



For Lease

Warehouse with office available in Mukilteo

Monthly Asking Rate

\$1.35/SF

+ NNN expenses

(\$0.31/SF/Month) blended

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Seacrest Building

12521 Evergreen Drive, Mukilteo, WA 98275

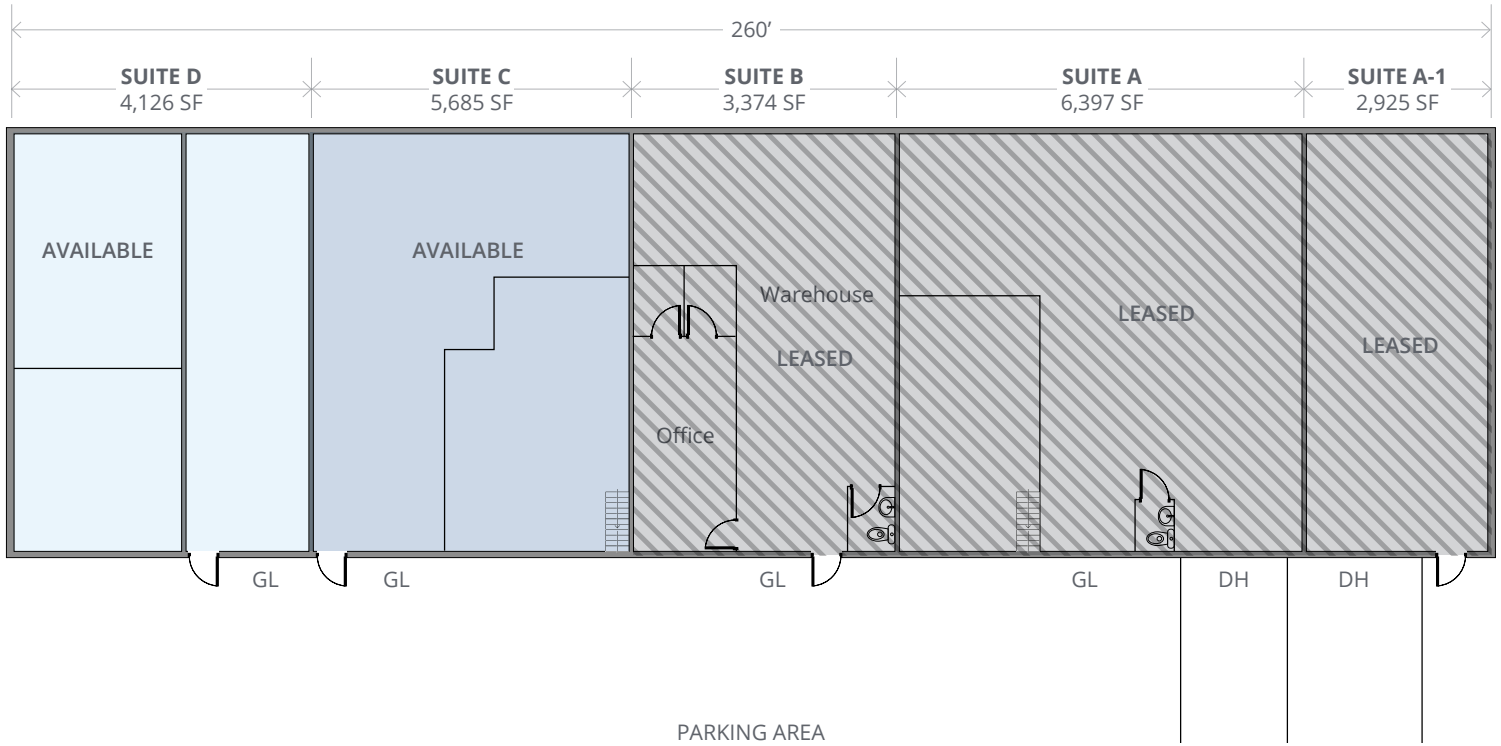
Property Highlights

- Zoning: Light Industrial, City of Mukilteo
- Clear Height: 18’ in the warehouse area
- One (1) oversized grade-level loading door and 3-phase electrical service
- Easy Access to I-405, SR 526, and I-5
- Ample parking and monument signage available
- Available now (potential to assemble both suites – please inquire with Listing Brokers)

Current Availabilities

Suite	Total SF	Warehouse	Office
C	± 5,685 SF	± 2,625 SF	± 3,060 SF
D	± 4,126 SF	± 3,038 SF	± 1,088 SF

Suite Highlights: Suite C

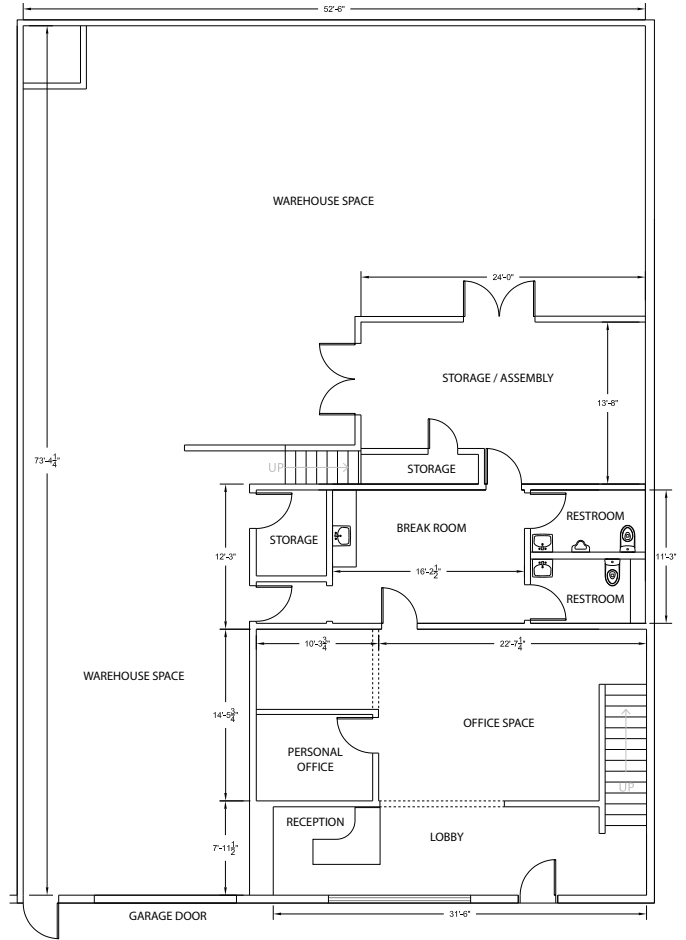


Suite Highlights: Suite C

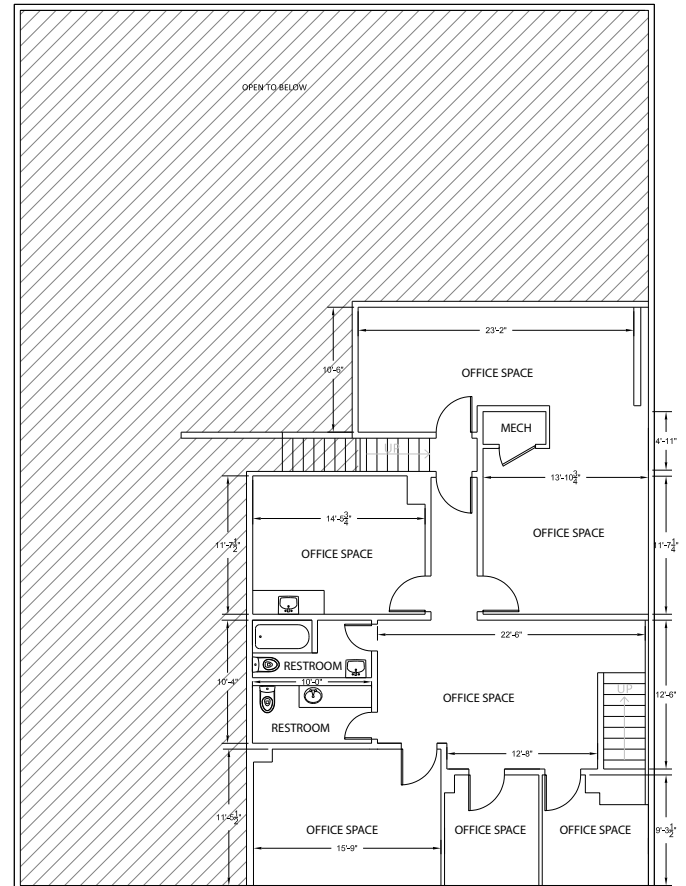
- ± 5,685 SF Total
- ± 2,625 SF Warehouse
- ± 3,060 SF Office (between two floors)
- Office build-out includes 5 private offices, 2 bullpen areas, open reception, kitchenette and 4 restrooms
- Clear Height: 18' in the warehouse area
- One (1) oversized grade-level loading door
- 3-phase electrical service



First Floor

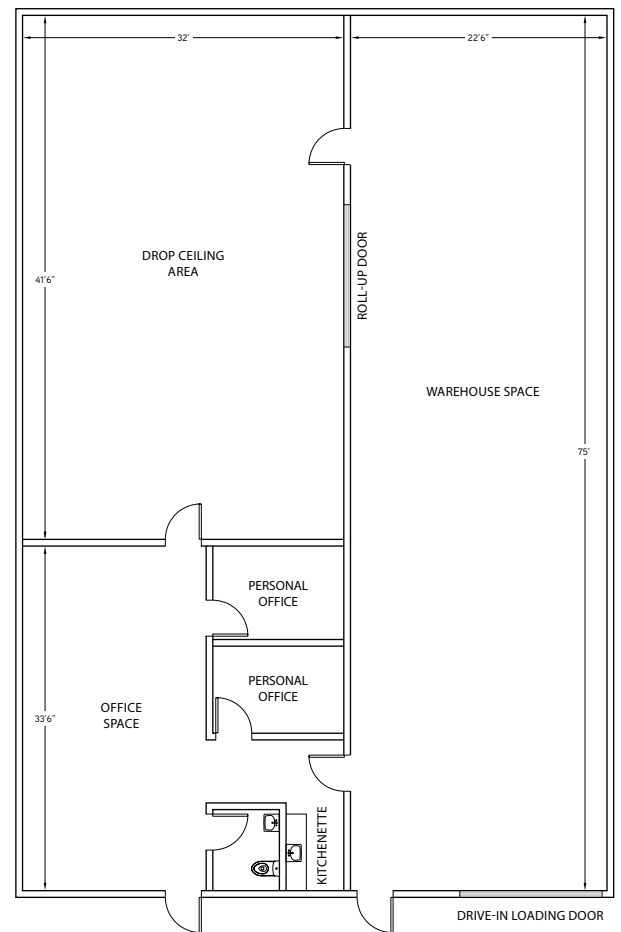


Second Floor

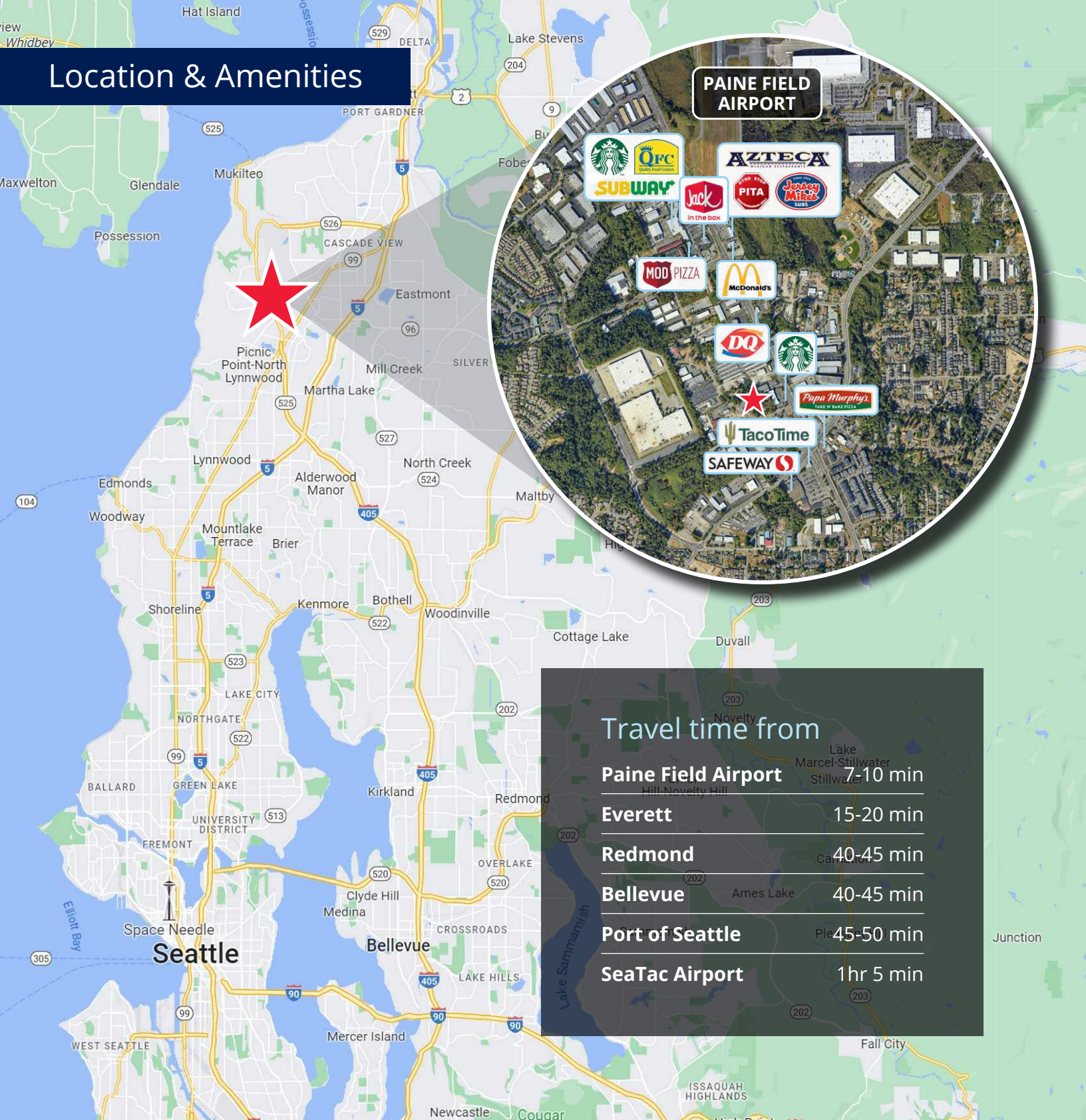


Suite Highlights: Suite D

- Suite D: ± 4,126 SF Total
 - ± 3,038 SF Warehouse (± 1,312 SF is drop ceiling warehouse area) *Landlord will consider demoing 1,312 SF drop ceiling area for a qualified tenant
 - ± 1,088 SF Office
- Open office layout and rare end-cap suite
- Clear Height: 18' in the warehouse area
- One (1) oversized grade-level loading door



Location & Amenities



Travel time from

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



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