

MUKILTEO BUSINESS PARK



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



RARE SMALL OFFICE AND WAREHOUSE

AVAILABLE

BUILDING C - SUITE E	1,819 SF
BUILDING D - SUITE E	1,550 SF
BUILDING E - SUITE A & B	24,644 SF
SUITE A*	14,521 SF
SUITE B*	10,123 SF

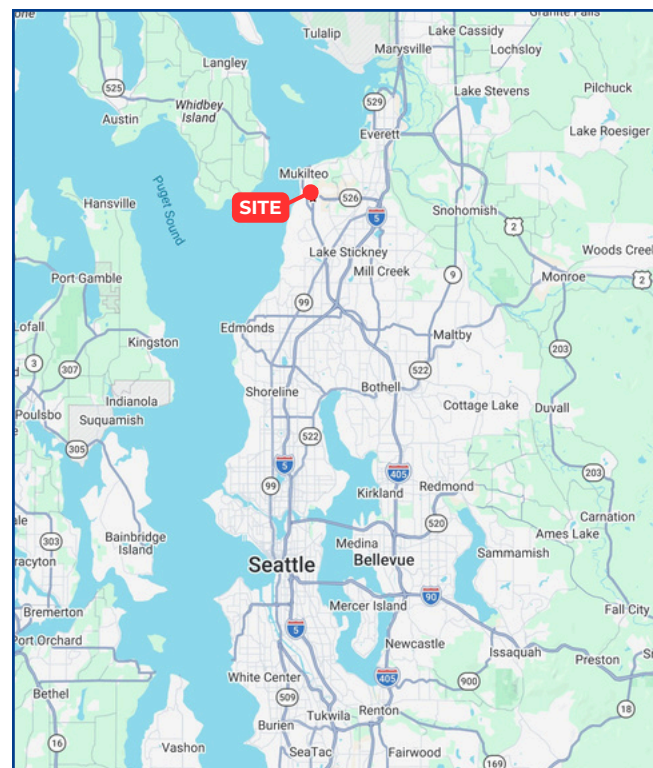
*SUITE A & SUITE B CAN BE COMBINED FOR A TOTAL OF 24,644 SF

AREA AMENITIES

Located just north of Mukilteo Speedway, offering numerous options for retail services. Major retailers include: QFC, Walgreens, Starbucks, and more.

PROPERTY HIGHLIGHTS

- 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

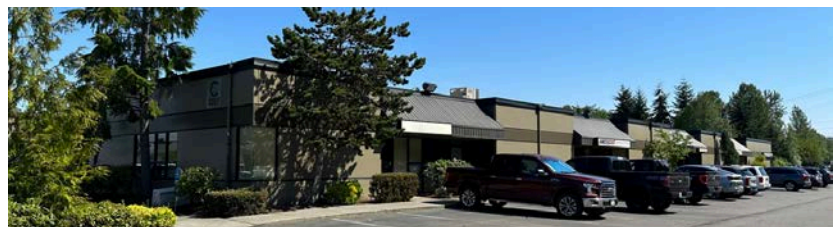
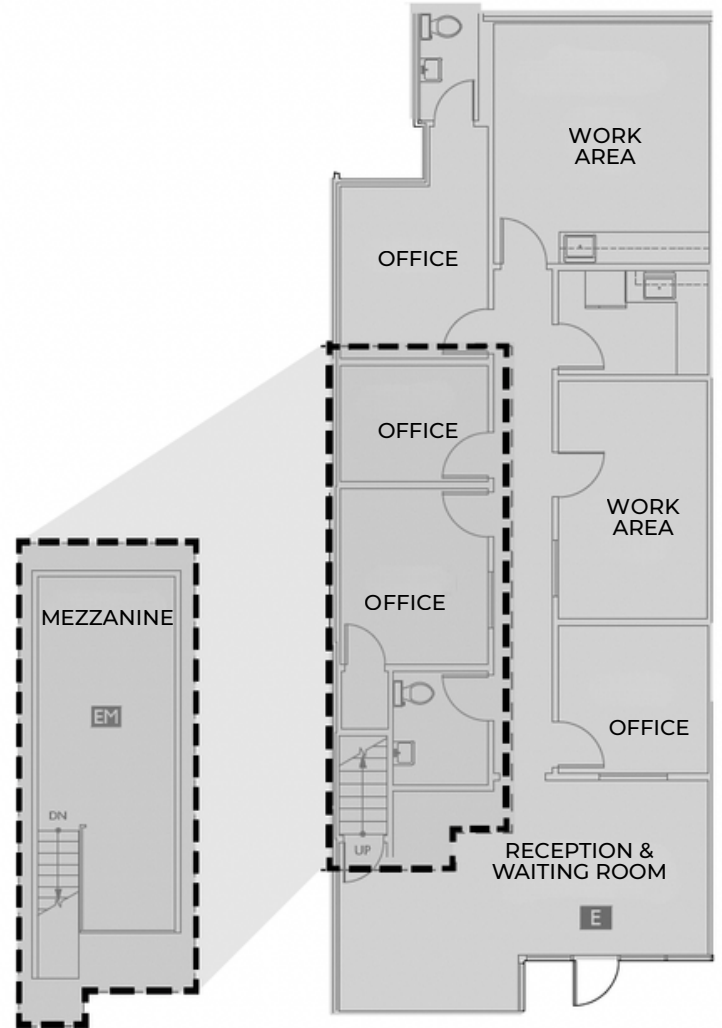


SITE PLAN BUILDING C - SUITE E

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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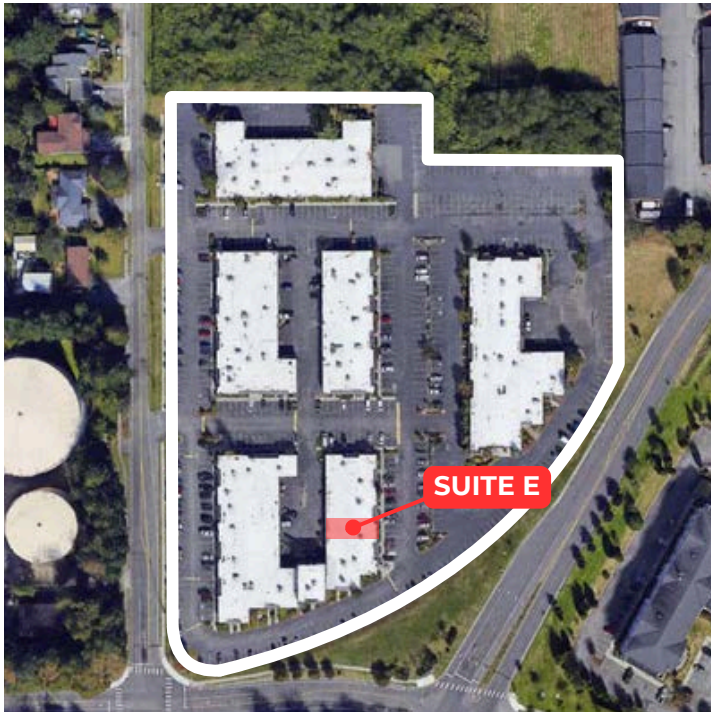
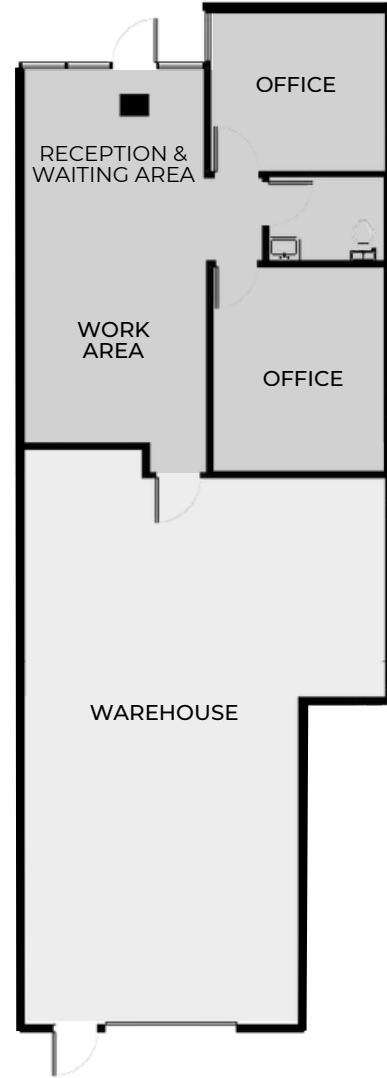
SITE PLAN BUILDING D - SUITE E

SUITE E **8229 44TH AVE W**

TOTAL SF	1,550 SF
OFFICE SF	727 SF
WAREHOUSE SF	823 SF
LEASE TYPE	NNN
MONTHLY BASE RENT	Negotiable
LEASE TERM	Negotiable

FEATURES

- Rare small flex warehouse with 2 large private offices and open work area
- 1 Grade-Level loading door



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

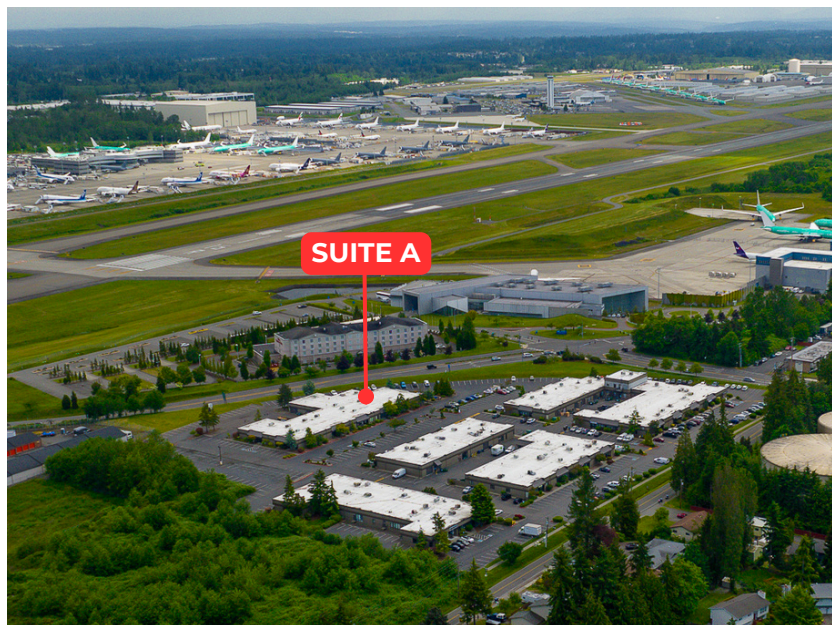
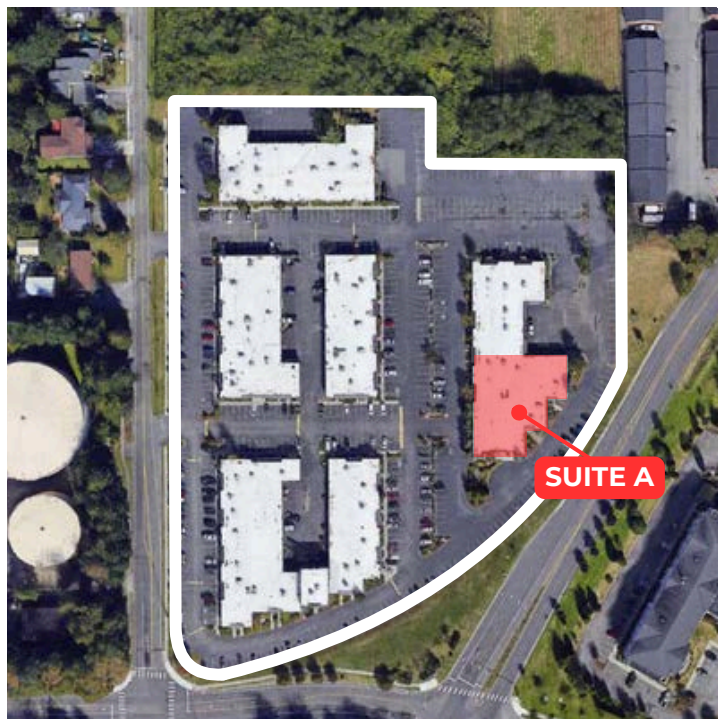
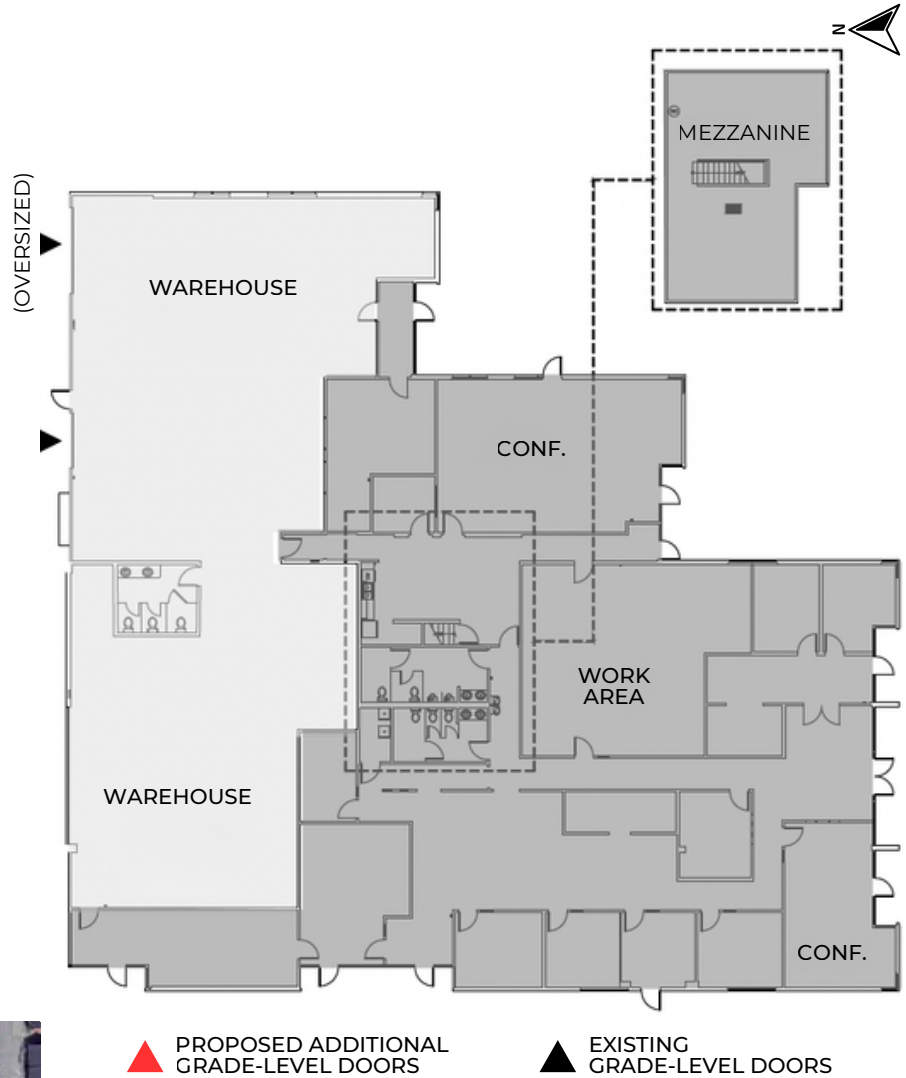
LEASE TYPE NNN Sublease

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



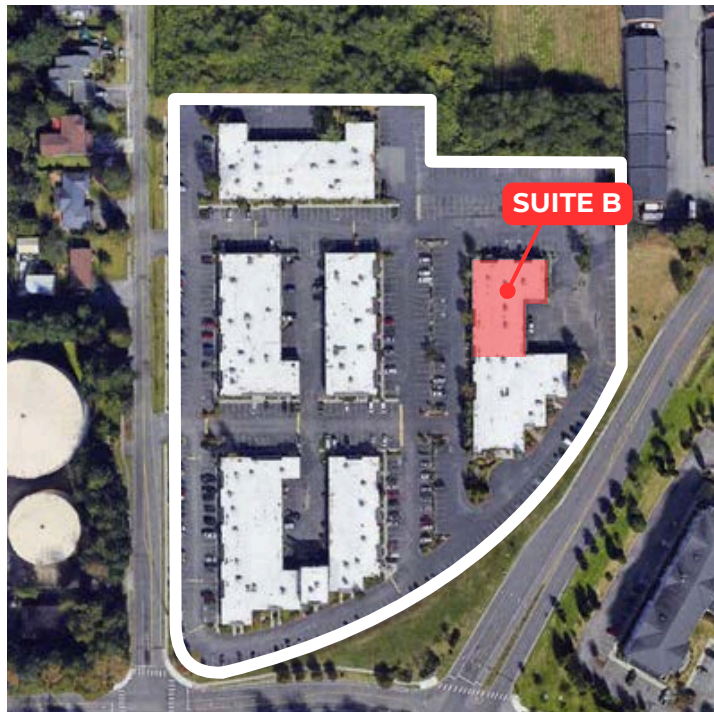
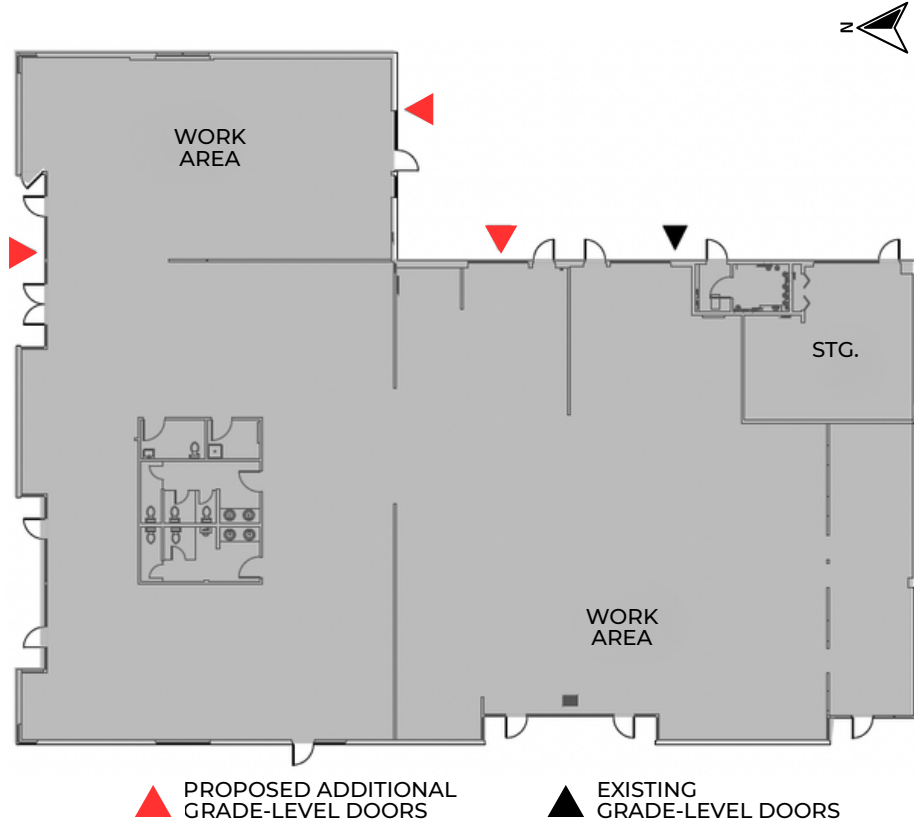
SITE PLAN BUILDING E - SUITE B

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



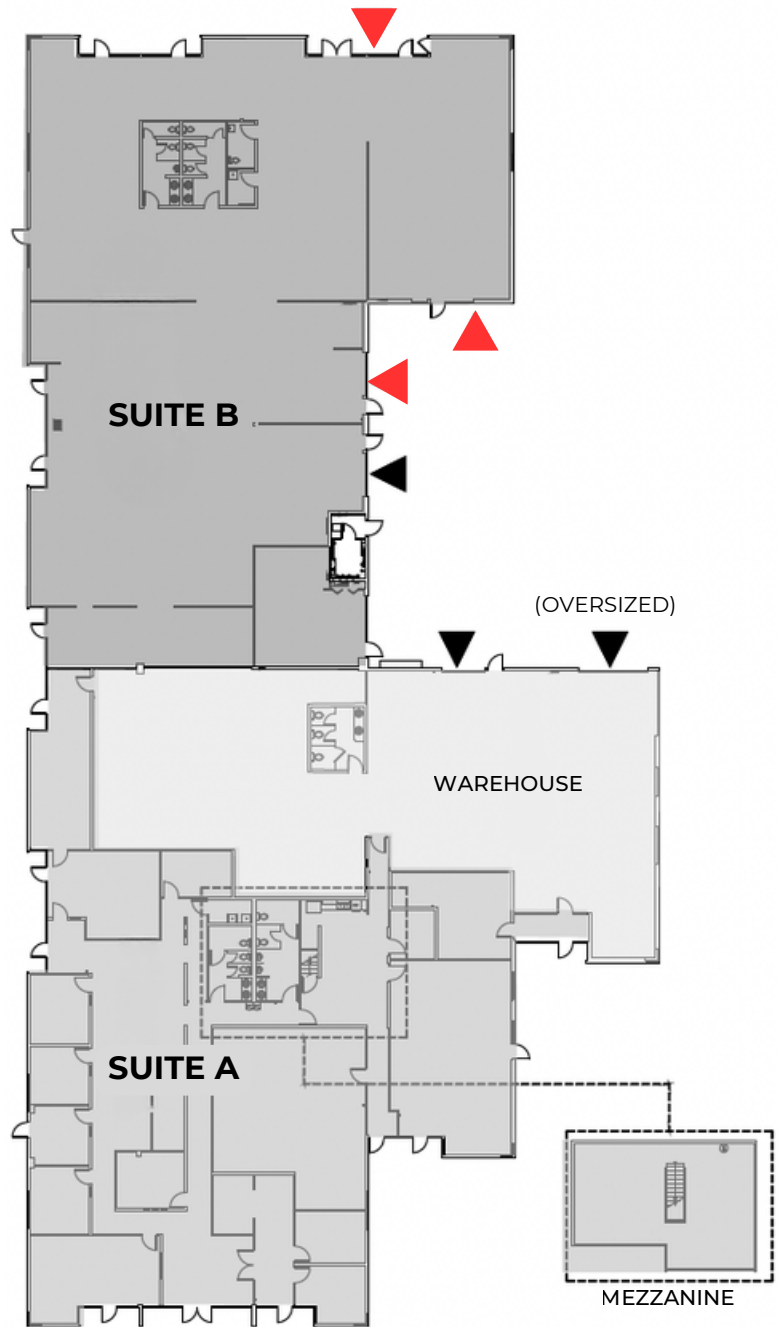
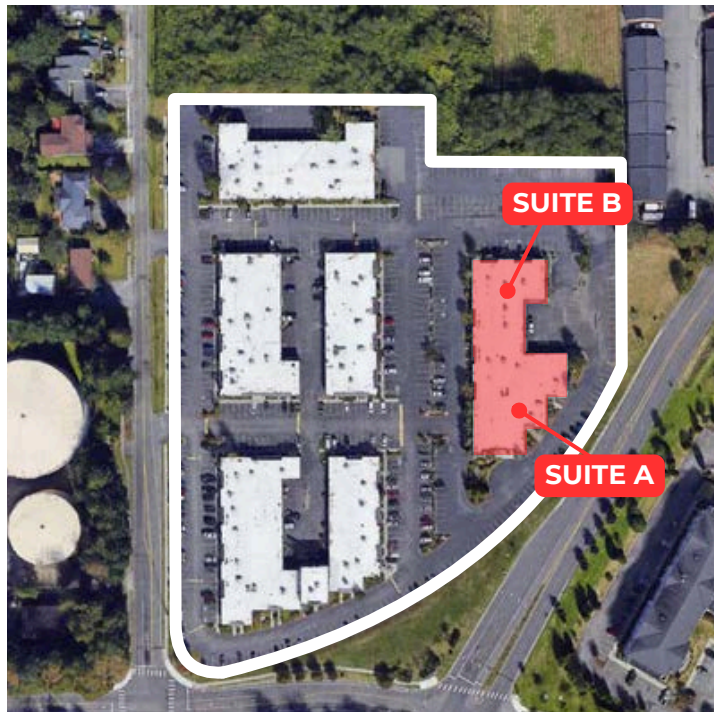
SITE PLAN BUILDING E - SUITE A & B COMBINED

SUITE A & B COMBINED **8225 44TH 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)



PROPOSED ADDITIONAL GRADE-LEVEL DOORS

EXISTING GRADE-LEVEL DOORS

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AERIAL



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