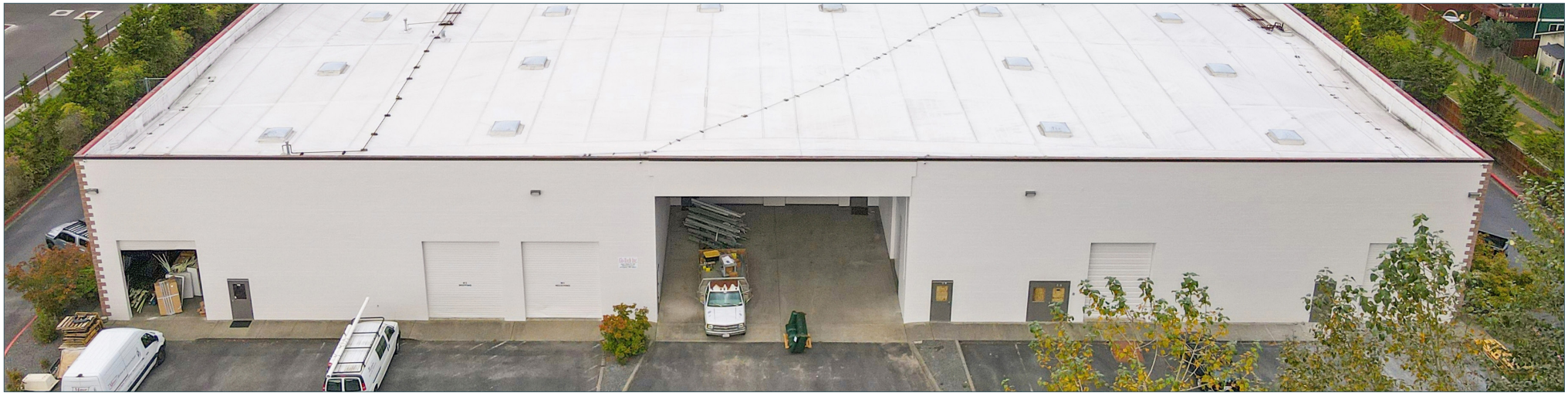


INDUSTRIAL/OFFICE
LEASE



ARLINGTON CORPORATE CENTRAL

3810 166th PI NE, Arlington, WA 98223

Stossi Tsantilas

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PO Box 5003
Bellevue, WA 98009 - 5003





LOCATED MINUTES FROM SMOKEY POINT BOULEVARD

1,621 SF - 22,114 SF Available
\$1.35/SF, NNN



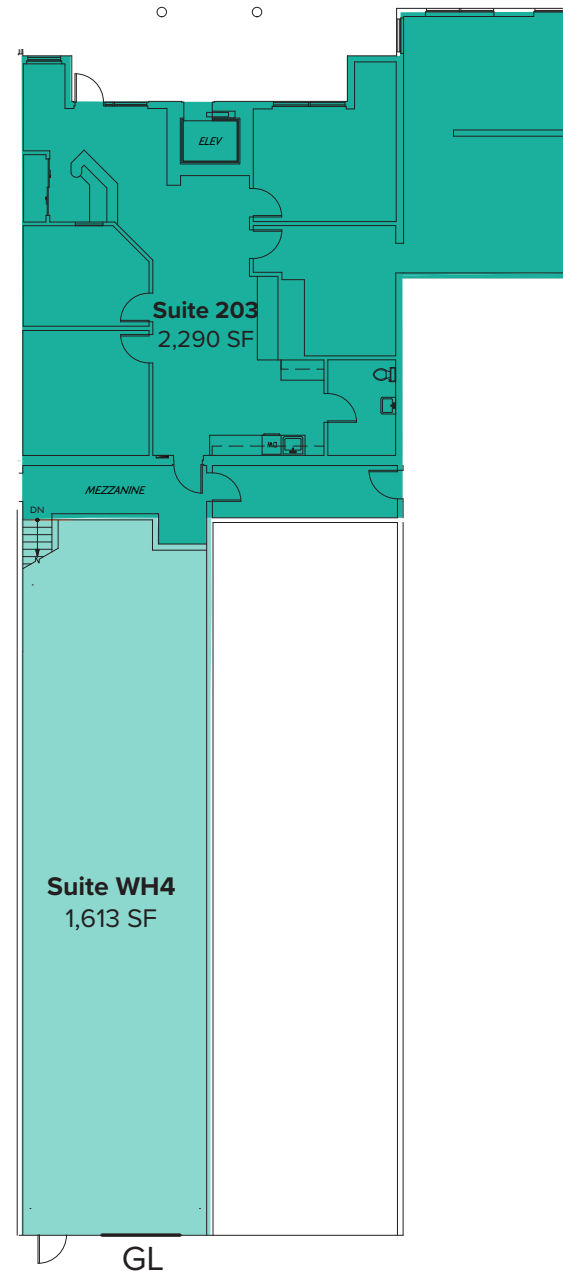
PROPERTY DETAILS:

- Quick Access to I-5
- Nearby Retail and Restaurant Amenities
- Abundant Parking
- Grade-level Roll-up Loading Doors
- Close Proximity to Arlington Municipal Airport, Cascade Industrial Center, and Auto Dealerships

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

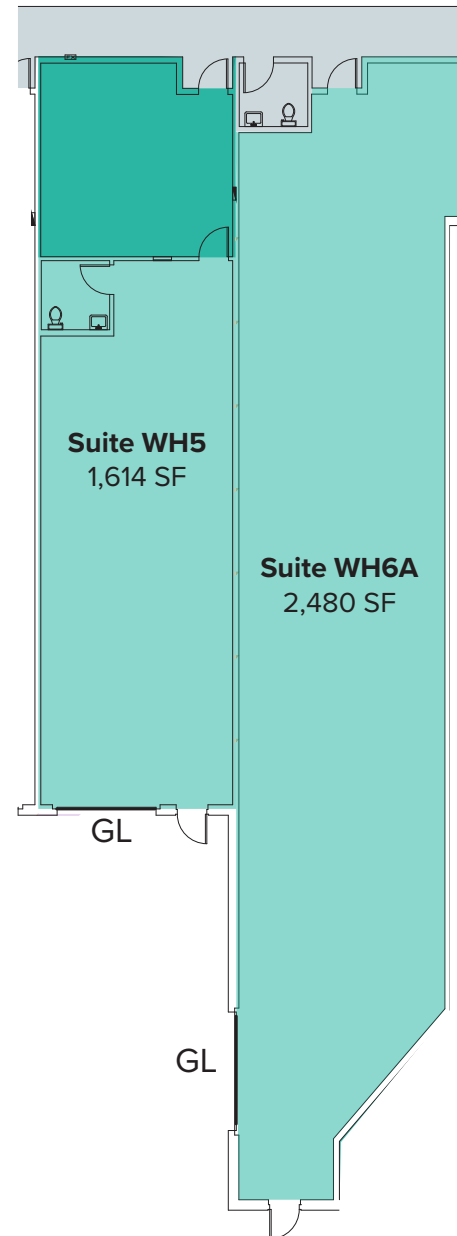
SUITE 203 & WH4 FEATURES:

- Available 11/2/2026
- 3,903 SF Contiguous
- \$1.35/SF, NNN
- First Floor
 - WH4: 1,613 SF warehouse space with stairwell connecting to Suite 203.
- Second Floor
 - Suite 203: 2,290 SF office space with reception, open work area, multiple private offices, one restroom, and kitchenette.



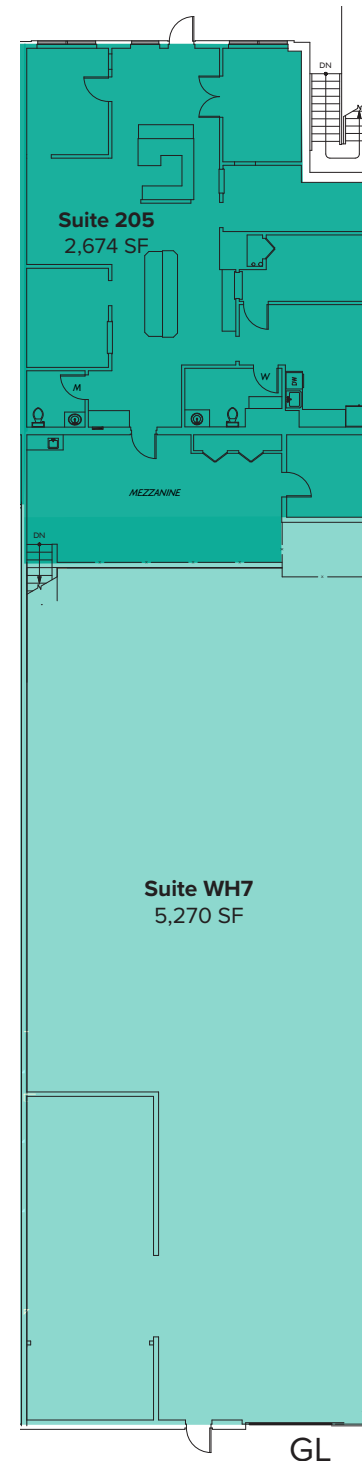
SUITE WH5 & WH6A FEATURES:

- Available 2/1/2027
- 4,094 SF (418 SF Ofc)
- \$1.35/SF, NNN
- First Floor
 - WH5: 1,614 SF warehouse space with 418 SF office, one restroom and one GL door.
 - WH6A: 2,480 SF of open warehouse space with one GL door.



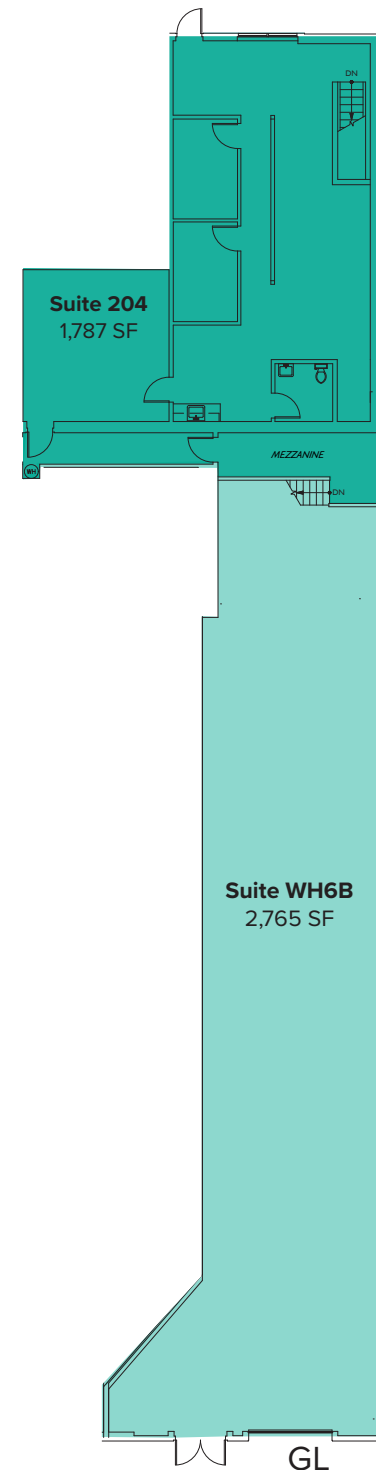
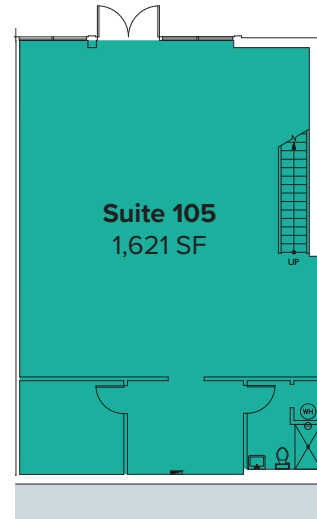
SUITE 205 & WH7 FEATURES:

- **Available 11/2/2026**
- **7,944 SF Contiguous**
- **\$1.35/SF, NNN**
- **First Floor**
 - WH7: 5,270 SF warehouse space with storage and stairwell connecting to Suite 205.
- **Second Floor**
 - Suite 205: 2,674 SF office space with reception, multiple private offices, two restrooms, kitchenette and mezzanine.



SUITE 105, 204 & WH6B FEATURES:

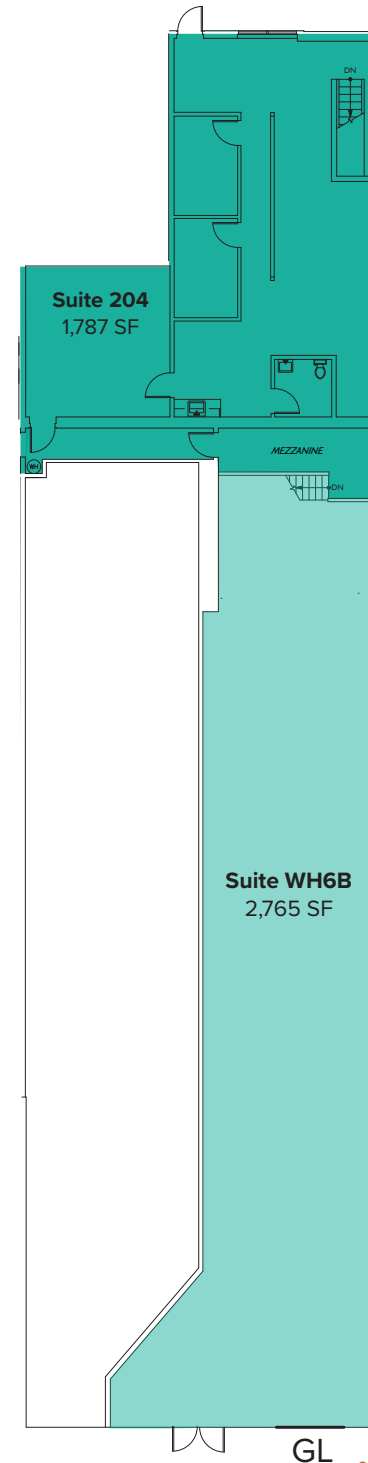
- **Available Now**
- **6,173 SF Contiguous**
- **\$1.35/SF, NNN**
- **First Floor**
 - Suite 105: Office space includes open work area, 1 private office, and 1 restroom
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door
 - Both suites include stairwells leading to Suite 204
- **Second Floor**
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and stairwells leading to Suites 105 and WH6B



SAMPLE FLOOR PLAN OPTION 1

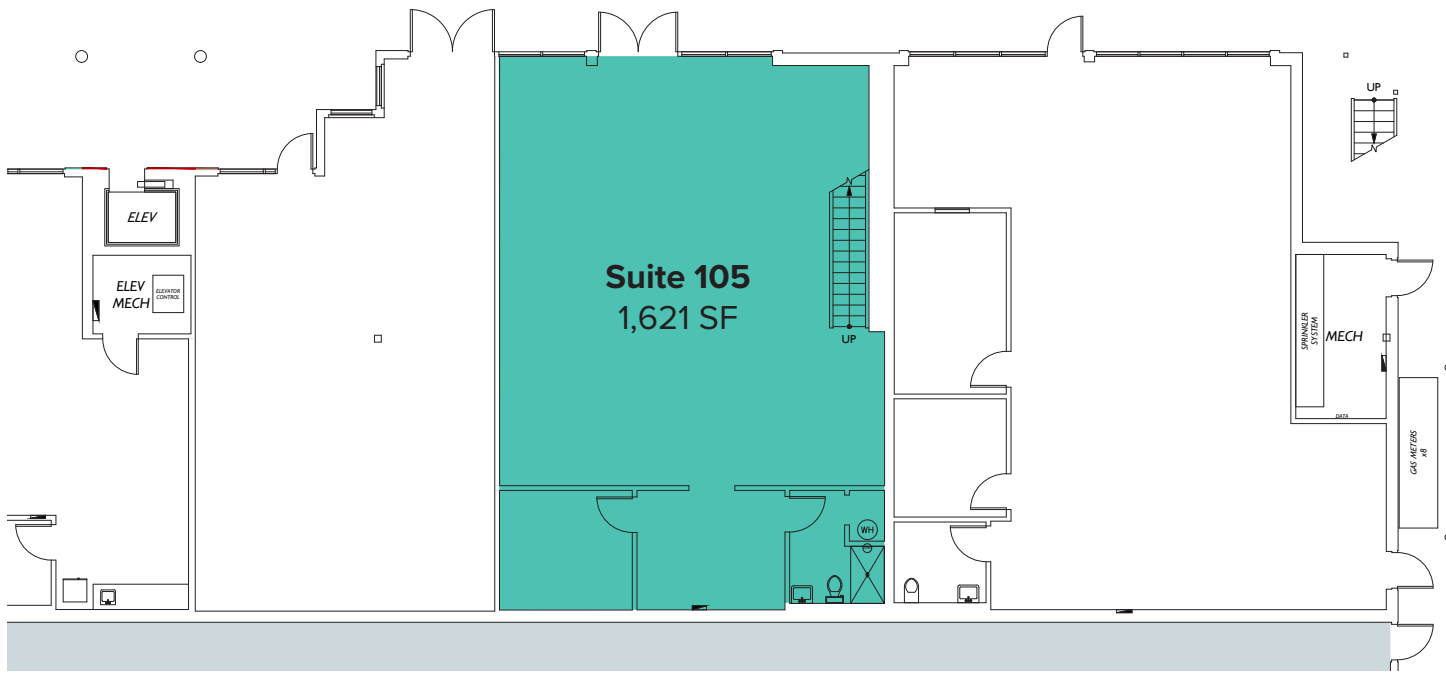
SUITE 204 & WH6B FEATURES:

- **Available Now**
- **4,552 SF**
- **\$1.35/SF, NNN**
- **First Floor**
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door and a stairwell leading to Suite 204
- **Second floor**
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and a stairwell leading to Suite WH6B



SAMPLE FLOOR PLAN OPTION 2

Suite	Square Feet	Rate	Notes
105	1,621 SF	\$1.35/SF, NNN	Office space with open work area, one private office, one restroom, and common area restrooms. Available Now.



CONTIGUOUS FLOOR PLAN

FEATURES:

- Suites 105, WH4, WH5, WH6A, WH6B, WH7, 203, 204, and 205
- Call Broker to Discuss Available Date
- 22,114 SF (8,790 SF Ofc)
- \$1.35/SF, NNN
- First and second floor office and warehouse spaces can be leased contiguously
- 5 Grade-Level Loading Doors (14' Tall)
- Warehouse Clear Height 20'-24'



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LOCATION MAP

