

AVAILABLE



# NORTHPOINTE

CORPORATE CENTER

15815 25TH AVENUE WEST / LYNNWOOD, WASHINGTON

16201 25TH AVENUE WEST / LYNNWOOD, WASHINGTON



CORPORATE HEADQUARTERS OPPORTUNITY

**CBRE**

17,500-190,000 SF OFFICE AND TECH SPACE AVAILABLE

**workspace**  
property trust

# EXECUTIVE SUMMARY

Northpointe Corporate Center consists of two existing buildings with a 2.82 acre land site in between, providing leasing flexibility from a 17,500 SF partial floor up to a 190,000 SF corporate campus opportunity.

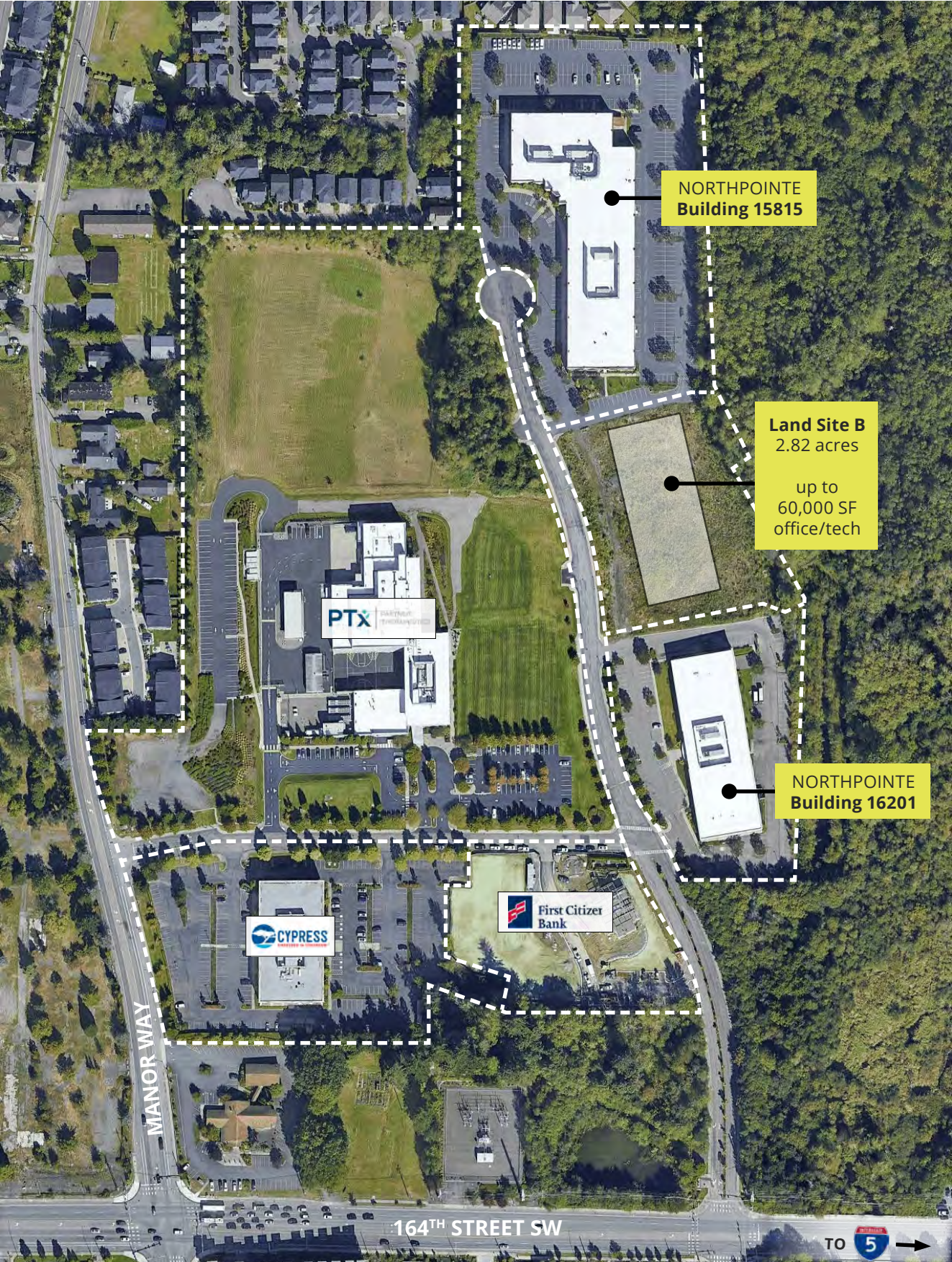
AVAILABLE  
17,500-190,000 SF



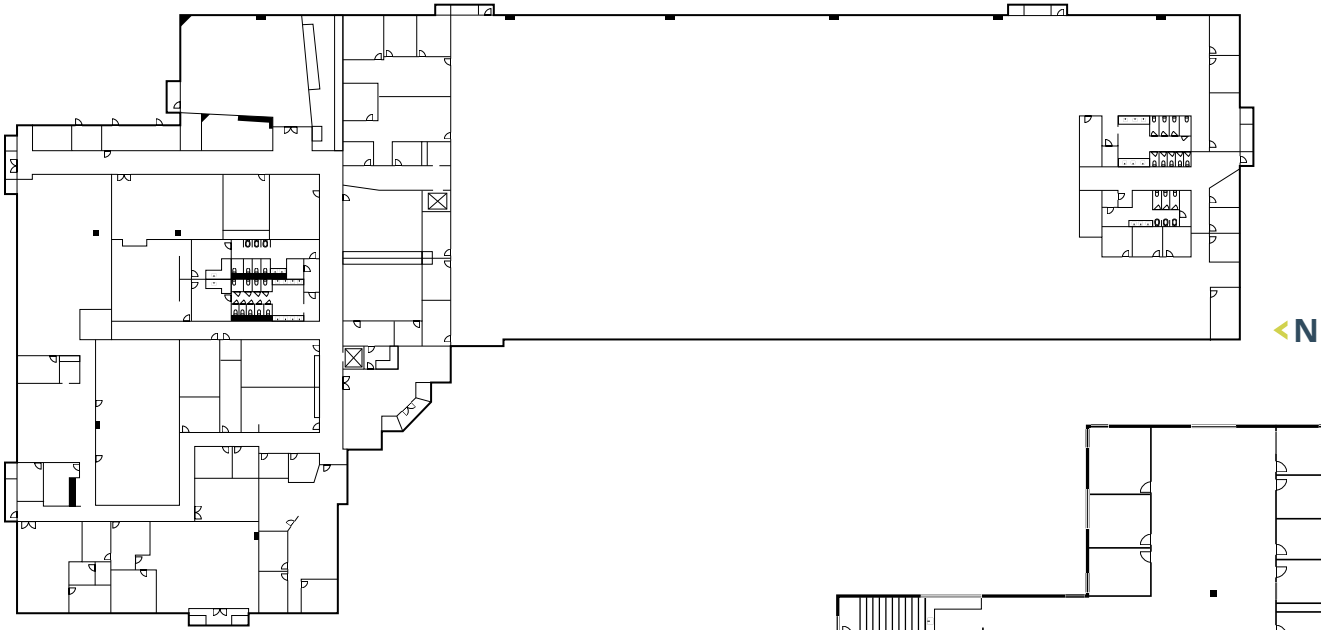
## PROPERTY OVERVIEW

PROPERTY	NORTHPOINTE 15815 BLDG	NORTHPOINTE 16201 BLDG	LAND SITE - B
ADDRESS	15815 25th Avenue W Lynnwood, WA. 98037	16201 25th Avenue W Lynnwood, WA. 98037	-
YEAR COMPLETED	2007	2007	Planned
TOTAL SIZE (RSF)	87,385 RSF, not divisible	36,380 RSF, divisible to 17,500 RSF	40,000 - 65,000 RSF potential planned building
SITE ACREAGE	5.85 acres	2.88 acres	2.82 acres
FLOORS	2	2	-
TYPICAL FLOOR SIZE	43,692 SF	34,481 SF	-
SURFACE PARKING SPACES	451	202	-
GARAGE PARKING SPACES	N/A	70	-
TOTAL PARKING SPACES	451	272	-
PARKING RATIO	5.16/1,000 SF	3.81/1,000 SF	-
ZONING	BP (Business Park)	BP (Business Park)	BP (Business Park)

# SITE PLAN



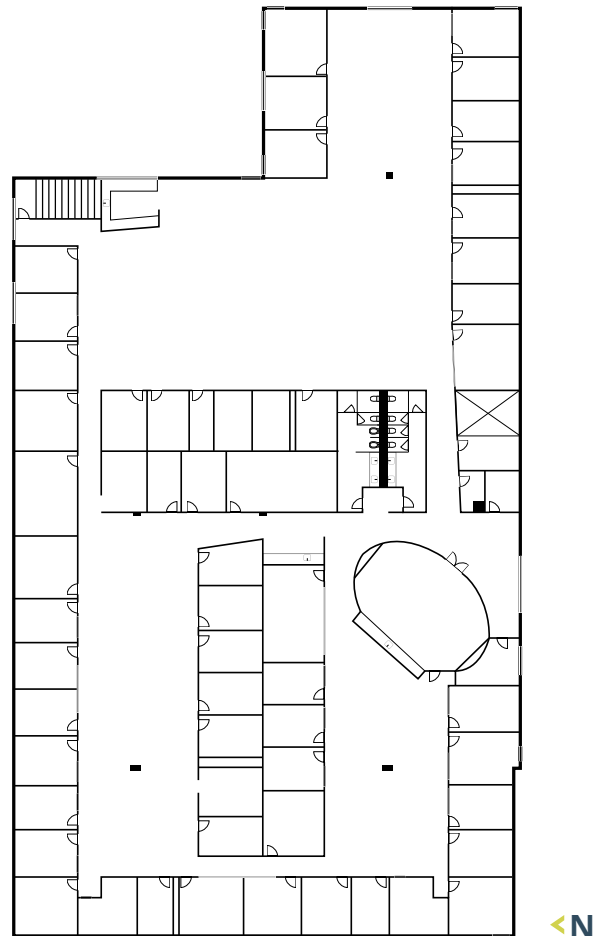
# 15815 BUILDING » Floor 1



# 15815 BUILDING » Floor 2



[Click Here For Virtual Tour](#)



## 15815 BUILDING FEATURES

- » 87,385 SF Class A office/tech or life science building with two floors in northern portion
- » 5.85-acre site in master-planned campus environment
- » Flexible building design with ability to expand building on the 2nd Floor
- » Unique open first floor environment with high ceilings and life science conversion potential
- » Market leading parking ratio over 5 stalls per 1,000 SF
- » Secure site with perimeter fencing throughout



## 16201 BUILDING » Floor 2



[Click Here For Virtual Tour](#)



## 16201 BUILDING FEATURES

- » 17,500 - 36,380 SF Class A office/tech building on two floors over one level of covered parking
- » Additional ±4,275 SF of flex storage and shop area in lower level garage
- » 2.88-acre site in master-planned campus environment
- » Efficient floorplan with abundant natural light and territorial views
- » Ample surface parking and +70 stalls in covered garage area
- » Strategic location with convenient access to freeways, transit center and area retail amenities

# CONCEPTUAL LAND PLANS & FEATURES

- » Business Park Zoning (BP), Snohomish County
- » Rare land site allowing for customized design and building or parking expansion possibilities
- » Flexible zoning to accommodate a variety of office, flex, lab and business park uses

## CONCEPTUAL 1: OFFICE BUILDING

- » 2-story building:  $\pm 60,000$  SF
- » 250ft x 120 ft dimensions
- » Parking: 3.3/1,000 RSF = 198 stalls
- » Flexible 30,000 SF floor plates



## CONCEPTUAL 2: FLEX TECH/LIFE SCIENCE BUILDING

- » Total Building Area: 58,000 SF
- » Parking: 145 stalls
- » 2-story office:  $\pm 44,000$  SF
- » Warehouse/tech  $\pm 14,000$  SF
- » Dock and grade level loading



## LAND SITE B



# INTERIOR PHOTOS



# LOCAL AMENITIES



RETAIL

---



RESTAURANTS

---

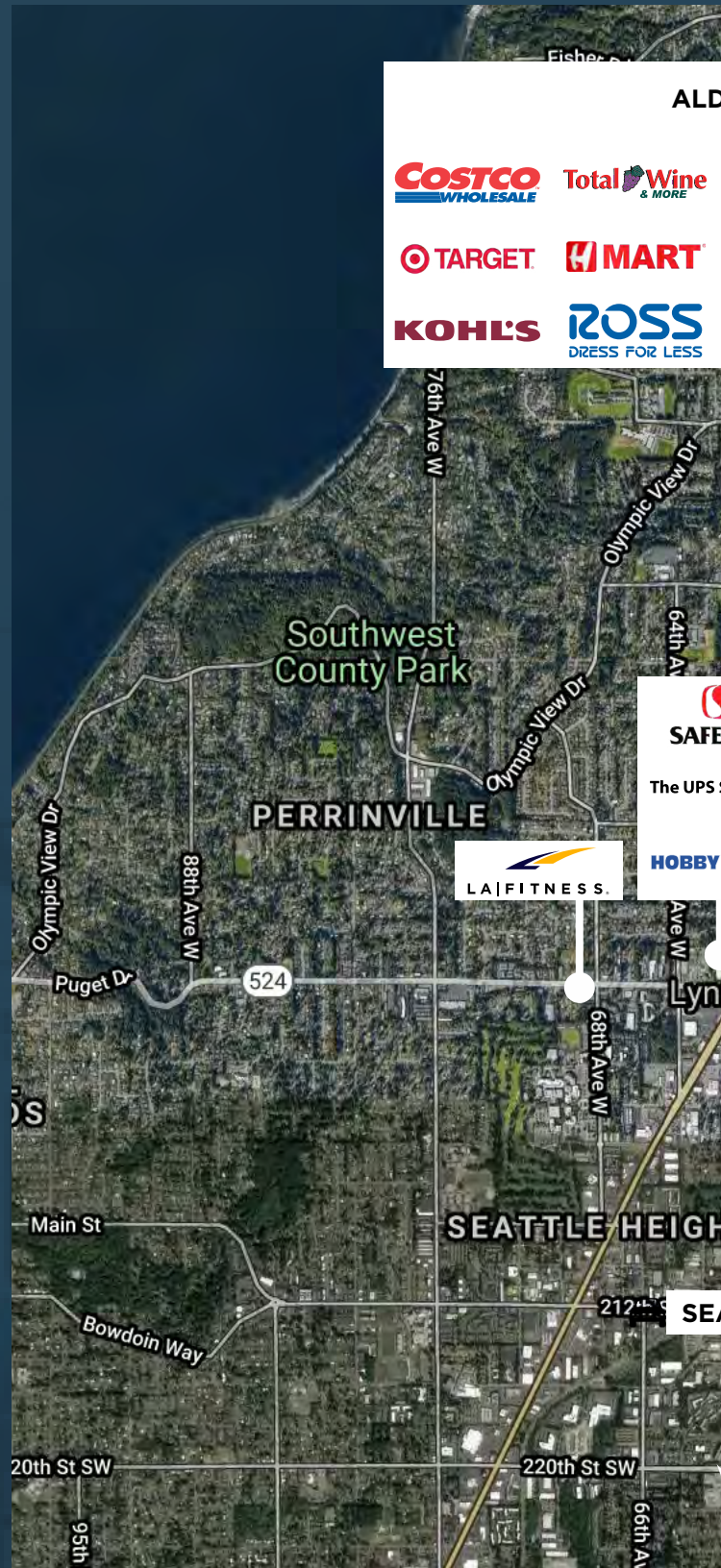


FITNESS

---



TRANSIT





# NORTHPOINTE

CORPORATE CENTER



PERWOOD MALL

- Marshall's
- macy's
- RED ROBIN
- NORDSTROM
- BUFFALO WILD WINGS
- The Cheesecake Factory
- REI CO-OP
- BIG 5
- jcpenny

Fred Meyer

Walmart Supercenter

ASHWAY PARK AND RIDE

LYNNWOOD CONVENTION CENTER

Fred Meyer

LYNNWOOD LIGHT RAIL STATION UNDER CONSTRUCTION

- WHOLE FOODS MARKET
- NORDSTROM RACK
- BEST BUY
- OLD NAVY

BELLEVUE





# NORTHPOINTE

C O R P O R A T E   C E N T E R

## RIC BRANDT

Senior Vice President  
+1 425 462 6901  
ric.brandt@cbre.com

## JOHN BAUER

Senior Vice President  
+1 425 462 6906  
john.bauer@cbre.com

## ERIK LARSON

First Vice President  
+1 425 462 6954  
erik.larson@cbre.com

CBRE, INC. | 929 108TH AVENUE NE, SUITE 700 | BELLEVUE, WA 98004

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PMStudio\_Sept2023

**workspace**  
property trust

**CBRE**