

Retail/Office Space for Lease

MUKILTEO PROFESSIONAL BUILDING | SUITE 101 & 201 | HIGH VISIBILITY
8423 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275



Building Highlights

Ideal for physical therapy, massage therapy, personal training, and other health practitioners

Convenient access and strong visibility along Mukilteo Speedway

Set back from the roadway for enhanced privacy

Multiple signage opportunities

Ample free surface parking available



FOR MORE INFO
CONTACT

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1218 Third Ave, Suite 2200
Seattle, WA 98101
www.orioncp.com

ORION
COMMERCIAL PARTNERS

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Space Highlights



SUITE: 101

AVAILABLE SPACE: 1,260 RSF

Lease Rate: \$21.50/SF/YR + NNN

ESTIMATED NNN: \$12.26/SF/YR

Retail level entrance

Corner unit with strong visibility

Dedicated reception area

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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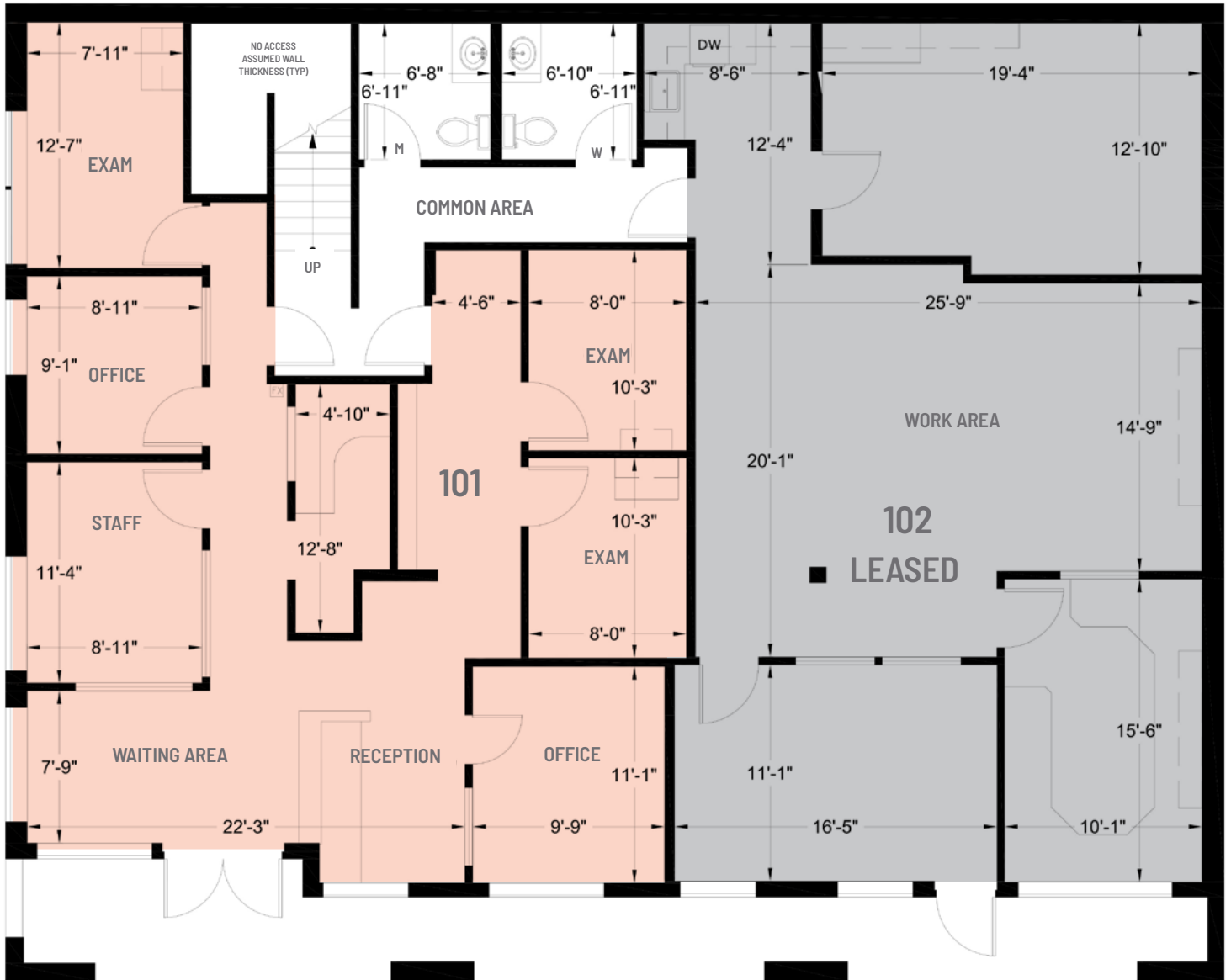
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Space Highlights



SUITE: 201

AVAILABLE SPACE: 1,110 RSF

Lease Rate: \$21.50/SF/YR + NNN

ESTIMATED NNN: \$12.26/SF/YR

Flexible layout with private offices, conference room, and open workspaces

Large windows provide natural light throughout the suite

Ideal for health practitioners, professional services, or wellness-focused businesses

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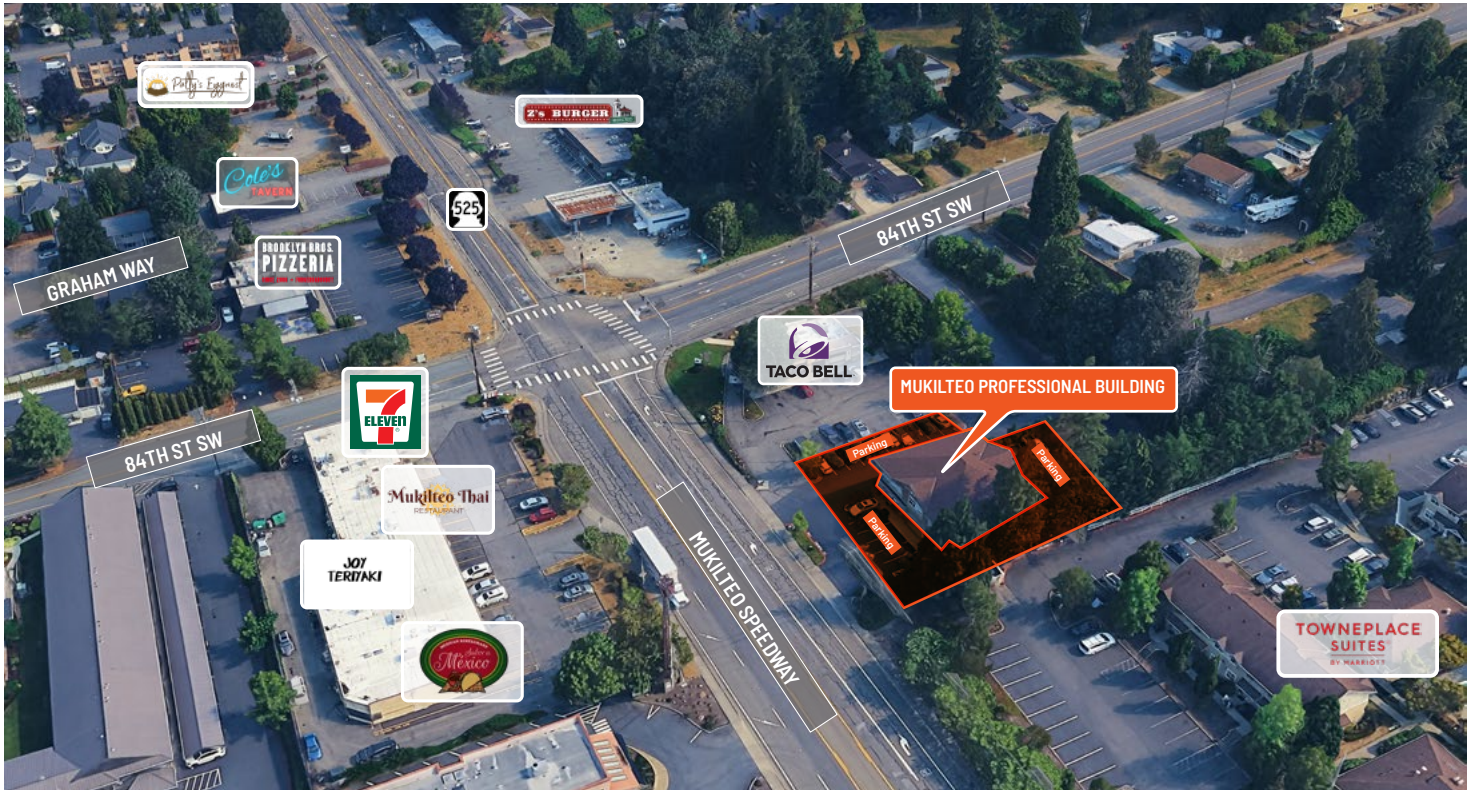
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About Mukilteo Neighborhood

Mukilteo is a scenic waterfront city in Snohomish County, known for its high quality of life and small-town charm. A major transportation hub, it offers connections to Whidbey Island via the Washington State Ferries, Sounder trains to Seattle, and public transit to nearby communities. The waterfront is linked to the city by the Mukilteo Speedway (State Route 525), which also serves ferry traffic.

Because of its combination of waterfront living, scenic surroundings, and easy access to Seattle, Mukilteo appeals to residents seeking tranquility without sacrificing convenience to urban amenities, core employment and cultural centers.

Median household income ~1.5x the national average, reflecting a high-income demographic

DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,472	55,957	192,444
2030 Population Projection	7,784	58,086	200,407
Avg Household Income	\$156,186	\$123,438	\$118,220
Median Household Income	\$117,911	\$92,309	\$92,709
Median Age	43.3	39	38.6

Source: U.S. Census Bureau (ACS), CoStar

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