



Office Space for Lease

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Colliers International
11225 SE 6th SE, Suite 240
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Puget Square Business Park

12811 - 8th Ave. W • Everett WA 98204

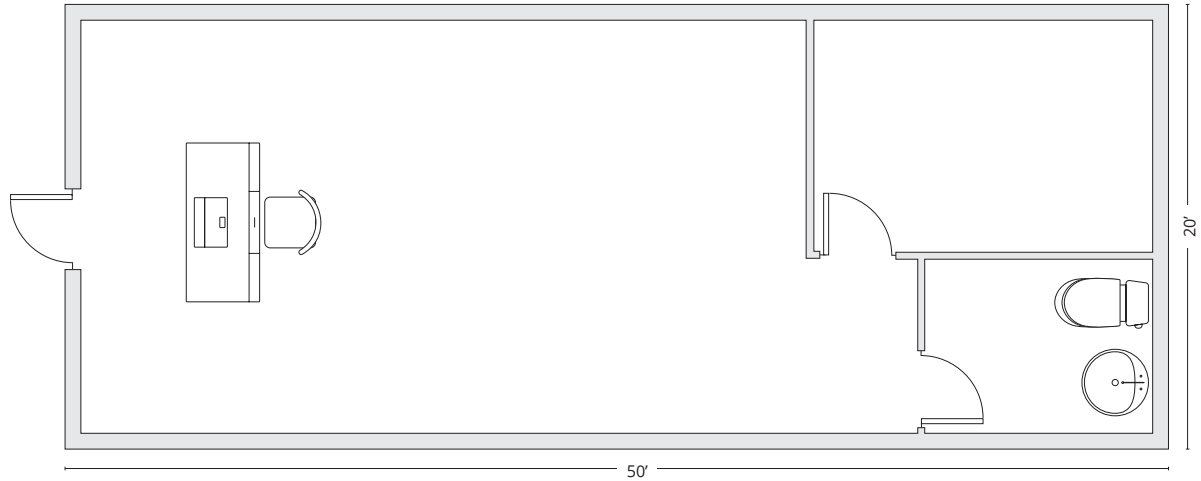
Property Highlights

- Generous improvement allowance available for qualified tenants
- Accommodates medical office, retail & traditional office
- Signage opportunity on 128th St SW (20,000 traffic count)
- Easy access to I-5
- Neighboring amenities include:
 - Starbucks
 - Safeway
 - Numerous restaurants
 - Professional services
- Asking rental rate: \$17.00/SF/Yr, NNN
- NNNs: \$8.30/SF/Yr

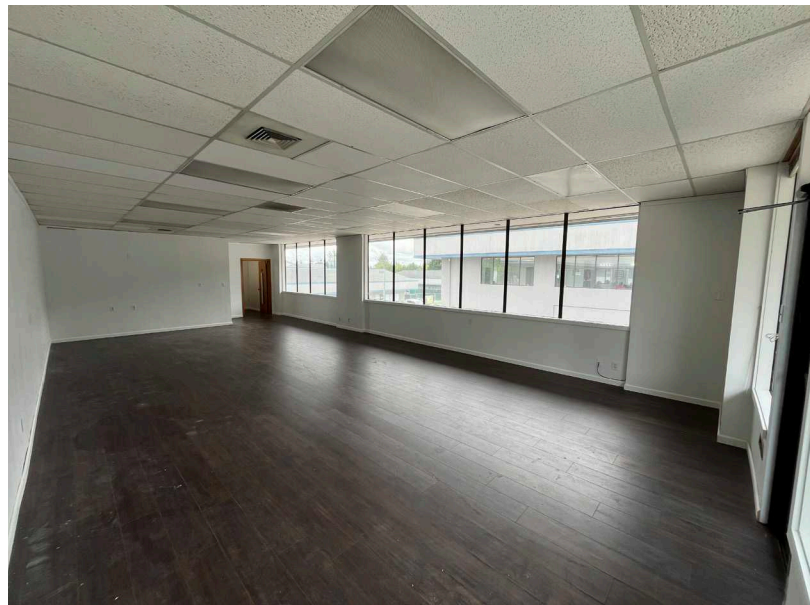
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Current Availability: Suite C-205 - ±1,000 SF

- One private office
- Open work area
- In-suite restroom



• Monthly Base Rent: \$1,416.67 • Monthly NNNs: \$691.67 • **Total Monthly Rent: \$2,108.34**



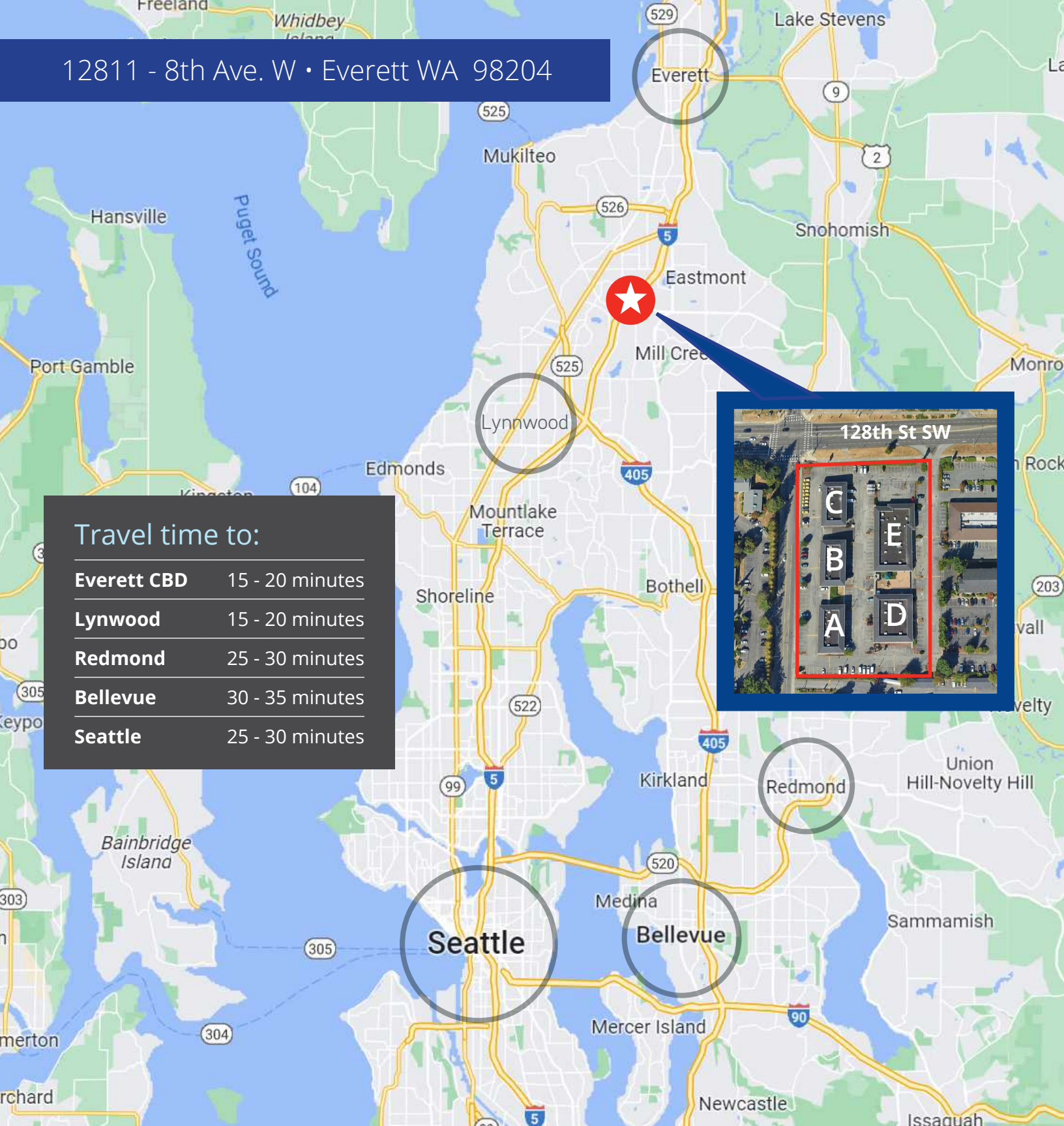
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Travel time to:

Everett CBD	15 - 20 minutes
Lynnwood	15 - 20 minutes
Redmond	25 - 30 minutes
Bellevue	30 - 35 minutes
Seattle	25 - 30 minutes

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