



MONTE VILLA BUILDING

3855 MONTE VILLA PARKWAY, BOTHELL WA

FOR LEASE 65,565 SF

AVAILABLE IMMEDIATELY



NEWMARK

TIM O'KEEFE

Executive Managing Director
+1 425.362.1401
tim.okeefe@nmrk.com

PROPERTY HIGHLIGHTS

Newmark is pleased to present the opportunity to lease 3855 Monte Villa Parkway (the "Property"), a 65,586 square foot office building in Bothell, WA. Situated within minutes from the I-405 and SR 522 junction, 3855 Monte Villa Parkway offers outstanding access to the region's major highway networks and is only minutes from Downtown Kirkland, Bothell, Bellevue, Redmond & Seattle. The Property features abundant parking, efficient floor plates, and convenient location.



65,565 SF
Rentable Building Area



1998
Year Built



4.08 ACRES
Site Area



4.1/1,000 SF
Parking Ratio



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STABILIZED ASSET

- 100% Leased Class A Asset
- Quality Credit Tenant with 63 month lease in place
- In - place cash flow



PROPERTY FEATURES

- High-Quality Class A Office Building
- Extensive glass windows
- Large lunch space with outdoor seating area
- Extensive, mature landscaping throughout
- Impeccably maintained grounds
- 11' - 14' high ceilings provide opportunity for assembly/tech uses on both floors
- Efficient rectangular spaces with good mix of private offices, open area & conference rooms
- Grade level loading dock with small warehouse space





AMENITIES MAP





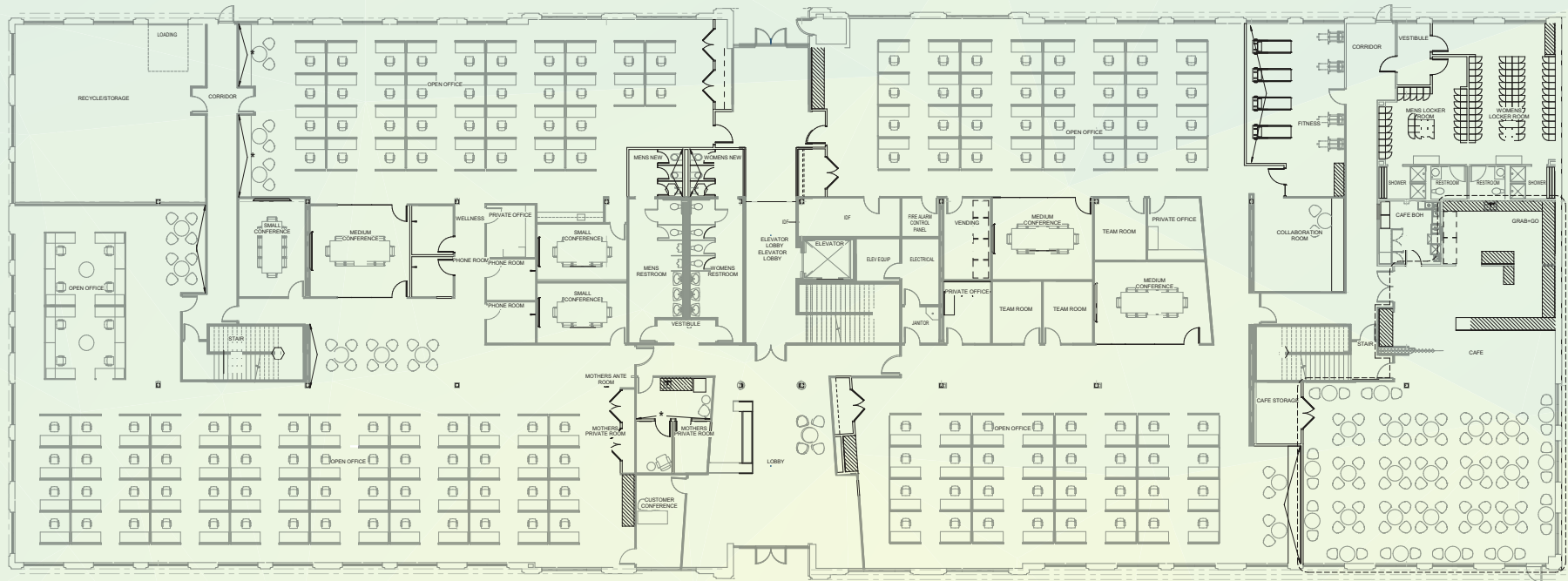
BUILDING DESCRIPTION

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FLOOR PLAN

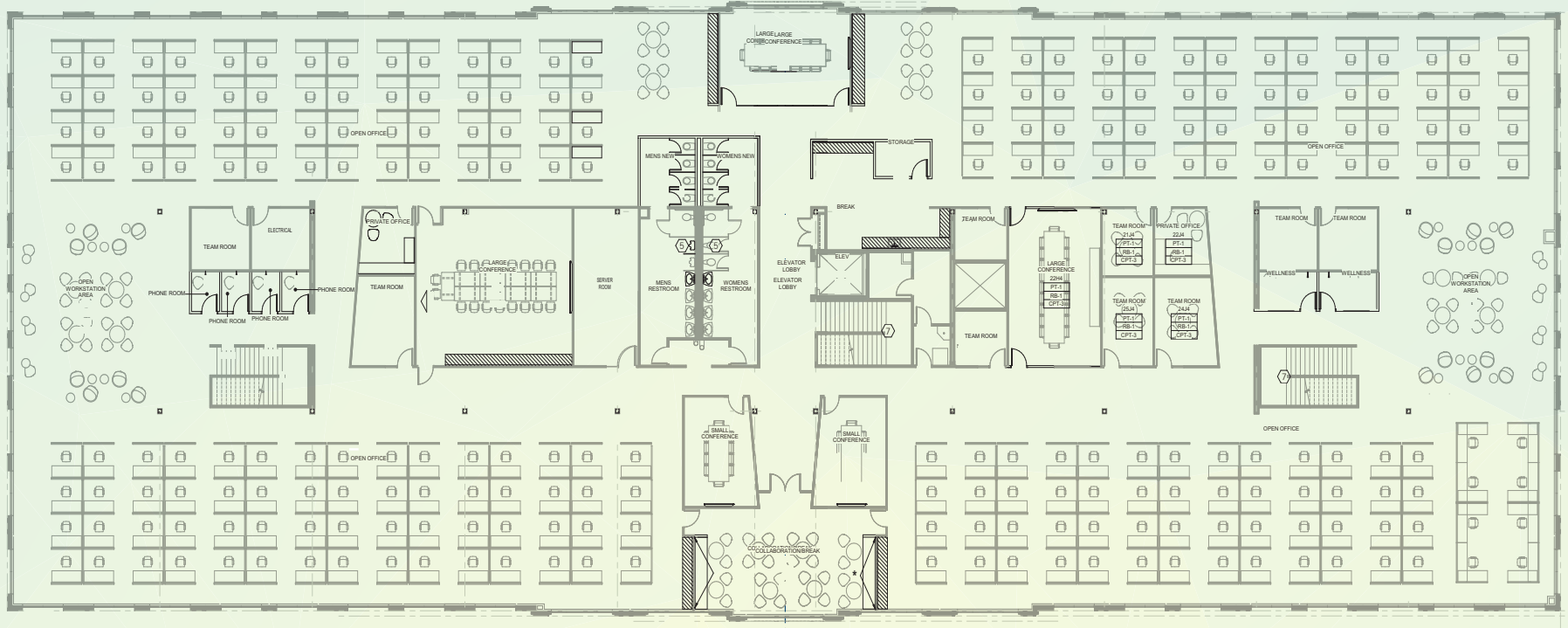


FIRST FLOOR - 32,793 RSF

- Entrances on both the south and north side of the building
- 11' 8" ceiling height
- Mix of private office and open space areas
- Large lunch room with direct access to outdoors
- Fitness room with dedicated restrooms lockers and showers
- Loading door and small warehouse area



FLOOR PLAN



SECOND FLOOR - 32,793 RSF

- Mix of private offices along window line and open areas
- 11' ceiling height
- Large training room
- Multiple conference rooms
- Large windows provide abundant natural light
- 32,793 RSF
- Efficient rectangular floor plan



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AERIAL MAP



Seattle CBD

Lake Washington

Kirkland & Bellevue CBD's





AERIAL MAP



Country Inn & Suites
by Radisson

Residence Inn
by Marriott

North Creek Paved
Biking & Jogging Trail

Lori's Deli
& Espresso

Holiday Inn
& Suites



Russell's Restaurant
and Loft





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