

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.

**MASON COGLE**  
mcogle@lee-associates.com  
D 206.773.2687

**CHRIS PETERSON, SIOR, CCIM**  
cpeterson@lee-associates.com  
D 206.773.2678

**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.





Owned & Managed By



## AVAILABLE SUITES

### BUILDING C

8227 44TH AVE W

LEASE TYPE:

NNN

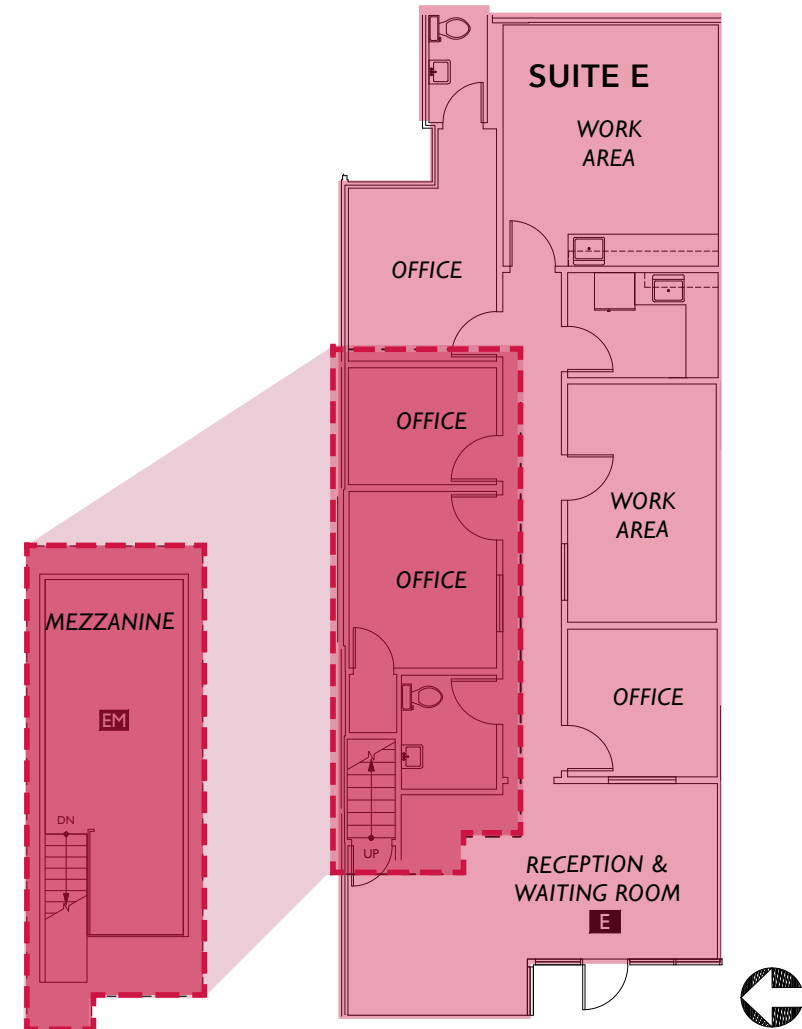
LEASE TERM:

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



Owned & Managed By



## 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

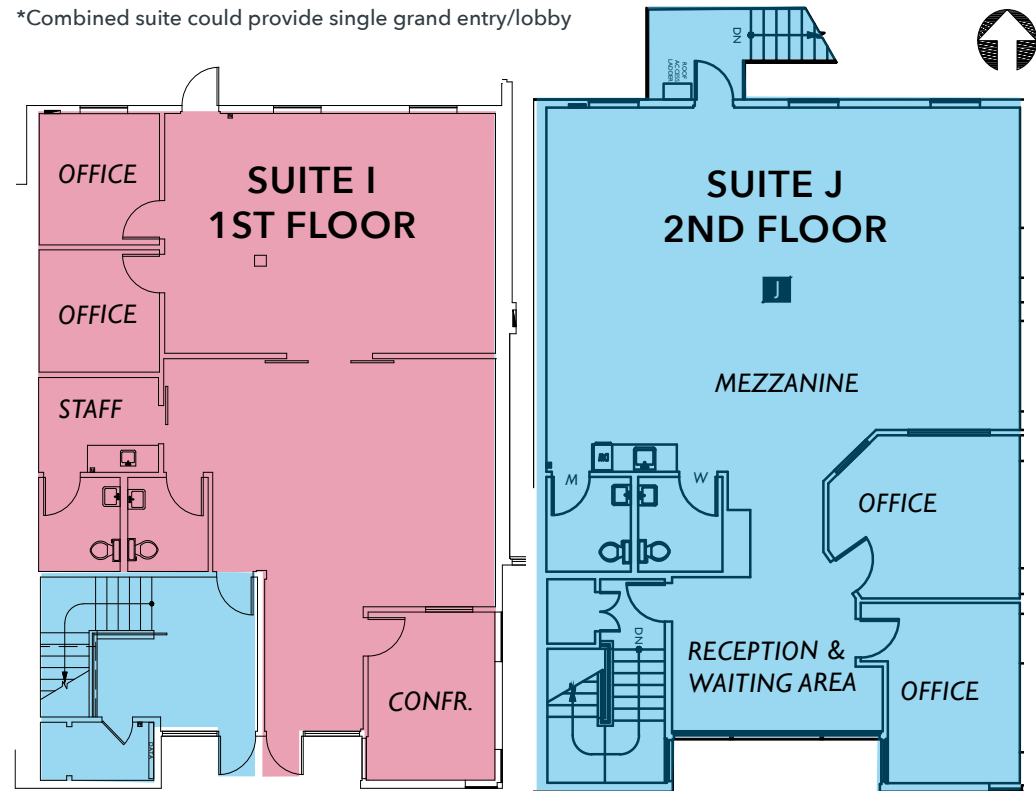
\*Combined suite could provide single grand entry/lobby

### 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



**MASON COGLE**  
 mcogle@lee-associates.com  
 D 206.773.2687

**CHRIS PETERSON, SIOR, CCIM**  
 cpeterson@lee-associates.com  
 D 206.773.2678

**JIM REED, SIOR**  
 jreed@lee-associates.com  
 D 206.210.5202

## 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

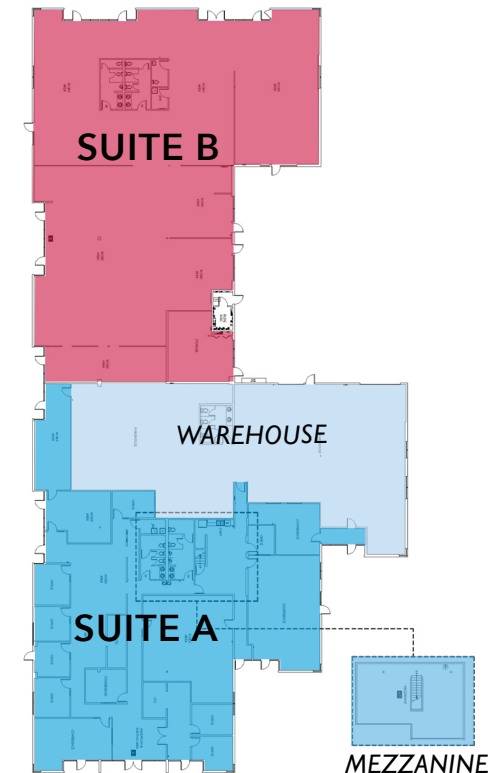
- ▶ Flexible floor plan w/ability to modify to suit
- ▶ 3 Grade-Level loading doors (1 oversized 14'x10')
- ▶ Ability to add additional Grade-Level loading doors
- ▶ 600 amps+ power available
- ▶ Up to 205 parking spaces + EV car charger (ability to convert for trailer parking)
- ▶ Master Lease exp 11/30/26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

**CHRIS PETERSON, SIOR, CCIM**

cpeterson@lee-associates.com  
D 206.773.2678

**JIM REED, SIOR**

jreed@lee-associates.com  
D 206.210.5202



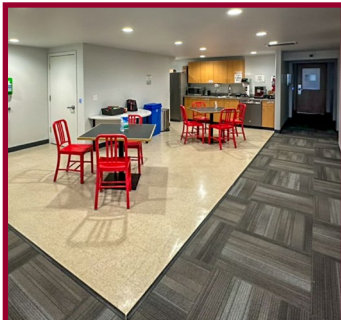
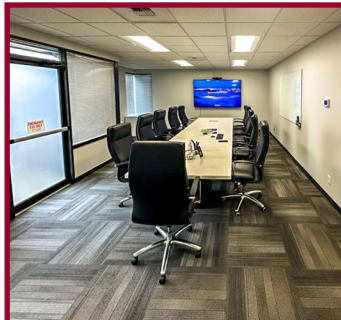
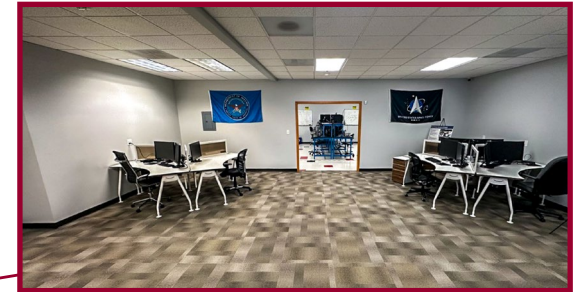
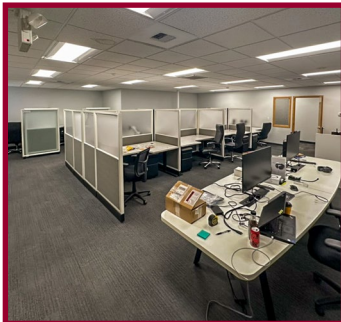
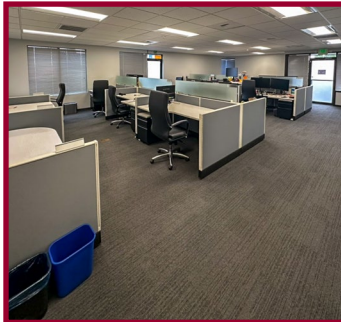
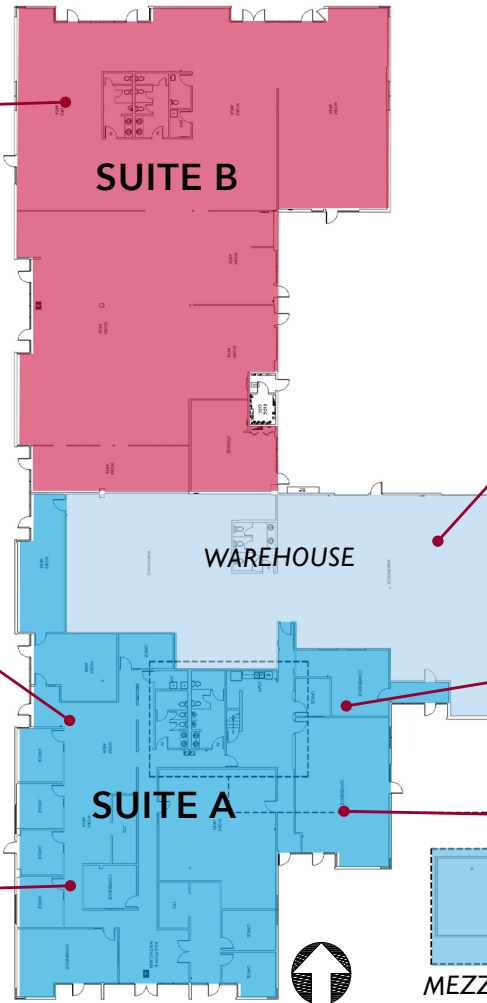
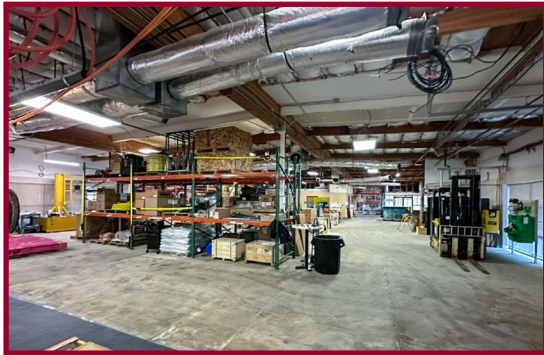
Owned & Managed By



## AVAILABLE SUITES

### BUILDING E

8225 44TH AVE W



**MASON COGLE**  
mcogle@lee-associates.com  
D 206.773.2687

**CHRIS PETERSON, SIOR, CCIM**  
cpeterson@lee-associates.com  
D 206.773.2678

**JIM REED, SIOR**  
jreed@lee-associates.com  
D 206.210.5202

Owned & Managed By



## 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

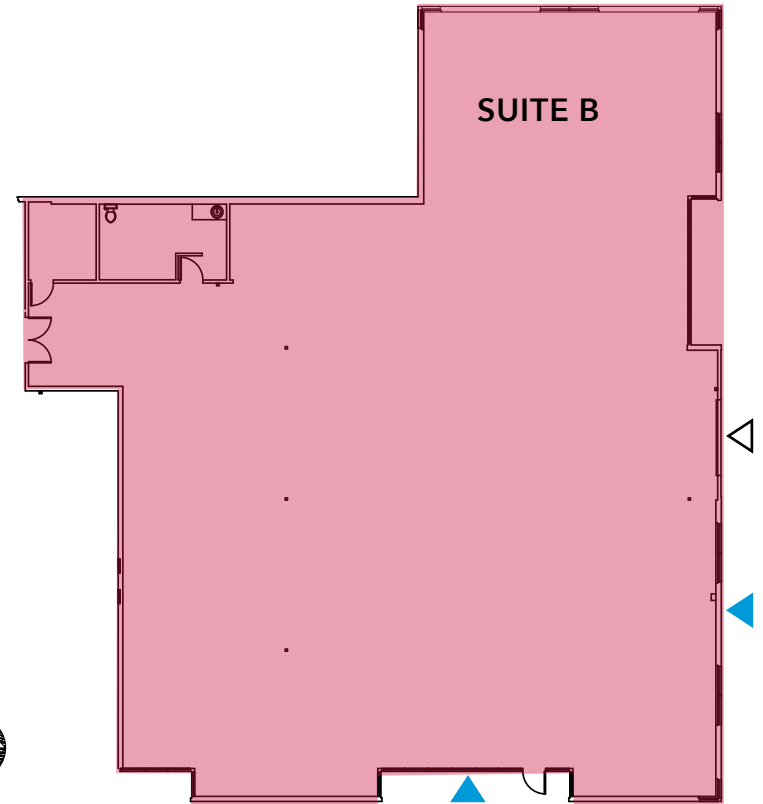
260

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)