

OFFICE AND INDUSTRIAL FOR LEASE

MUKILTEO BUSINESS PARK

8217-8229 44TH AVENUE W, MUKILTEO, WA



AVAILABLE

RARE SMALL OFFICE AND WAREHOUSE | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

The Mukilteo Business Park is a 108,661 square foot, 6 building park located in Mukilteo, WA. The park is professionally managed with new ownership and has flexibility to accommodate a wide variety of office and office/warehouse suites. The 10.2-acre property offers great parking and amenities within just a couple of miles from the retail corridor and very close proximity to Paine Field/Boeing and Mukilteo Ferry Dock.

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AREA AMENITIES

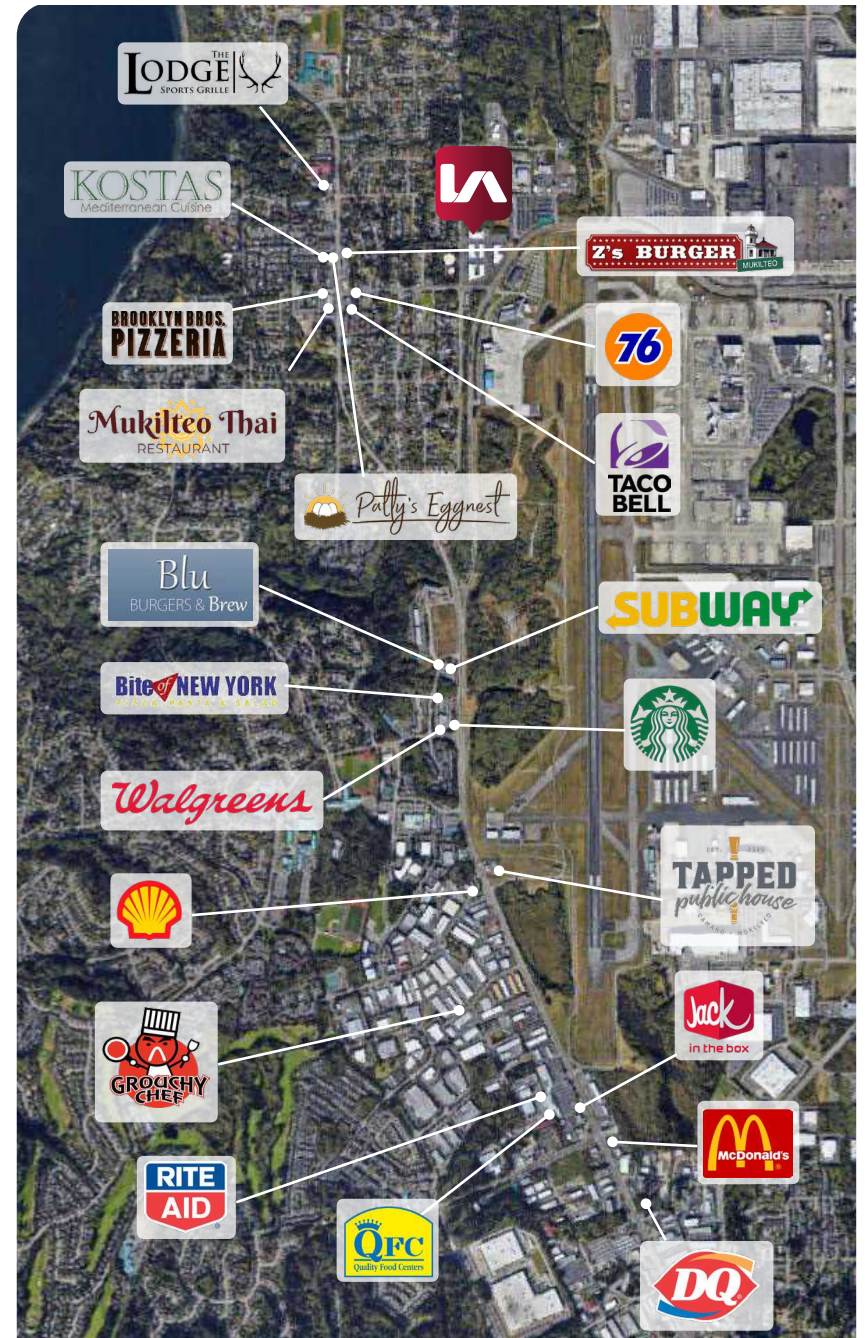
Located just north of the Mukilteo Speedway offering numerous options for retail services. Some of the major retail includes: QFC, Walgreens, Rite Aid, Starbucks, etc.

BUILDING AMENITIES

- f Current amenities include food services on site.
- f Generous free parking at 3 stalls/1,000 SF.
- f Efficient floor plans.
- f Convenient access to I-5 via HWY 526 or HWY 525, which also directly distributes to I-405.



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AVAILABLE SUITES

BUILDING B

8223 44TH AVE W

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

SUITES

TOTAL SF

OFFICE SF

WAREHOUSE SF

MONTHLY BASE RENT

Suite B

5,678

5,123

564 +

Negotiable

After converting Office to Warehouse:

5,678

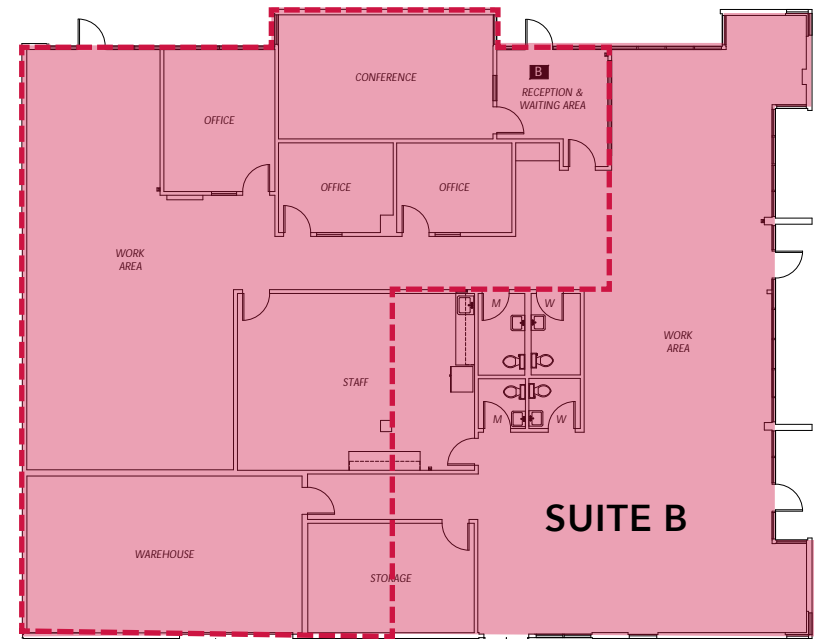
2,294

3,384

Negotiable

FEATURES:

- f RARE: Endcap office with warehouse and ability to add MORE!
- f Flexible workspace and floor plan
- f 13' clear warehouse with 12'x10' grade-level door
- f Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- f Prospective Space Plan - converting existing office SF to warehouse SF
- f Available **Now**



--- Indicates potential 3,384 SF warehouse space plan

f ABLE TO CONVERT OFFICE TO WAREHOUSE

See links below to view accomodating space plans

1. [2,285 SF of Total Warehouse Space](#)
2. [3,384 SF of Total Warehouse Space](#)



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AVAILABLE SUITES

BUILDING C

8227 44TH AVE W

LEASE TYPE:

NNN

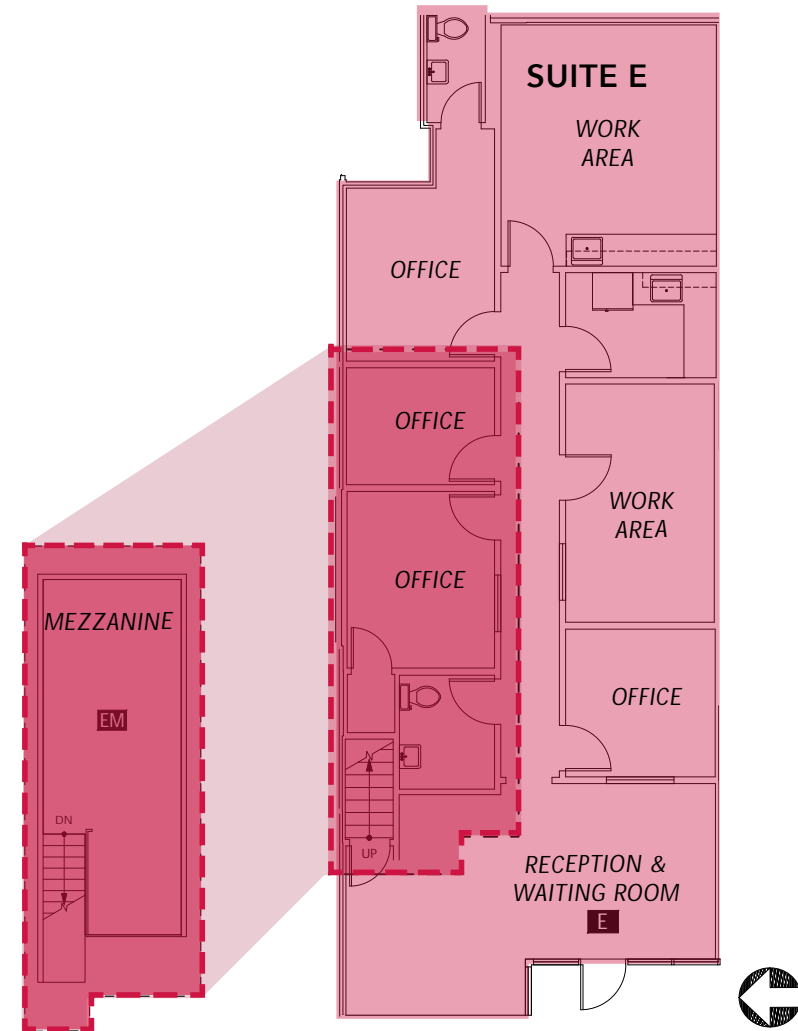
LEASE TERM:

Negotiable

SUITES	TOTAL SF	OFFICE SF	MEZZANINE	MONTHLY BASE RENT
Suite E	1,819	1,567	251	Negotiable

FEATURES:

- f Flexible workspace and floor plan
- f Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- f Available **October 1, 2024**



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AVAILABLE SUITES

BUILDING D

8229 44TH AVE W

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

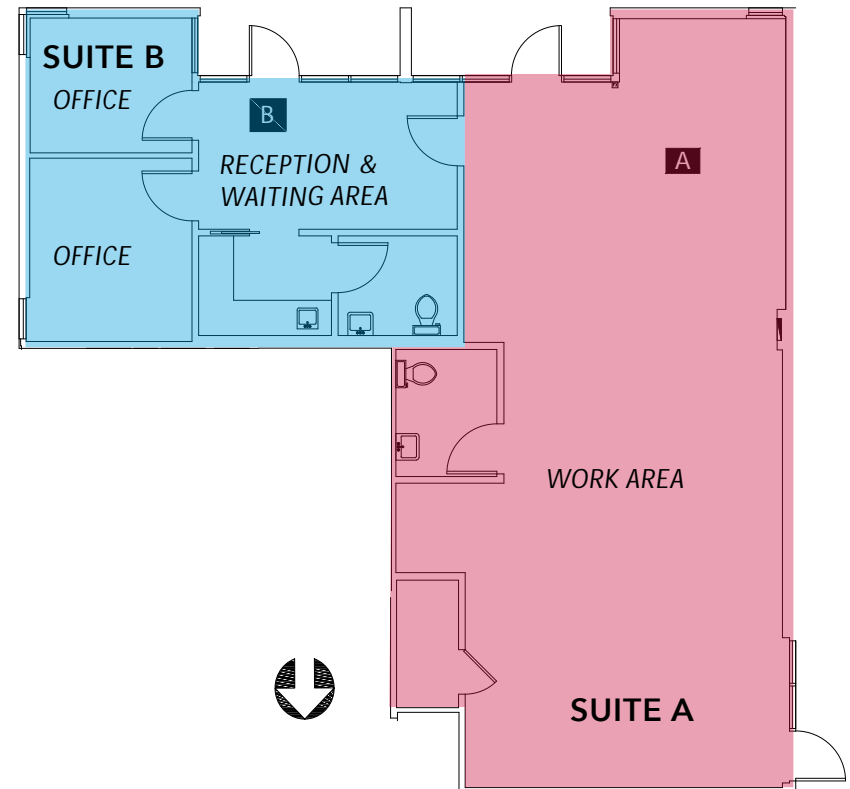
SUITES	TOTAL SF	OFFICE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite A	994	994	-	Negotiable
Suite B	454	454	-	Negotiable
Suites A & B Combined	1,448	1,448	-	

FEATURES | SUITE A

- f Flexible open work area
- f Restroom
- f Double Entry
- f Combined: **1,448 SF Office**
- f Available **Now**

FEATURES | SUITE B

- f 2 Large Privates
- f Breakroom
- f Restroom



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AVAILABLE SUITES

BUILDING D

8229 44TH AVE W

LEASE TYPE:

NNN

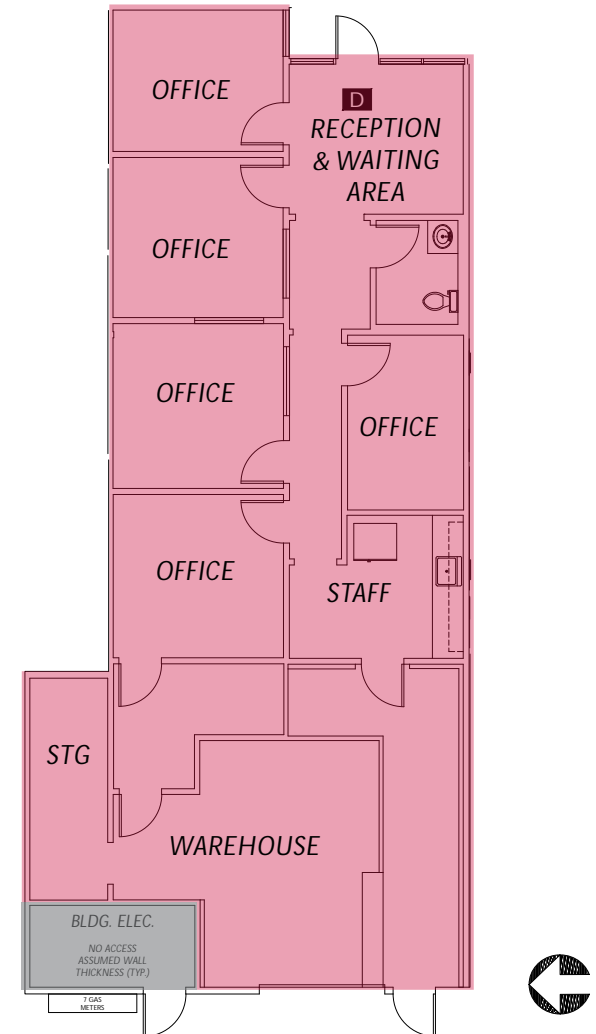
LEASE TERM:

Negotiable

SUITES	TOTAL SF	OFFICE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite D	1,750	1,380	370	Negotiable

FEATURES:

- f Updated office buildout
- f Flexible workspace and floor plan
- f 13' clear warehouse with 12'x10' grade-level door
- f Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- f Available **November 1, 2024**



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AVAILABLE SUITES

BUILDING D

8229 44TH AVE W

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

SUITES

TOTAL SF

OFFICE SF

WAREHOUSE SF

MONTHLY BASE RENT

Suite J

2,148

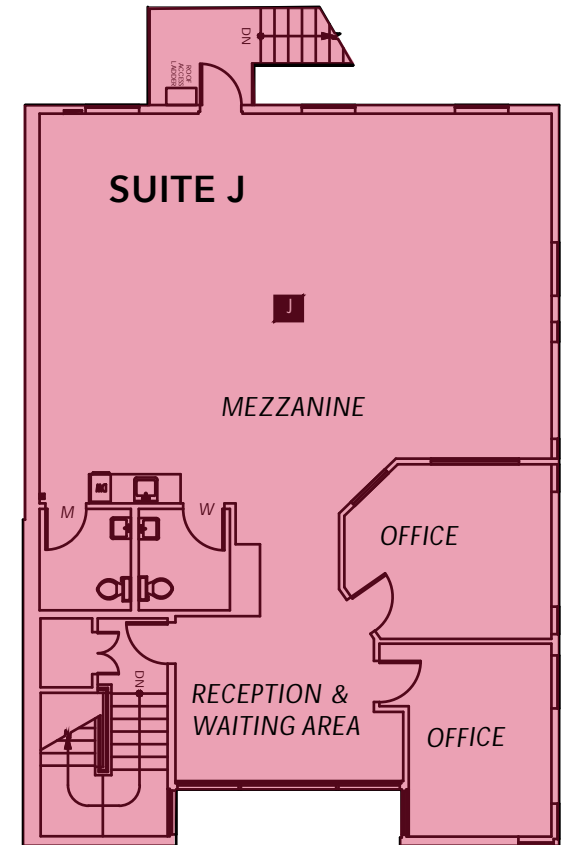
2,148

-

Negotiable

FEATURES:

- f 2nd story office
- f Reception/lobby
- f 2 large private offices or conference rooms
- f Kitchenette
- f 2 restrooms
- f Large functional open space
- f Available **Now**



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AVAILABLE SUITES

BUILDING F

8217 44TH AVE W

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

SUITES

TOTAL SF

OFFICE SF

WAREHOUSE SF

MONTHLY BASE RENT

Suite B

7,311

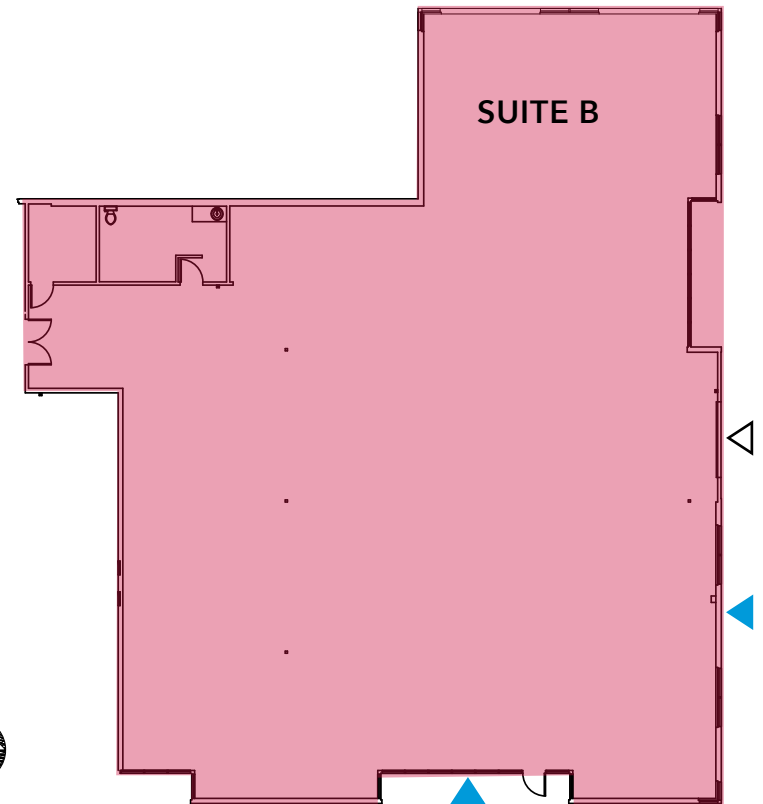
260

7,051

Negotiable

FEATURES:

- f Full HVAC in warehouse
- f Includes 1 dock door
- f Ability to convert office to warehouse
- f Ability to add Dock and/or Grade loading doors
- f Available **Now**



Additional Loading

▲ Future loading options (grade, pony and/or dock)