



Yard with Office For Sublease

20417 87th Ave SE • Snohomish, WA 98296



11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
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Lease

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## Property Highlights:

±26,049 SF yard with ±1,614 SF office

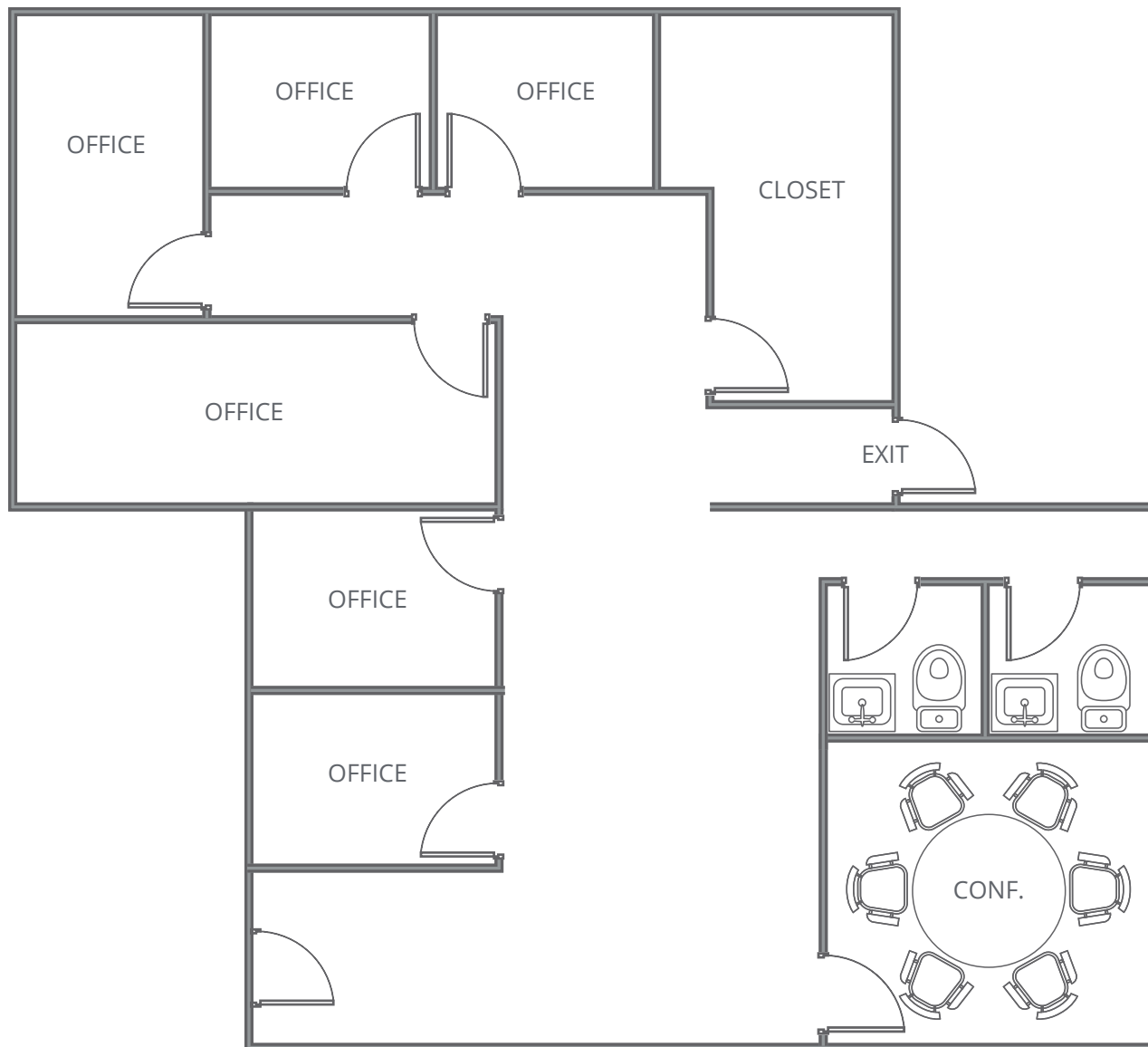
- Office includes six private offices, conference room, two restrooms and storage closet
- Fully fenced and graveled, potential for storage containers to be available for subtenant use
- Ample parking available in addition to yard, on west portion of property fronting 87th Ave SE
- Easy access to SR-522, I-405, and Hwy-9
- Zoning: Industrial Park (Snohomish County)
- Asking Rent: \$10,500 per month + NNN expenses
- Available with 60 days' notice
- Sublease thru January 1, 2030
- Flexible term length possible – please inquire with listing brokers



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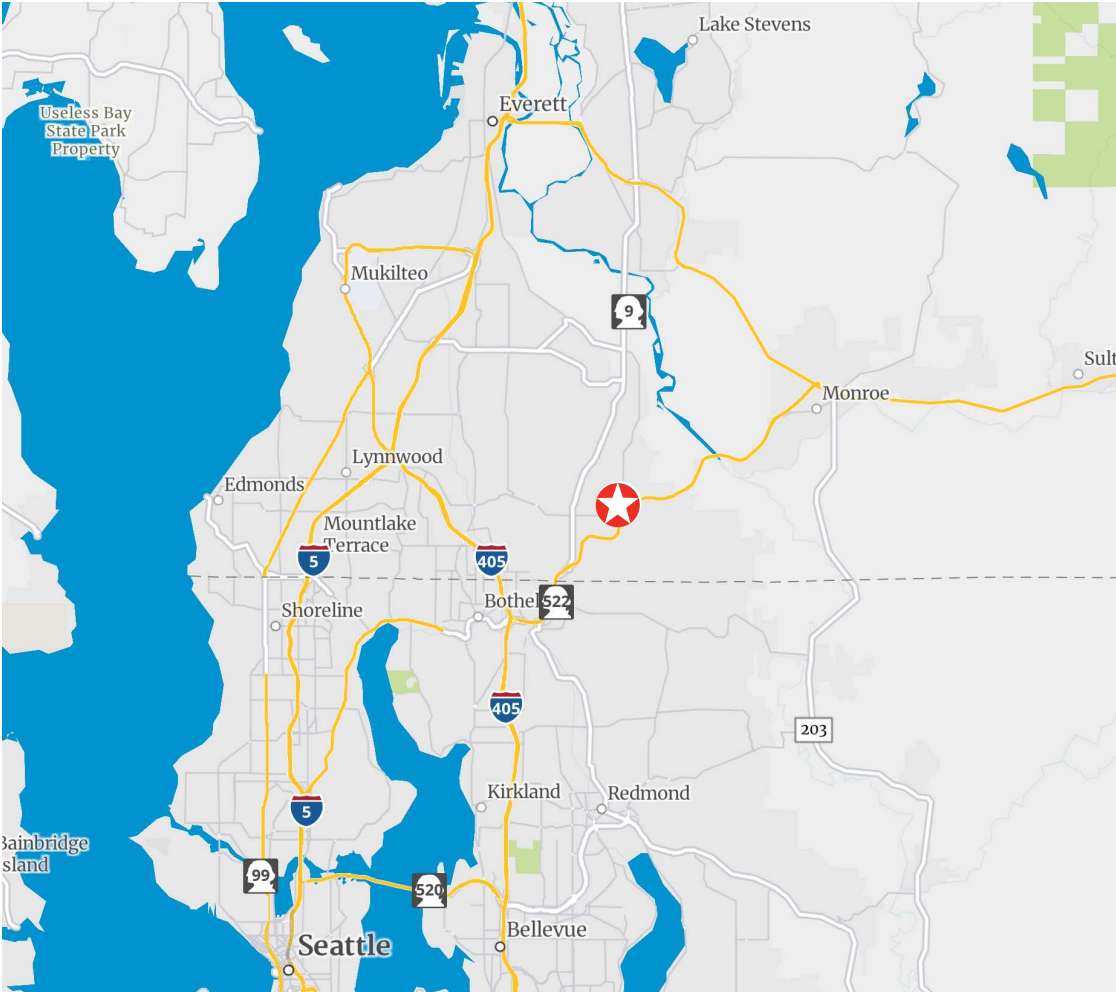
### Office Photos & Floor Plan



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### Regional Map



#### TRAVEL TIME TO

<b>Everett</b>	15 miles 25 minutes
<b>Paine Field Airport</b>	15 miles 30-35 minutes
<b>Redmond</b>	13 miles 25-30 minutes
<b>Bellevue</b>	18 miles 30 minutes
<b>Port of Seattle</b>	25 miles 45-55 minutes
<b>SeaTac Airport</b>	33 miles 35-55 minutes



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