

RARE SMALL OFFICE AND WAREHOUSE

A map of the Puget Sound region in Washington state. The map shows major cities including Seattle, Bellevue, and Tacoma. A red pin labeled 'SITE' is located near Mukilteo, north of Everett. The map includes major highways such as I-5, I-90, and SR-520. Other labeled locations include Everett, Snohomish, and Shoreline. The map also shows the surrounding water bodies and islands like Whidbey Island and Vashon Island.

MUKILTEO BUSINESS PARK

8217-8229 44TH AVE W | MUKILTEO, WA 98725



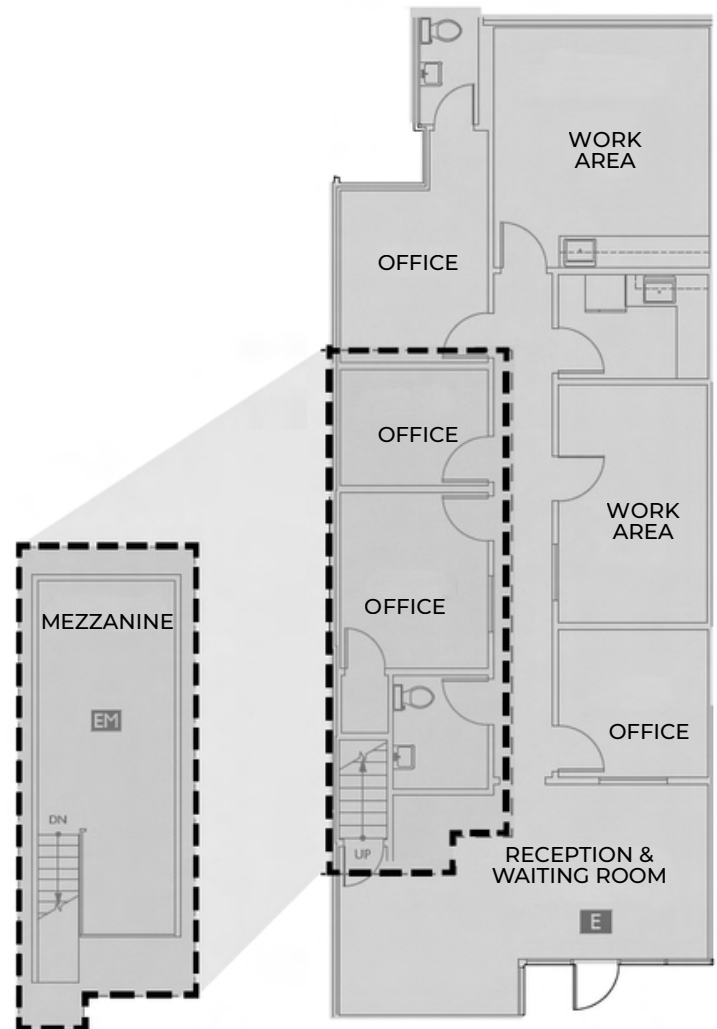
SITE PLAN BUILDING C - SUITE E

SUITE E 8227 44TH AVE W

TOTAL SF	1,819 SF
OFFICE SF	1,567 SF
MEZZANINE SF	251 SF
WAREHOUSE SF	Negotiable
LEASE TYPE	NNN Sublease
MONTHLY BASE RENT	Negotiable
LEASE TERM	Negotiable

FEATURES

- Flexible workspace and floor plan
- Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- Available Now



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SITE PLAN BUILDING E - SUITE A

SUITE A **8225 44TH AVE W**

TOTAL SF 14,521 SF

OFFICE SF 8,454 SF

MEZZANINE SF 863 SF

WAREHOUSE SF 5,204 SF

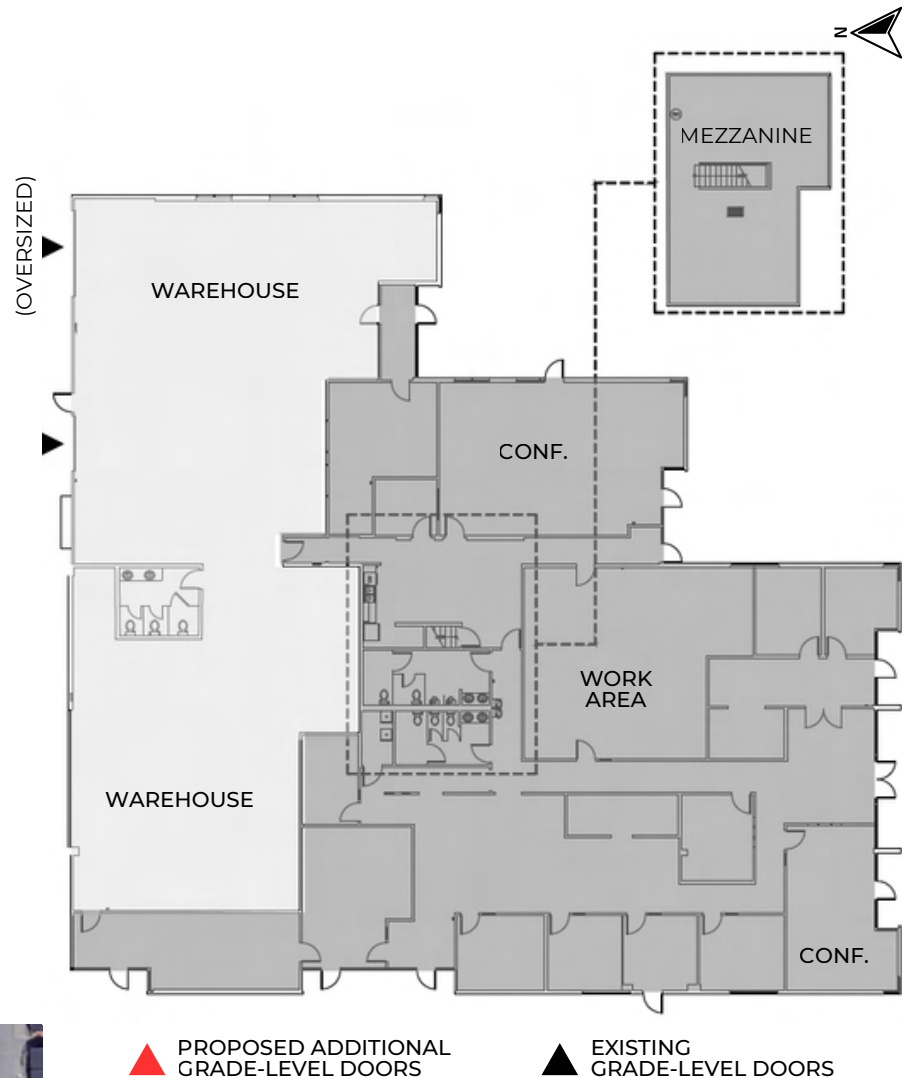
LEASE TYPE NNN Sublease

MONTHLY BASE RENT Negotiable

LEASE TERM Negotiable

FEATURES

- 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, & plumbing



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SITE PLAN BUILDING E - SUITE B

SUITE B 8225 44TH AVE W

TOTAL SF 10,123 SF

OFFICE SF --

MEZZANINE SF --

WAREHOUSE SF 10,123 SF

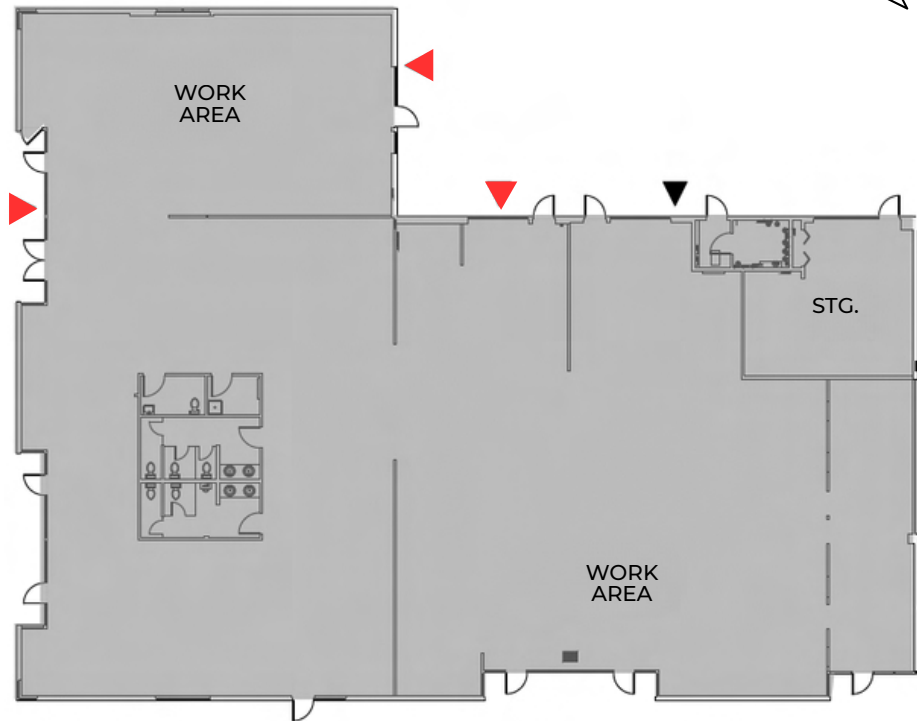
LEASE TYPE NNN Sublease

MONTHLY BASE RENT Negotiable

LEASE TERM Negotiable

FEATURES

- Ability to add additional Grade-Level loading doors
- 9' x 10' existing Grade-Level door
- Very flexible layout
- Restroom core with ability to build additional office



▲ PROPOSED ADDITIONAL GRADE-LEVEL DOORS

▲ EXISTING GRADE-LEVEL DOORS

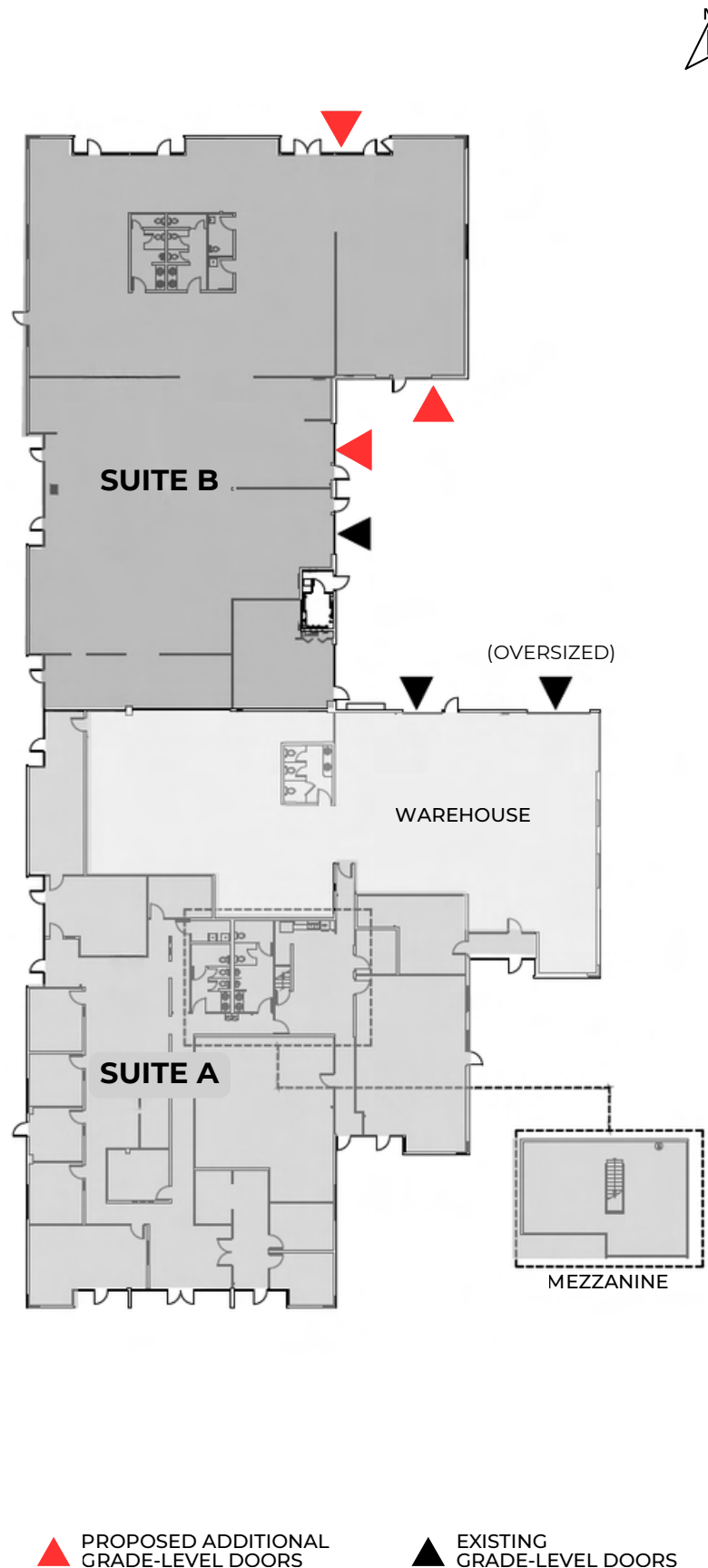


SITE PLAN BUILDING E - SUITE A & B COMBINED

SUITE A & B COMBINED	8225 44 TH AVE W
TOTAL SF	24,644 SF
OFFICE SF	8,454 SF
MEZZANINE SF	863 SF
WAREHOUSE SF	15,327 SF
LEASE TYPE	NNN Sublease
MONTHLY BASE RENT	Negotiable
LEASE TERM	Negotiable

FEATURES

- Fully furnished & move-in ready | **AVAILABLE NOW**
- Flexible floor plan w/ ability to modify to suit
- 3 Grade-Level loading doors (1 oversized 14' x 10')
- 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)



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AERIAL



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