



Recent Improvements – Resealed and Striped Parking Lot



For Lease

# Seacrest Building

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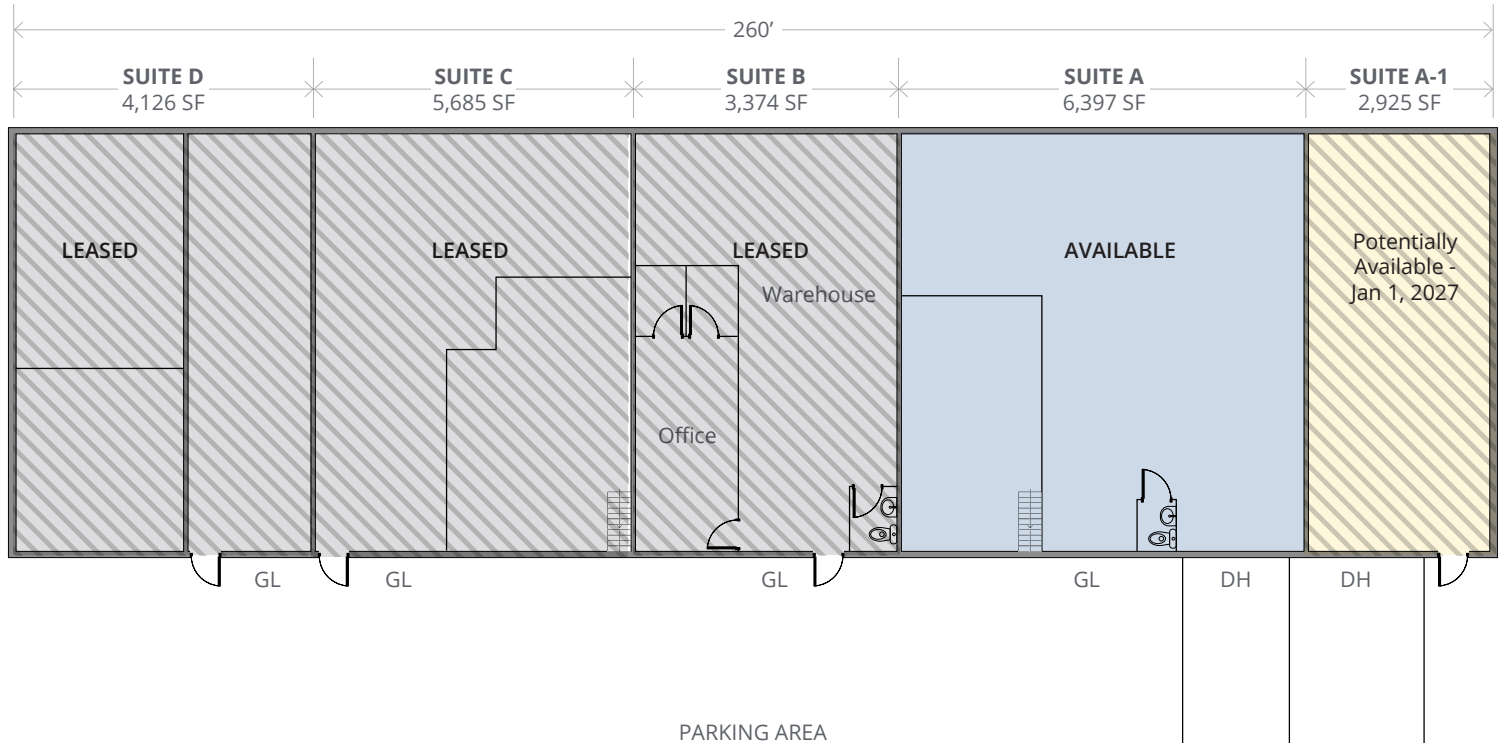
## Highly Functional Warehouse & Office Suite in Mukilteo

12521 Evergreen Drive, Mukilteo, WA 98275

### Property Highlights

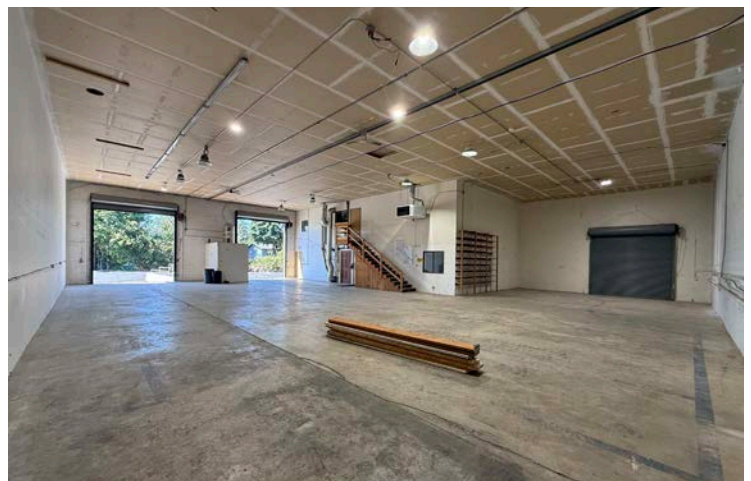
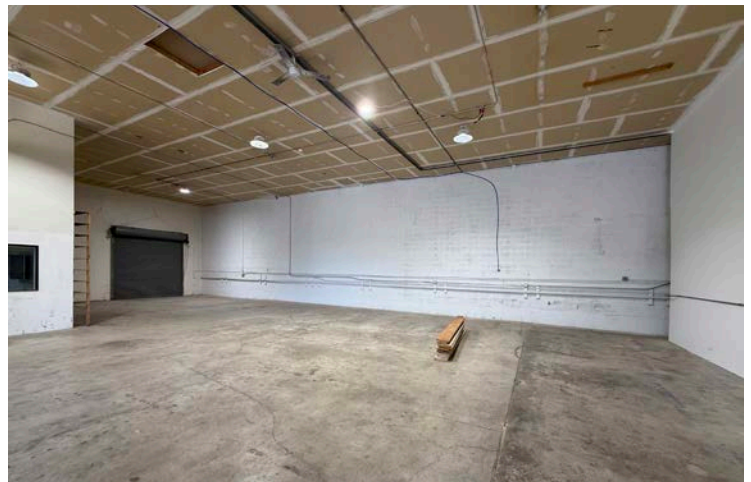
- Suite A: ±6,397 SF total
  - ±2,400 SF office between two floors
  - ±3,997 SF warehouse
  - *Potential to combine with Suite A-1 (±9,322 SF total | Suite A + A-1) by January 1, 2027*
- Recently remodeled and high image office space
- Easy access to I-405, SR 526, and I-5
- Ample parking and highly visible monument signage available
- Zoning: Light Industrial, City of Mukilteo
- Available now
- Asking Rate: \$8,316.10 + NNN expenses per month (2026 Est. NNN = \$0.37/SF/Mo.)

# Current Availabilities

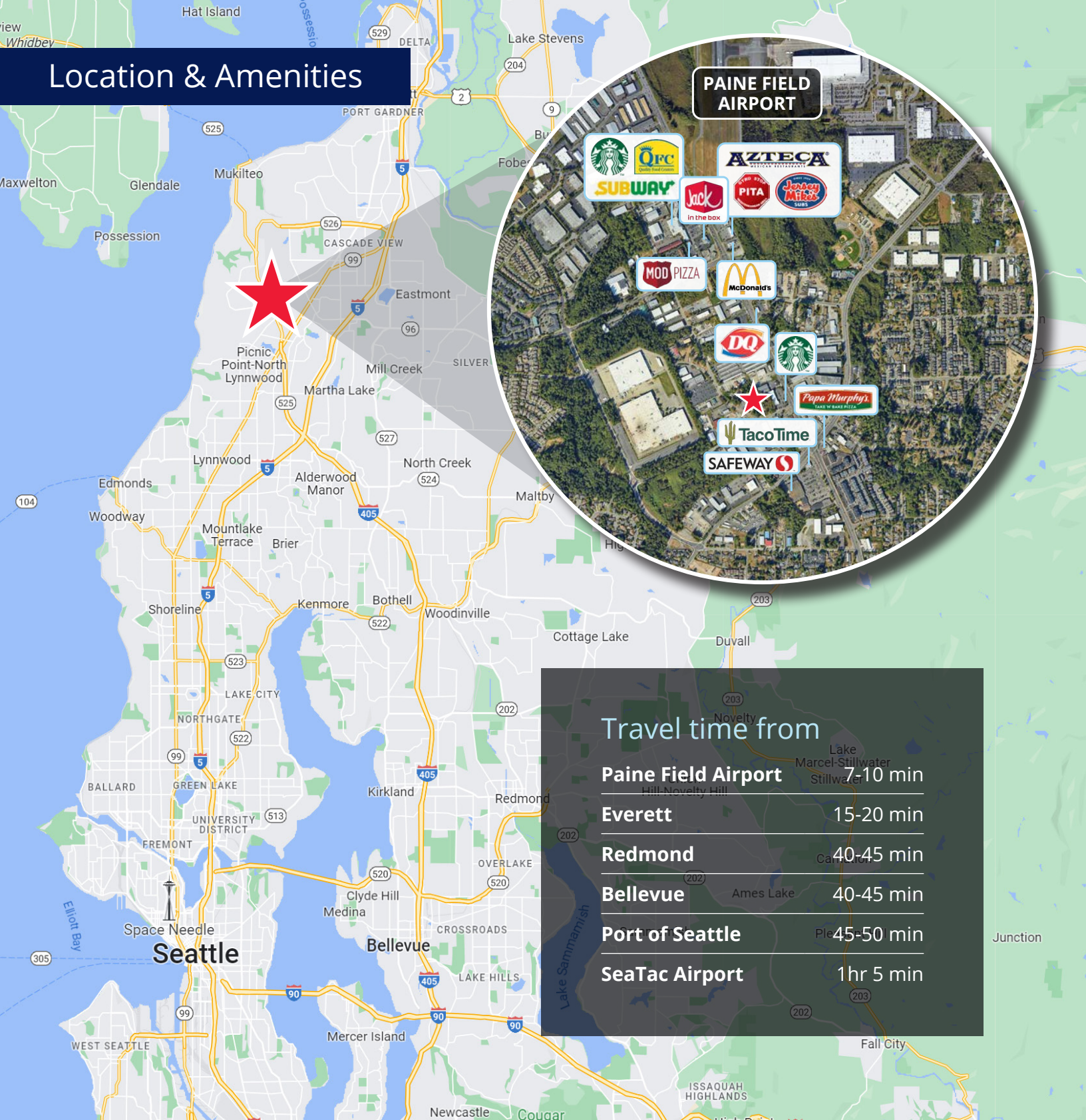


# Suite Highlights: Suite A

- ±6,397 SF Total
  - ±3,997 SF Warehouse
  - ±2,400 SF Office
  - *Potential to combine with Suite A-1*  
(±9,322 SF total | Suite A + A-1) by January 1, 2027
- Build out includes open reception/showroom, three (3) office restrooms & one (1) warehouse restroom, six (6) private offices, bullpen/ conference area, and kitchenette
- Loading: one (1) oversized dock high door & one (1) oversized drive-in door (each 12'x14')
- 3-phase power service and upgraded LED lighting
- Clear Height: 18' in the warehouse area



# Location & Amenities



## Travel time from

<b>Paine Field Airport</b>	7-10 min
<b>Everett</b>	15-20 min
<b>Redmond</b>	40-45 min
<b>Bellevue</b>	40-45 min
<b>Port of Seattle</b>	45-50 min
<b>SeaTac Airport</b>	1hr 5 min

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