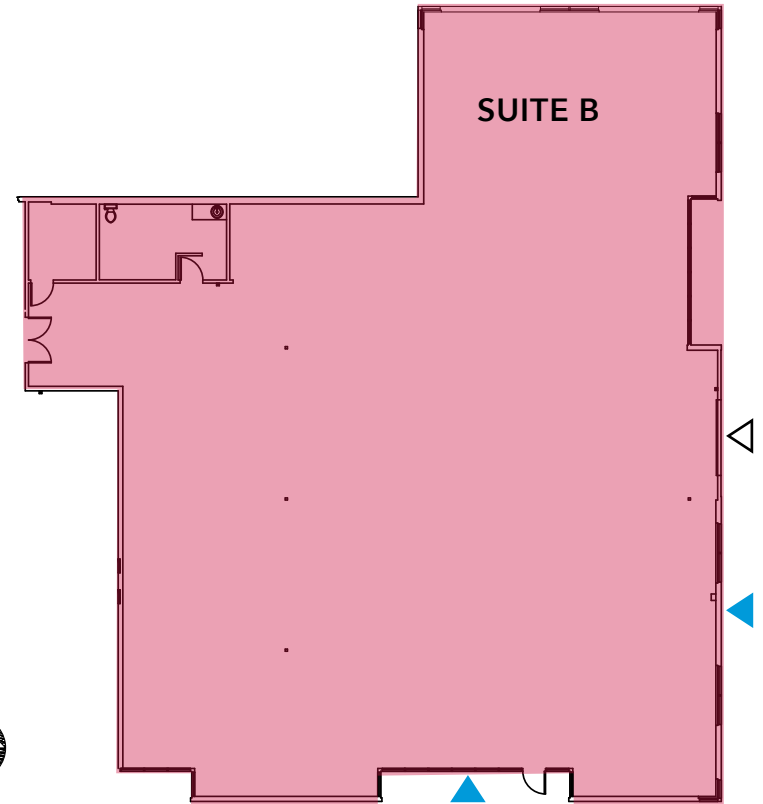
LEASE TERM:

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**



Additional Loading

▲ Future loading options (grade, pony and/or dock)