



OFFICE SPACE FOR LEASE

11620 49th Place West Mukilteo, WA 98275



BROKER CONTACT
INFORMATION:



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Director

KW Commercial
GSA MCI LLC

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Paine Field



Mukilteo Speedway

KNM Building





❖ **OFFICE SUITES FOR LEASE:** Sublease is available or work with Landlord with new Lease Terms.

❖ **BRAND NEW INTERIOR/UPDATED**

\$16.00/psf

3,986/rsf

NNN
\$6.19/psf

FIRST FLOOR
"Can be demised"

LEASE PRICE
PER SF

PRICE SF
PER BLDG



12 Parking Stalls

EASY ACCESS TO

CALL FOR MORE
INFO

I-5, Hwy 99 &
Mukilteo Blvd &
Paine Field Airport!

Premier Location
in Mukilteo

Located in the Industrial/Office Sector
of Mukilteo. Close to everything!



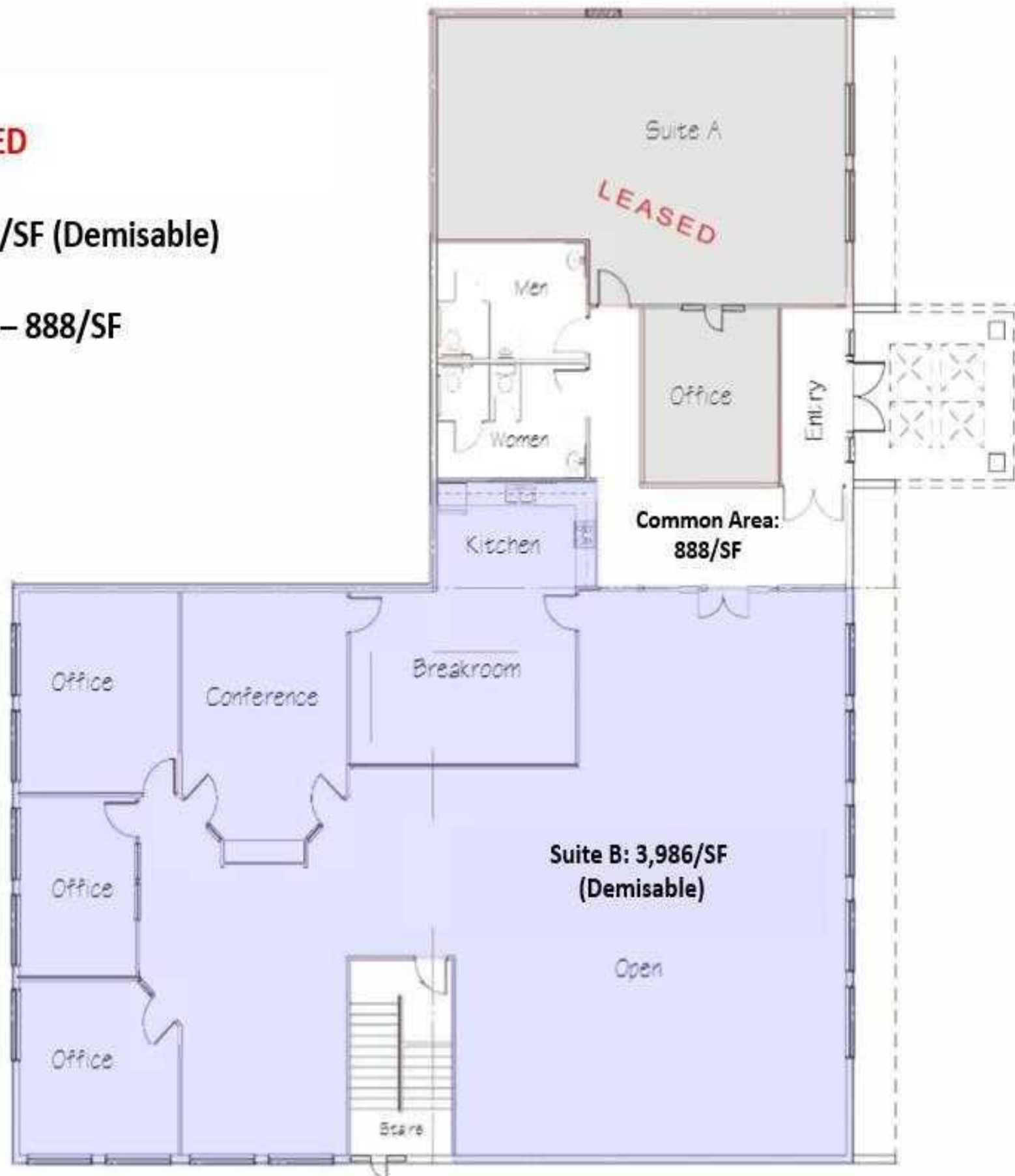
OFFERING SUMMARY

KW COMMERCIAL
IS PLEASED TO PRESENT:
KNM BUILDING /OFFICE SUITE

➤ **Suite A – LEASED**

➤ **Suite B – 3,986/SF (Demisable)**

➤ **Common Area – 888/SF**



OFFICE SUITE HIGHLIGHTS:

- Zoning: Office/Industrial
- Landlord prefers to start a New Lease with new tenant.
- Private Office Space, Conference room and Breakroom/Kitchen
- Interior has been updated!
- Lobby Entry - 888/sf of Commons space
- (12) Parking stalls – Six (6) stalls right in front of building.
- Surrounded by Mukilteo Industrial/Office Sector
- Bring your business to Mukilteo or expand your office space.
- Lock box is on the side door and monitored by Broker Call for Code for Commercial Lock Box.

Next to Paine Field, Boeing, Port of Everett and Restaurants and Retail plus so much more!

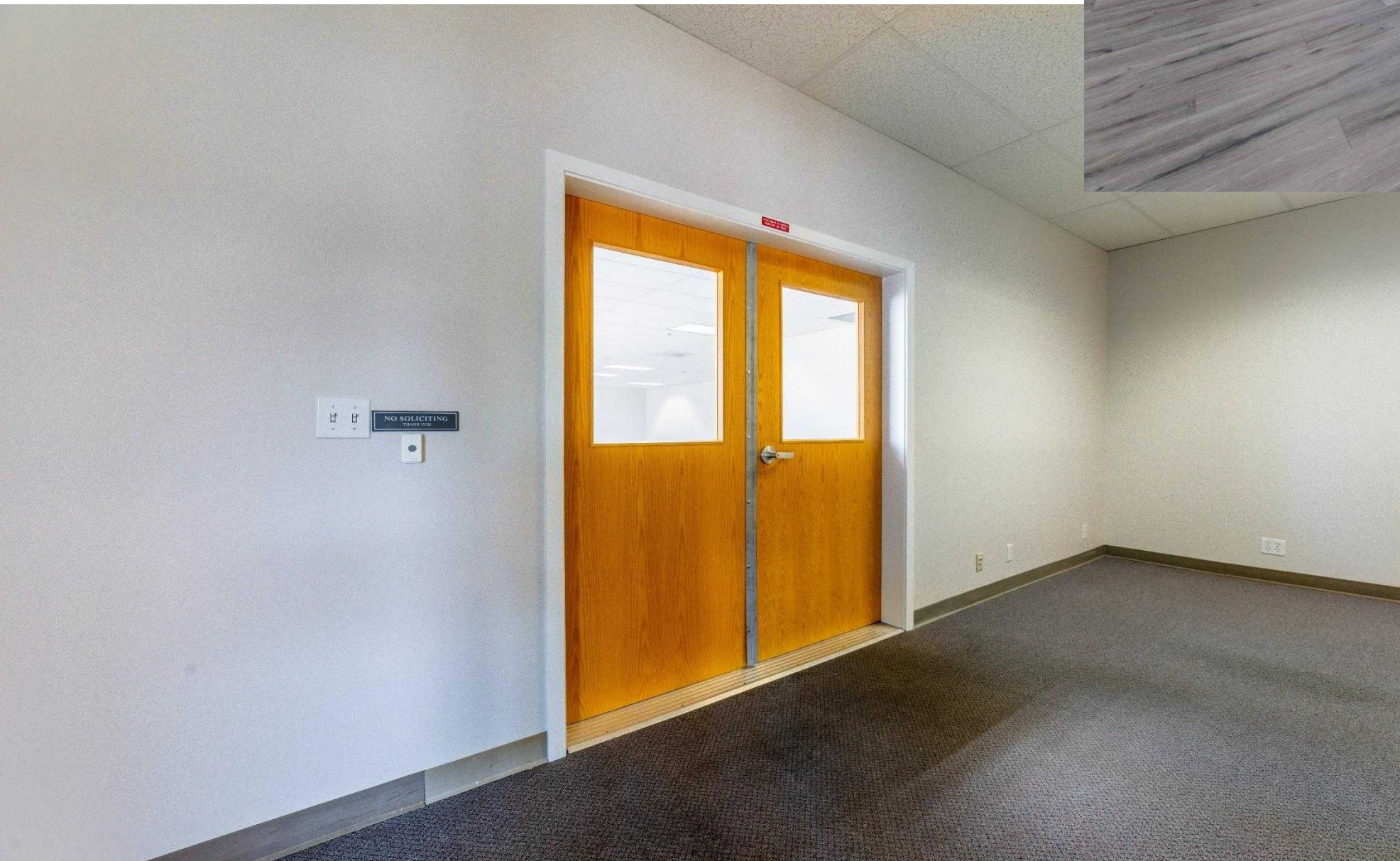
OFFICE SUITE AVAILABLE

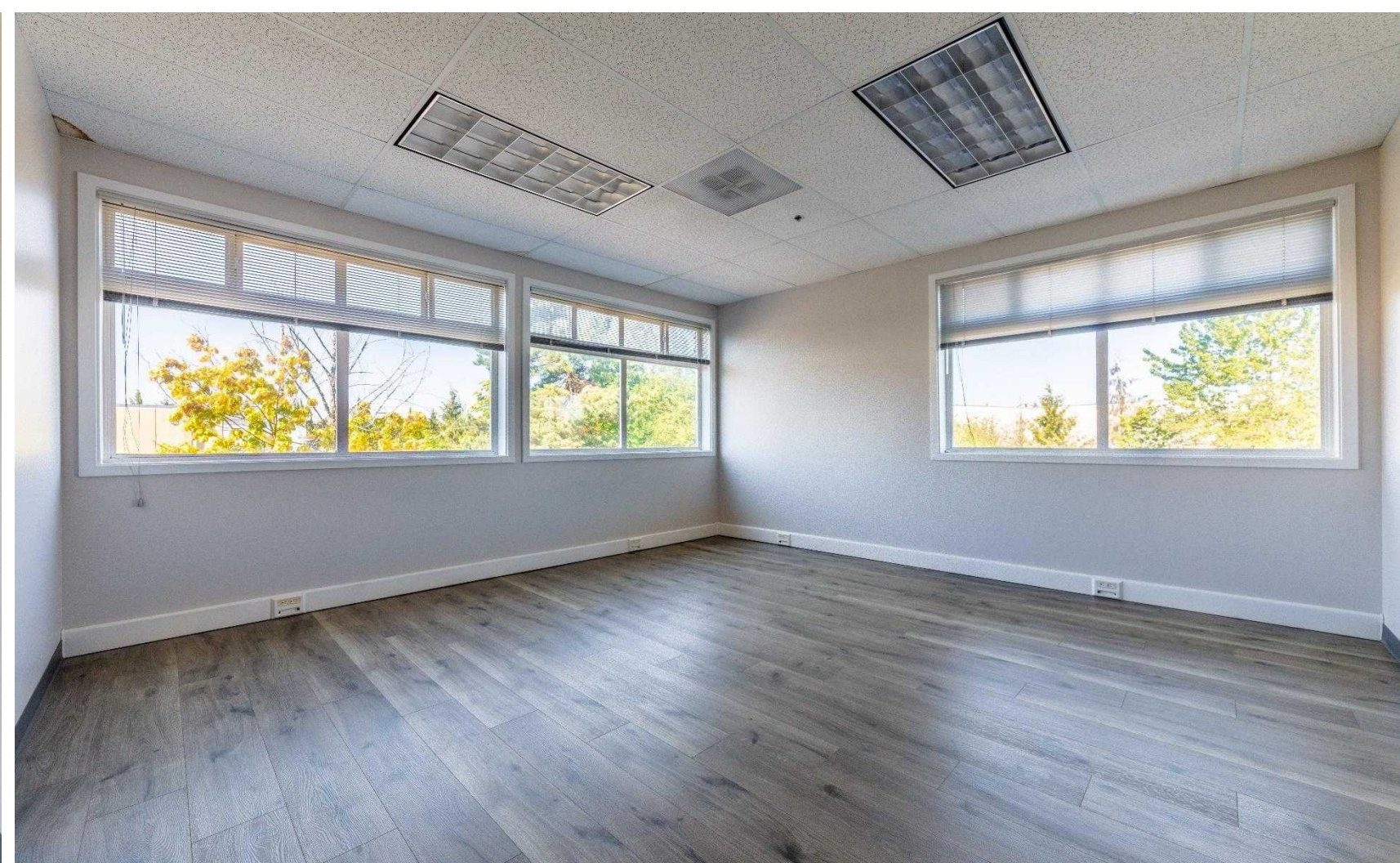
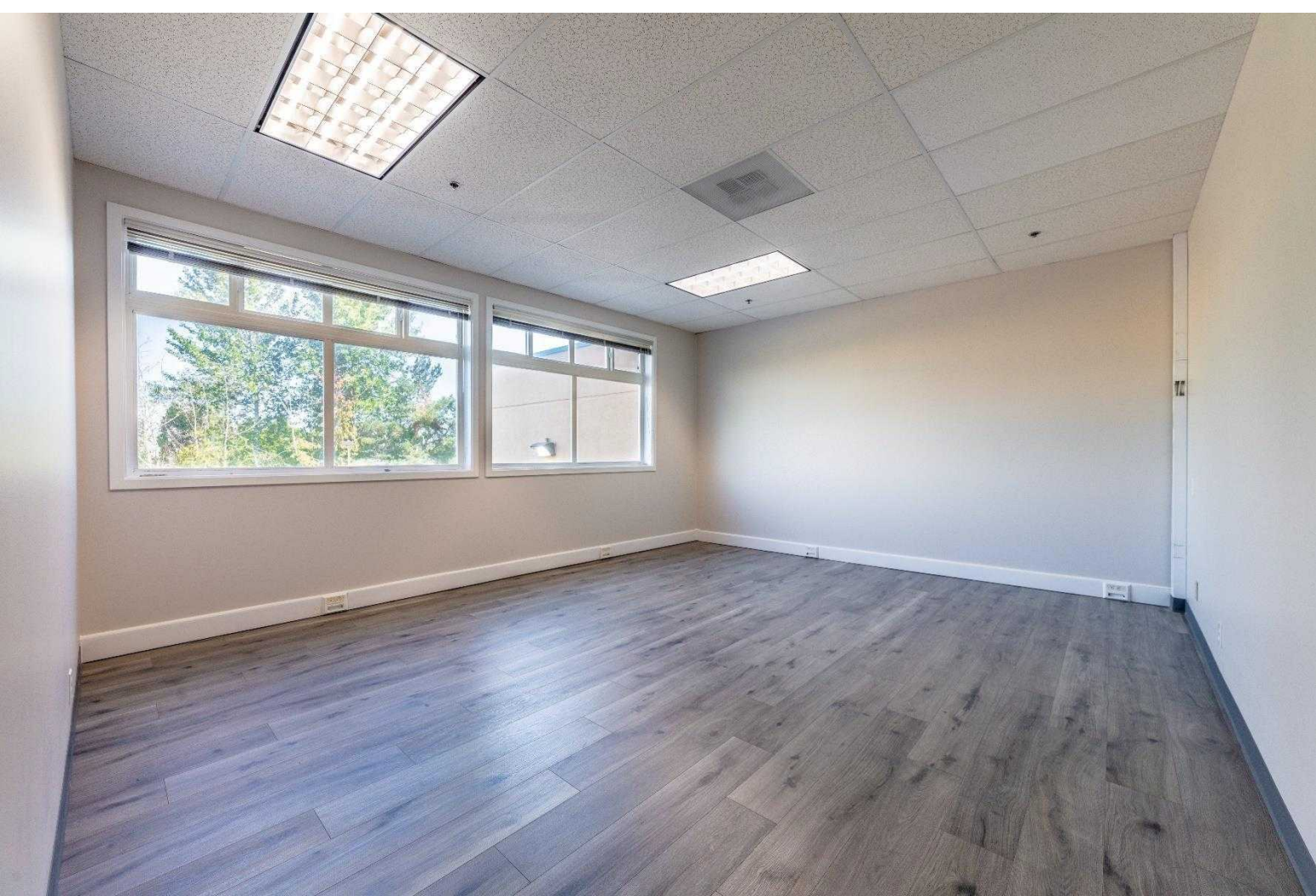
NEWLY UPDATED INTERIOR

Space can be demised

Welcome to Mukilteo!

Plenty of Parking







Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11620 49th Pl W, Mukilteo, WA 98275

CITY, STATE

Mukilteo, WA

POPULATION

92,191

AVG. HH SIZE

2.61

MEDIAN HH INCOME

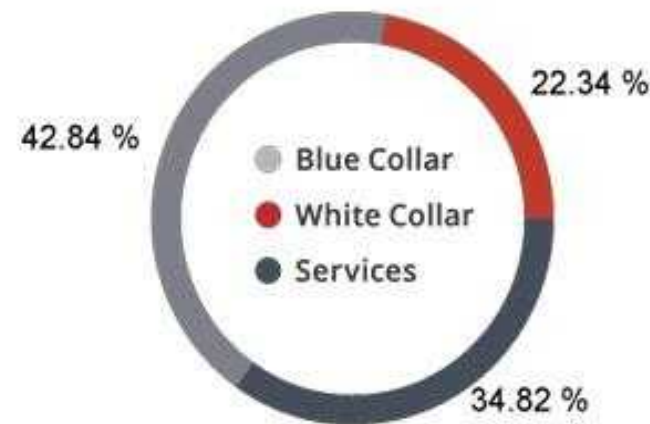
\$70,518

HOME OWNERSHIP

Renters: **16,832**

Owners: **19,377**

EMPLOYMENT



49.66 %
Employed

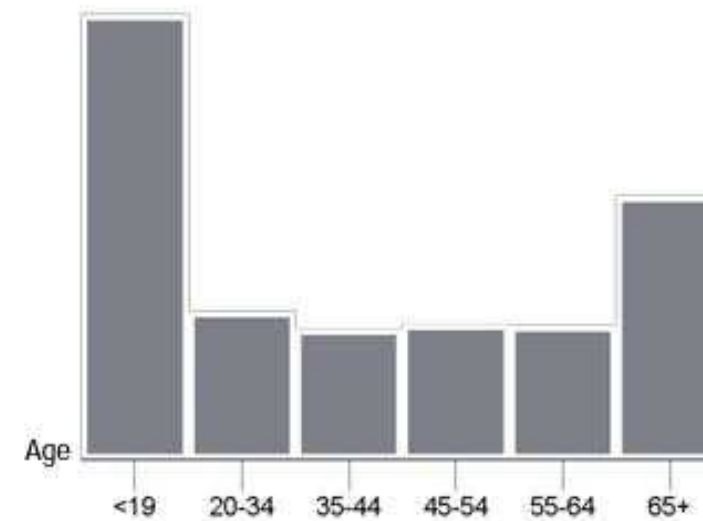
2.04 %
Unemployed

EDUCATION

High School Grad: **22.85 %**
Some College: **29.05 %**
Associates: **9.03 %**
Bachelors: **31.70 %**

GENDER & AGE

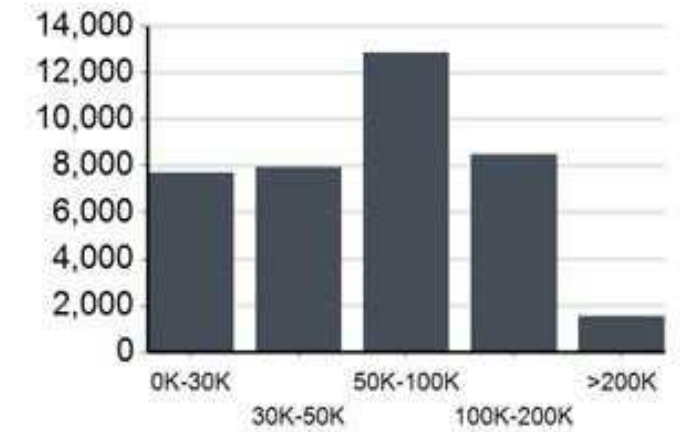
49.90 %   **50.10 %**



RACE & ETHNICITY

White: **63.64 %**
Asian: **21.62 %**
Native American: **0.13 %**
Pacific Islanders: **0.01 %**
African-American: **1.92 %**
Hispanic: **6.09 %**
Two or More Races: **6.58 %**

INCOME BY HOUSEHOLD



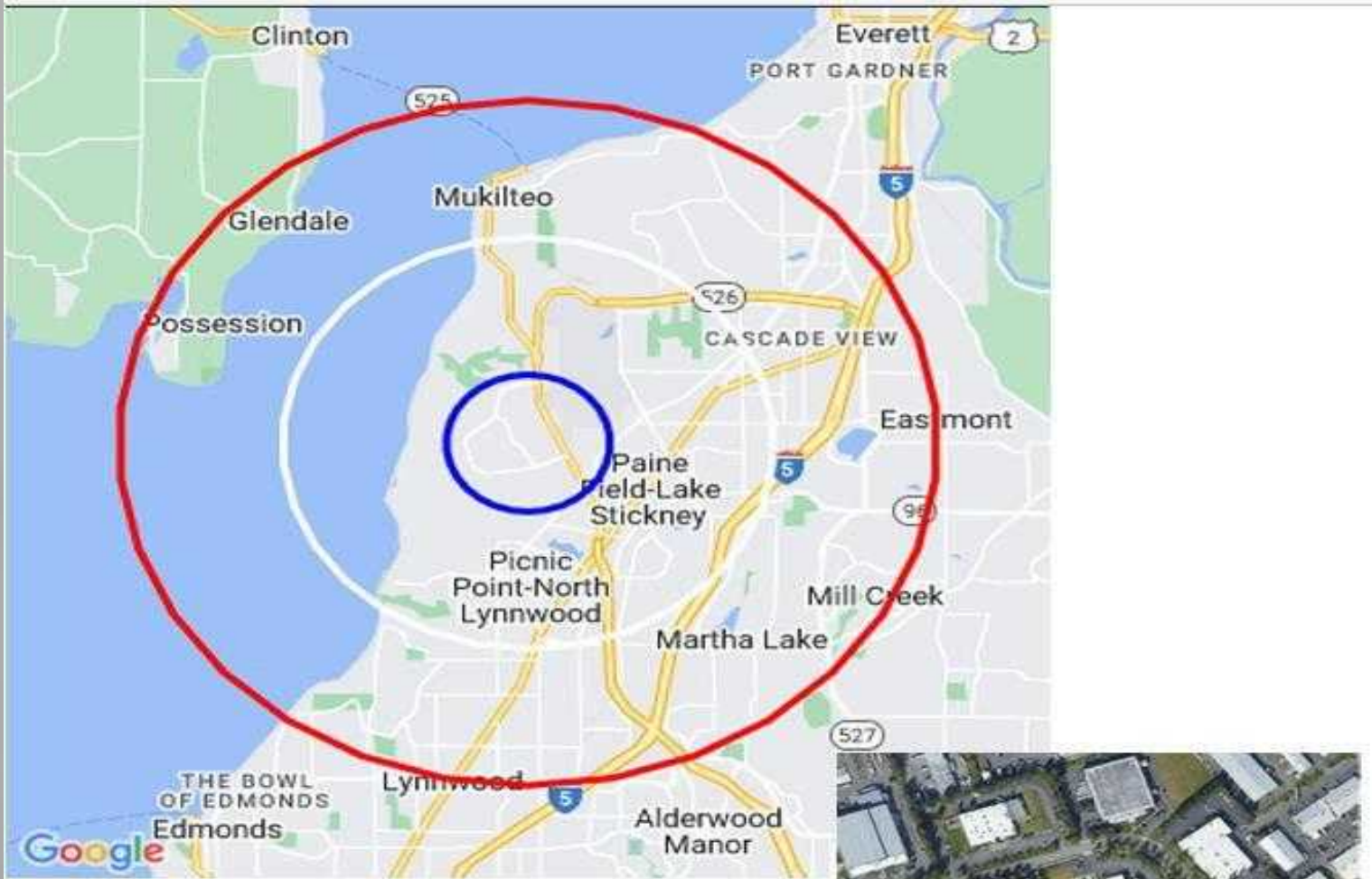
HH SPENDING



Overview



Mukilteo, Washington



KNM Building



Population

Distance	Male	Female	Total
1- Mile	2,810	2,913	5,723
3- Mile	21,021	21,717	42,738
5- Mile	65,163	66,160	131,323

Mukilteo is a city in Snohomish County, Washington, United States. It is located on the Puget Sound between Edmonds and Everett, approximately 25 miles north of Seattle.

The current site of Old Town Mukilteo was inhabited by the [Snohomish people](#) prior to the arrival of American settlers in the 19th century. The [Treaty of Point Elliott](#) was signed in Mukilteo in 1855, opening the region to settlement. A new town was founded at Mukilteo and became the provisional [county seat](#) of Snohomish County in early 1861. The area remained a trading post for loggers and was home to other industries, but was overshadowed by Everett and grew slowly.

Mukilteo was used during [World War II](#) as an auxiliary fueling facility, due to its proximity to the newly built [Snohomish County Airport](#) (now Paine Field). Mukilteo was [incorporated](#) as a city in 1947 and saw new suburban development, which accelerated after the opening of the nearby [Boeing Everett Factory](#) in the late 1960s. The city annexed large suburban areas on the west side of Paine Field in the 1980s and 1990s, including Harbour Pointe and the [State Route 525](#) corridor, while also revitalizing the Old Town area in the 2000s.

Today, Mukilteo is a [bedroom community](#) with a small job base centered around manufacturing industries. It is also a major transportation hub, with connections to [Whidbey Island](#) via the [Washington State Ferries](#) system, [Sounder commuter trains](#) to Seattle, and [public transit](#) services to nearby cities. The city is recognized for its [quality of life](#) and is one of the most affluent in Washington state, with a high [median income](#).



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EXCLUSIVELY LISTED BY:

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