

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**

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D 425.681.8008

Owned & Managed By

**ALCO INVESTMENT**  
Company

## 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.



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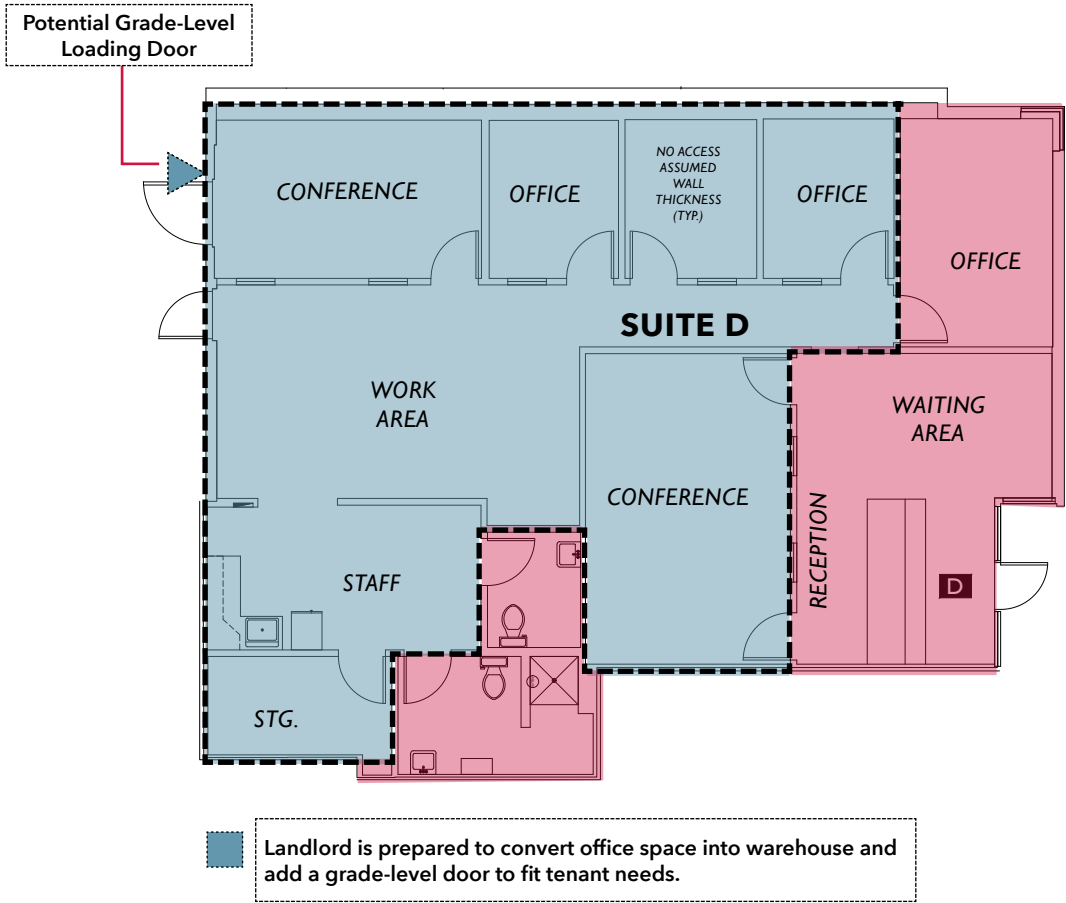
AVAILABLE SUITES

BUILDING C

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
SUITES	TOTAL SF	MONTHLY BASE RENT	
Suite D	2,069	Negotiable	

FEATURES:

- ▶ Flexible workspace and floor plan
- ▶ Multiple private offices, large conference room, restrooms, and open collaborative areas
- ▶ Available with 30-days' notice
- ▶ Landlord will **install a grade-level loading door**
- ▶ Landlord will **demo office space to create warehouse area** as needed to accommodate tenant requirements



## AVAILABLE SUITES

### BUILDING C

**8227 44TH AVE W**

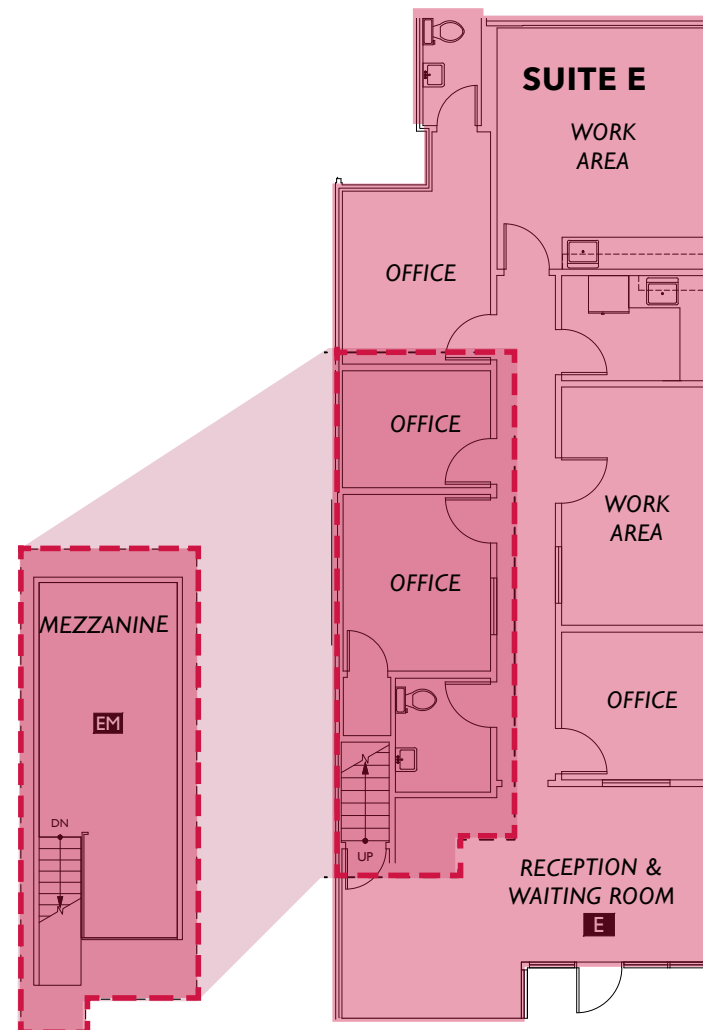
**LEASE TYPE:** NNN

**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 Now



## 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

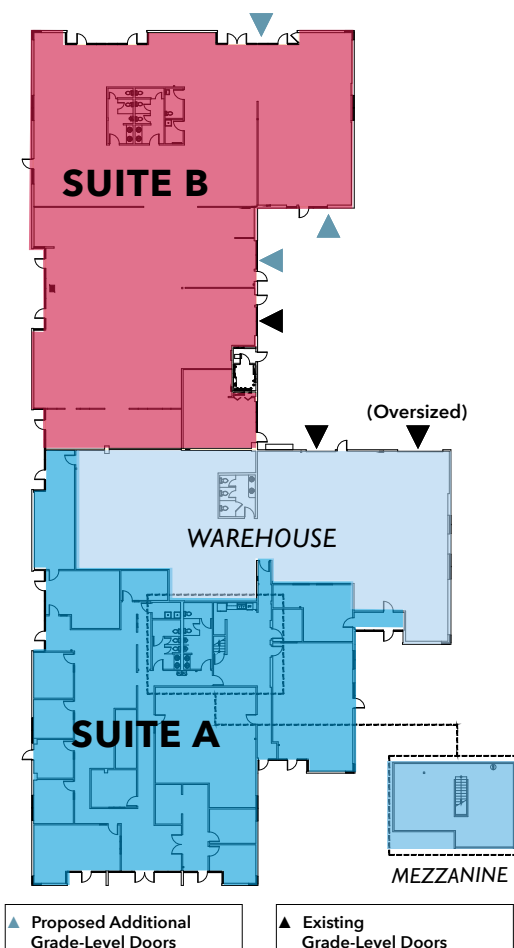
- ▶ Fully furnished & move-in ready | **Available Now**
- ▶ Flexible floor plan w/ability to modify to suit
- ▶ 3 Grade-Level loading doors (1 oversized 14'x10')
- ▶ Ability to add additional Grade-Level loading doors
- ▶ 600 amps+ power available
- ▶ Up to 205 parking spaces + EV car charger (ability to convert for trailer parking)

### FEATURES | SUITE A

- ▶ Fully furnished & move-in ready
- ▶ 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

### FEATURES | SUITE B

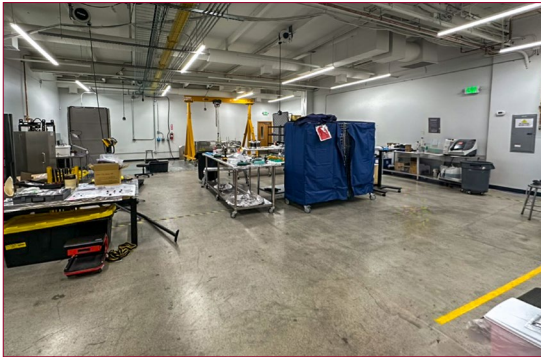
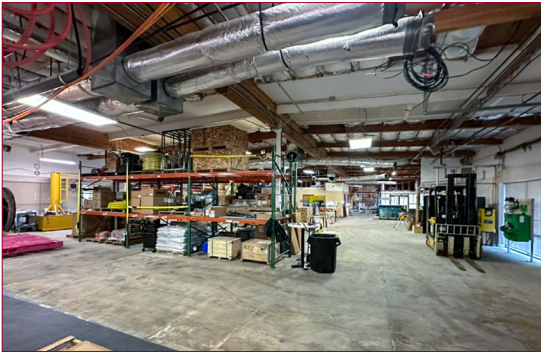
- ▶ Ability to add additional Grade-Level loading doors
- ▶ 9'x10' Grade-Level door
- ▶ Very flexible layout
- ▶ Restroom core with ability to build additional office

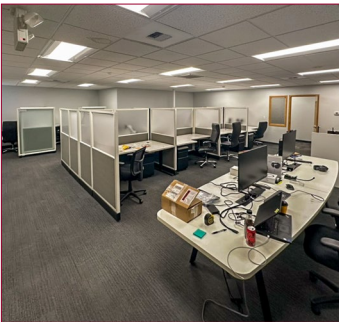
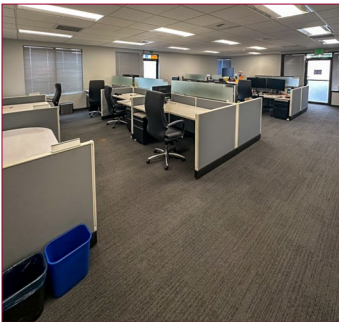


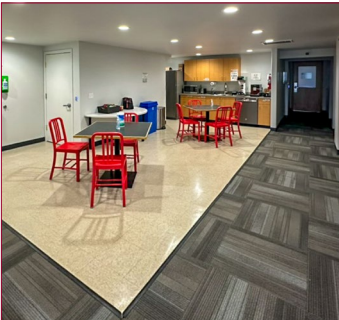
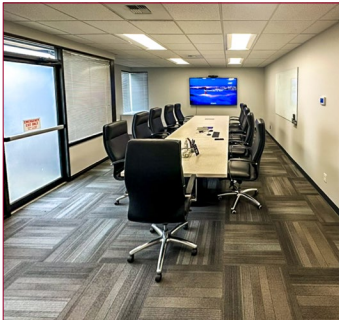
AVAILABLE SUITES

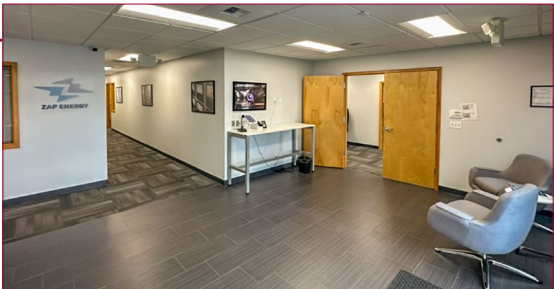
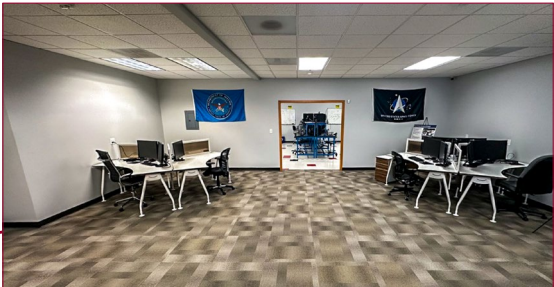
BUILDING E

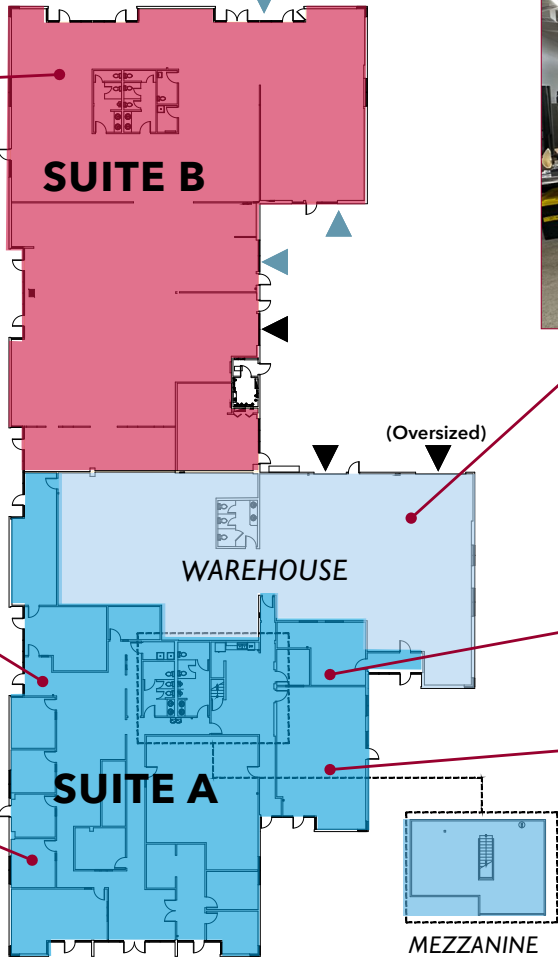
8225 44TH AVE W











**SUITE B**

**WAREHOUSE**

**SUITE A**

**MEZZANINE**

(Oversized)

▲ Proposed Additional Grade-Level Doors

▲ Existing Grade-Level Doors

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