



FOR SALE OR LEASE

3700 Monte Villa Parkway

Bothell, WA 98021

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Colliers

11225 SE 6th Street
Suite 240
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Owner-user sale or 2nd floor for lease

2-story suburban property in the heart of North Creek with $\pm 64,000$ total square feet on 6.05 acres

Property Features

- Built in 1997
- Parking: ± 6.2 stalls/1,000 SF
- Parcel numbers: 00813300000800 and 00813300000900
- 15' slab to slab (verification necessary)
- One dock-high loading dock
- Generator in-place
- Close proximity to many amenities
- Excellent access to I-405 and SR-522
- **Purchase price: \$17,300,000**

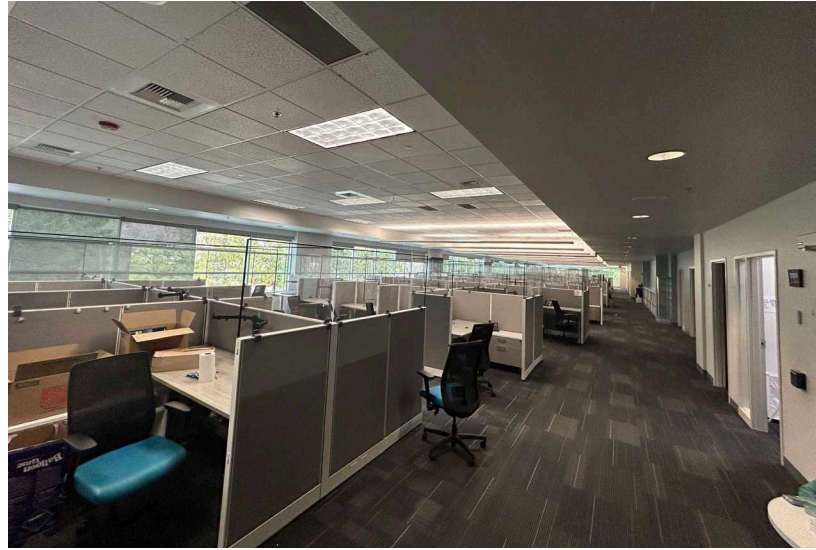
Space Available For Lease: $\pm 33,526$ SF (entire 2nd floor)

Rental Rate: \$24.00/SF/Yr

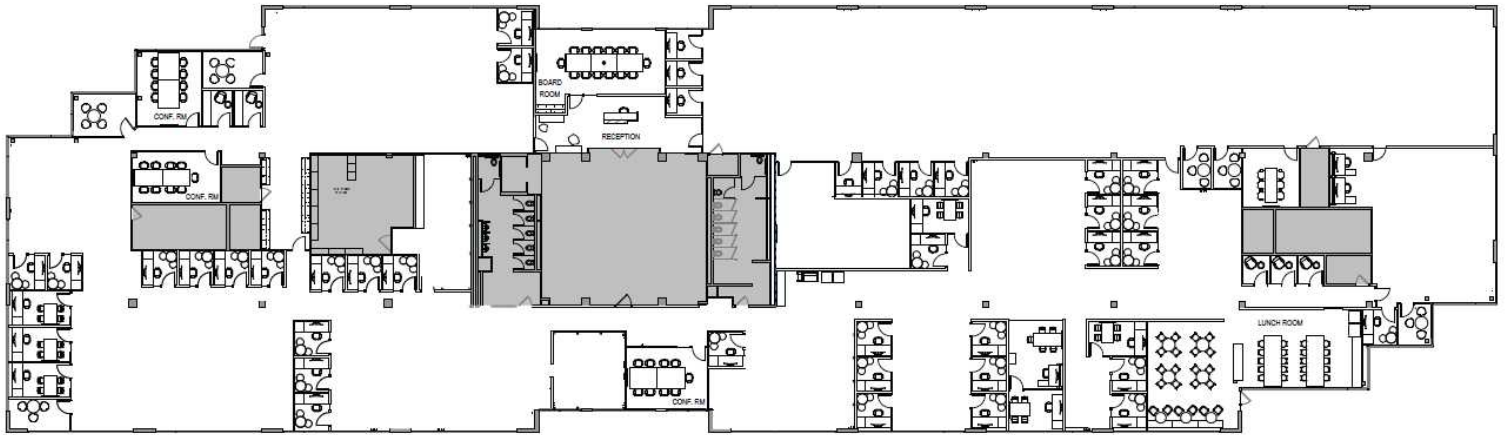
Estimated 2024 NNNs: \$9.92

Available: November 1, 2024

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Second Floor Plan



Suite Details:

- Furniture available
- 5 conference rooms
- Large break room
- 25+ offices
- Training room

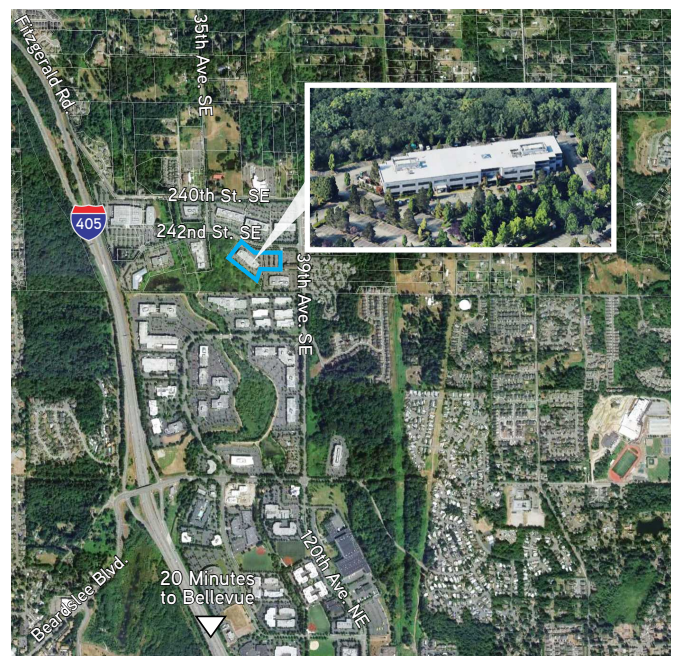
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