



Colliers

For Lease

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Colliers Bellevue

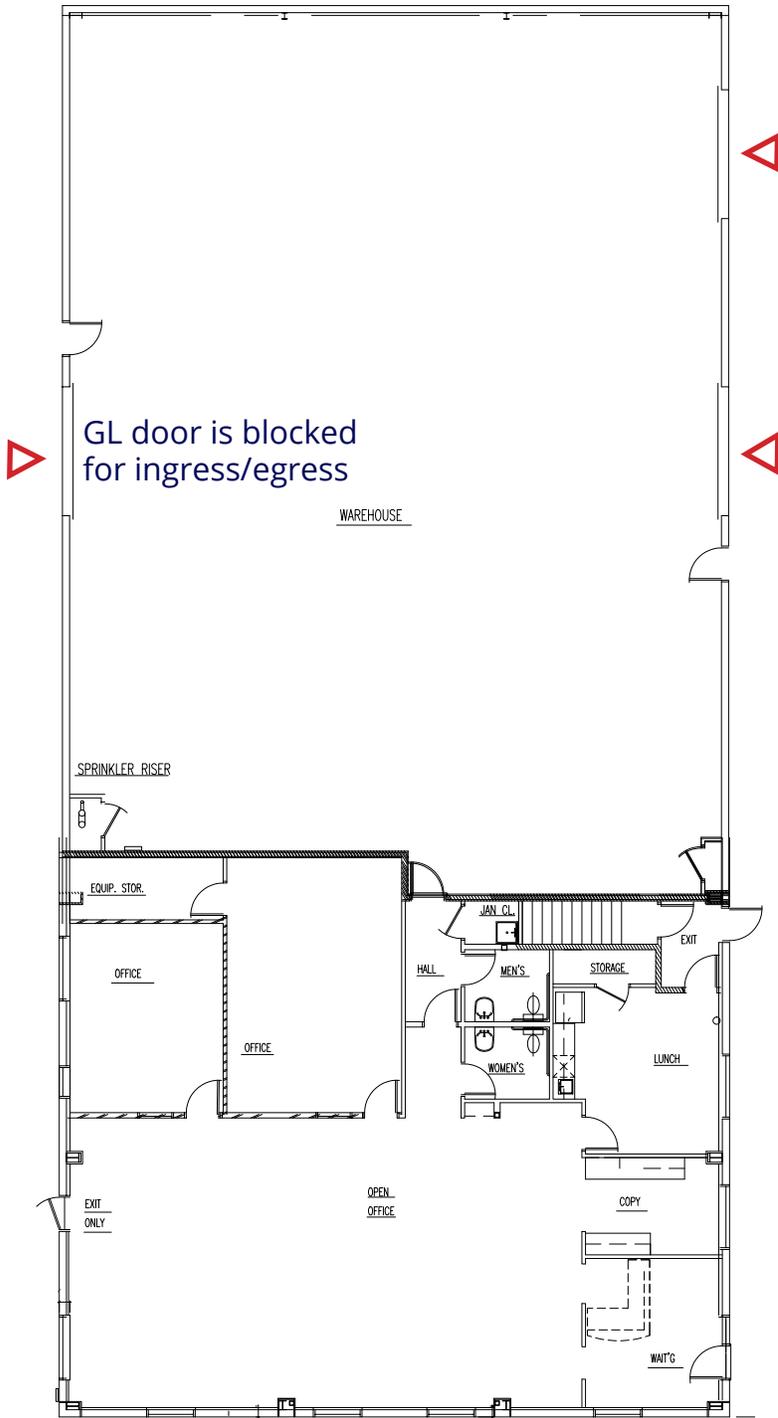
11225 SE 6th Street, Suite 240
Bellevue, WA, 98004
colliers.com

3727 McDougall Ave. Everett, WA 98201

Standalone Building: ±10,974 SF total

- ±5,022 SF warehouse
- ±5,952 SF office:
 - ± 2,976 SF 1st floor high image office
 - ± 2,976 SF 2nd floor office / living quarters
- Zoning: LI-MU (Light Industrial Mixed Use, City of Everett)
- Loading: three (3) grade-level loading doors
- Clear Height: 22' – 24', clear span
- Fully fenced and secure site with 15 striped parking stalls
- Fully insulated and sprinklered
- High image building with excellent access to I-5
- Available: April 1, 2026, or potentially sooner.
Please inquire with Listing Brokers
- Asking Rent: \$18,200.00 per month + NNN expenses
(2026 estimated NNN expenses \$2,196.36/Mo.)

1st floor warehouse



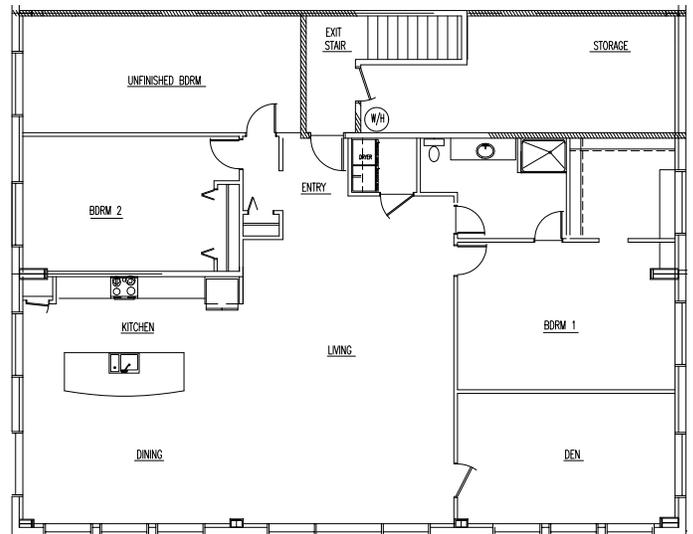
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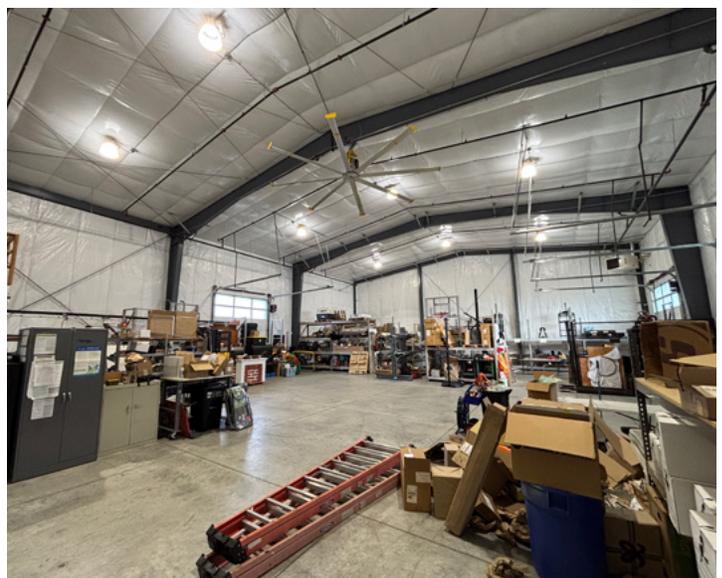
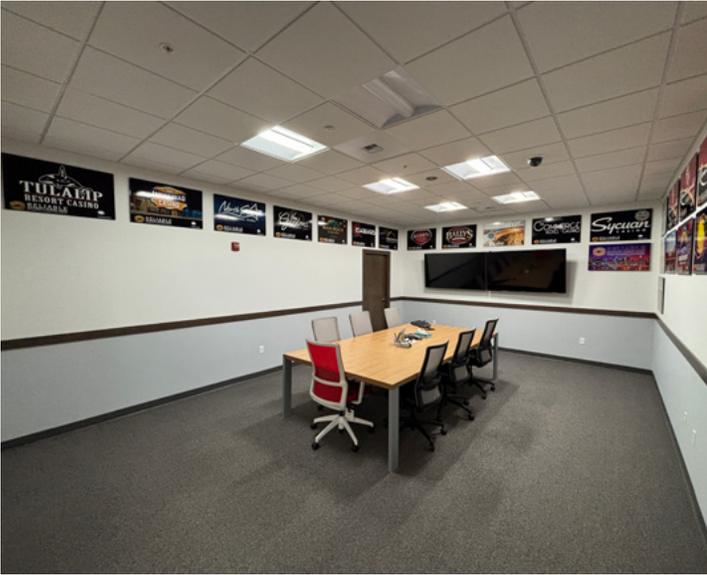
1st floor office

2nd floor office / living quarters

 GL door - 12' x 14'

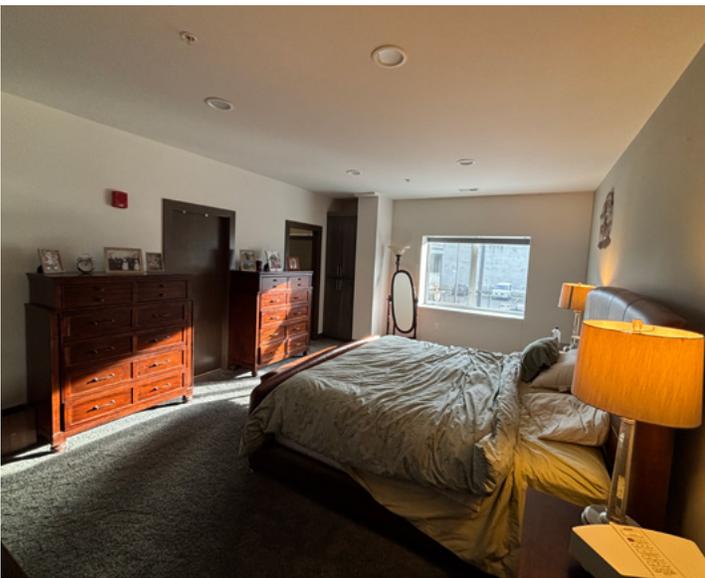
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Travel Time From

I-5 Freeway	5 minutes
Marysville	11 minutes
Paine Field Airport	15 minutes
Port of Seattle	40 minutes
SeaTac Airport	60 minutes



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