

AVAILABLE



NORTHPOINTE

CORPORATE CENTER

15815 25TH AVENUE WEST / LYNNWOOD, WASHINGTON

16201 25TH AVENUE WEST / LYNNWOOD, WASHINGTON



CORPORATE HEADQUARTERS OPPORTUNITY

CBRE

17,500-190,000 SF OFFICE AND TECH SPACE AVAILABLE

workspace
property trust

EXECUTIVE SUMMARY

Northpointe Corporate Center consists of two existing buildings with a 2.82 acre land site in between, providing leasing flexibility from a 17,500 SF partial floor up to a 190,000 SF corporate campus opportunity.

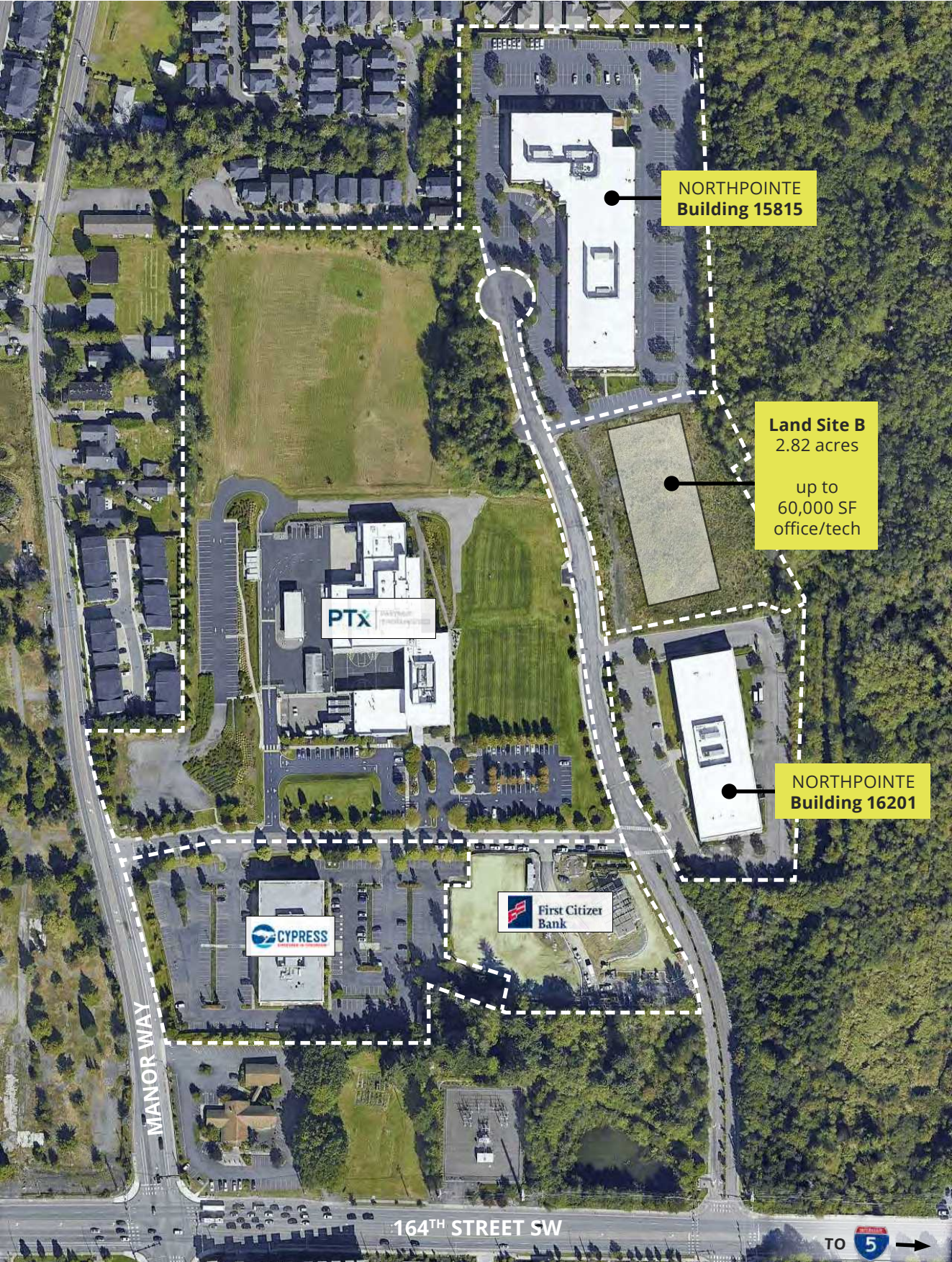
AVAILABLE
17,500-190,000 SF



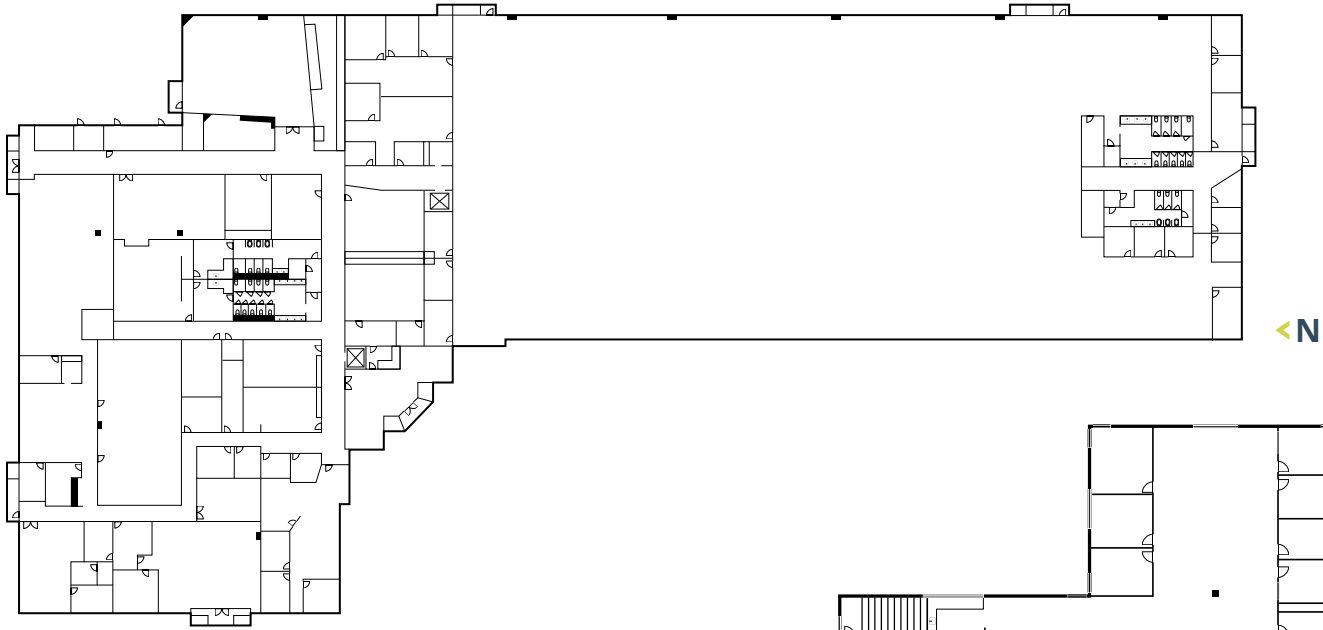
PROPERTY OVERVIEW

PROPERTY	NORTHPOINTE 15815 BLDG	NORTHPOINTE 16201 BLDG	LAND SITE - B
ADDRESS	15815 25th Avenue W Lynnwood, WA. 98037	16201 25th Avenue W Lynnwood, WA. 98037	-
YEAR COMPLETED	2007	2007	Planned
TOTAL SIZE (RSF)	87,385 RSF, not divisible	36,380 RSF, divisible to 17,500 RSF	40,000 - 65,000 RSF potential planned building
SITE ACREAGE	5.85 acres	2.88 acres	2.82 acres
FLOORS	2	2	-
TYPICAL FLOOR SIZE	43,692 SF	34,481 SF	-
SURFACE PARKING SPACES	451	202	-
GARAGE PARKING SPACES	N/A	70	-
TOTAL PARKING SPACES	451	272	-
PARKING RATIO	5.16/1,000 SF	3.81/1,000 SF	-
ZONING	BP (Business Park)	BP (Business Park)	BP (Business Park)

SITE PLAN



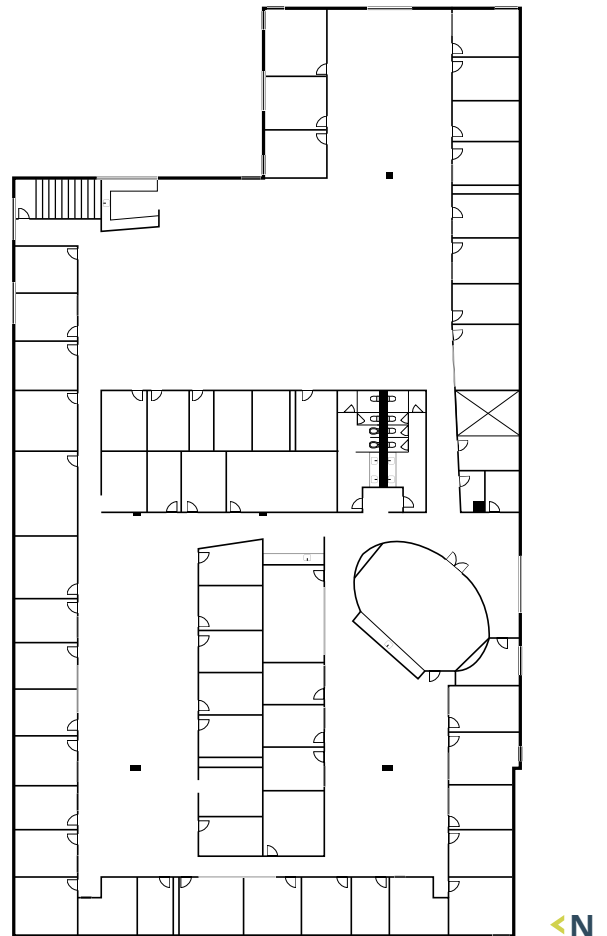
15815 BUILDING » Floor 1



15815 BUILDING » Floor 2



[Click Here For Virtual Tour](#)



15815 BUILDING FEATURES

- » 87,385 SF Class A office/tech or life science building with two floors in northern portion
- » 5.85-acre site in master-planned campus environment
- » Flexible building design with ability to expand building on the 2nd Floor
- » Unique open first floor environment with high ceilings and life science conversion potential
- » Market leading parking ratio over 5 stalls per 1,000 SF
- » Secure site with perimeter fencing throughout



16201 BUILDING » Floor 2



[Click Here For Virtual Tour](#)



16201 BUILDING FEATURES

- » 17,500 - 36,380 SF Class A office/tech building on two floors over one level of covered parking
- » Additional ±4,275 SF of flex storage and shop area in lower level garage
- » 2.88-acre site in master-planned campus environment
- » Efficient floorplan with abundant natural light and territorial views
- » Ample surface parking and +70 stalls in covered garage area
- » Strategic location with convenient access to freeways, transit center and area retail amenities

CONCEPTUAL LAND PLANS & FEATURES

- » Business Park Zoning (BP), Snohomish County
- » Rare land site allowing for customized design and building or parking expansion possibilities
- » Flexible zoning to accommodate a variety of office, flex, lab and business park uses

CONCEPTUAL 1: OFFICE BUILDING

- » 2-story building: $\pm 60,000$ SF
- » 250ft x 120 ft dimensions
- » Parking: 3.3/1,000 RSF = 198 stalls
- » Flexible 30,000 SF floor plates



CONCEPTUAL 2: FLEX TECH/LIFE SCIENCE BUILDING

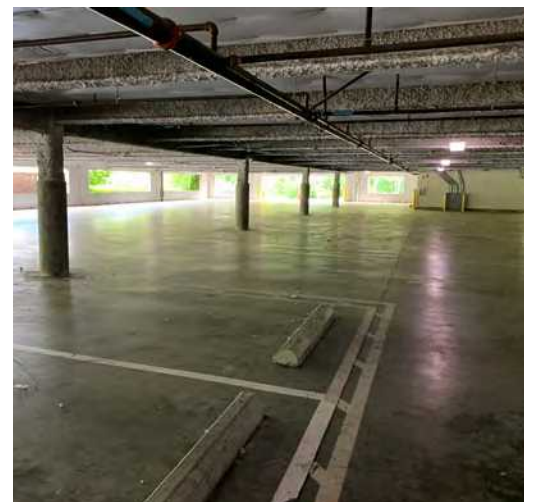
- » Total Building Area: 58,000 SF
- » Parking: 145 stalls
- » 2-story office: $\pm 44,000$ SF
- » Warehouse/tech $\pm 14,000$ SF
- » Dock and grade level loading



LAND SITE B



INTERIOR PHOTOS



LOCAL AMENITIES



RETAIL



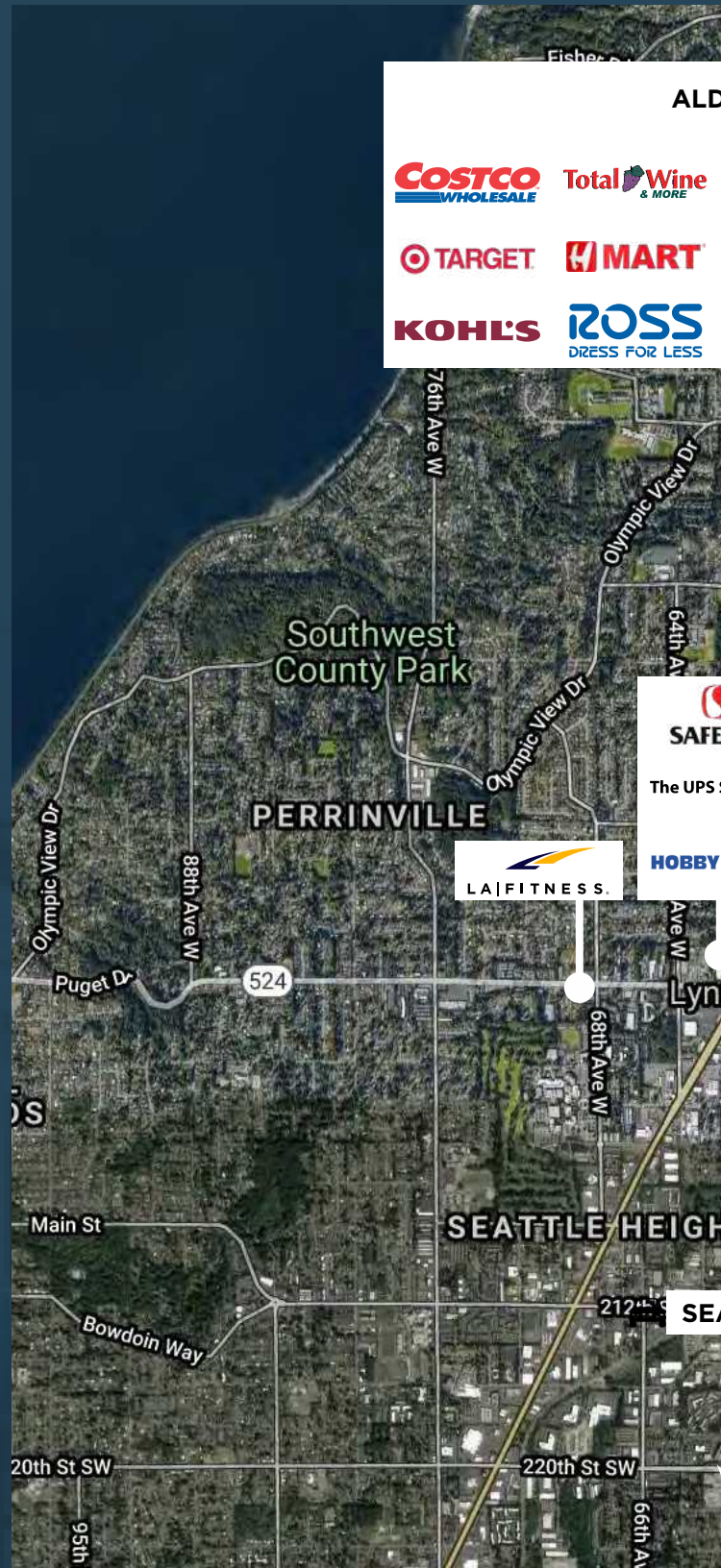
RESTAURANTS



FITNESS



TRANSIT



NORTHPOINTE

CORPORATE CENTER



ERWOOD MALL

- Marshall's
- macy's
- RED ROBIN
- NORDSTROM
- The Cheesecake Factory
- REI CO-OP
- BIG 5 SPORTING GOODS
- jcpenny

Fred Meyer

Walmart Supercenter

ASHWAY PARK AND RIDE

LYNNWOOD CONVENTION CENTER

Fred Meyer

LYNNWOOD LIGHT RAIL STATION UNDER CONSTRUCTION

- WHOLE FOODS MARKET
- NORDSTROM RACK
- BEST BUY
- OLD NAVY

BELLEVUE





NORTHPOINTE

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