

# LAKE TYE BUSINESS CAMPUS

Industrial space for lease in an  
eight-building business park  
centrally located in the Fryelands  
industrial hub of Monroe

169TH DR SE, 146TH ST SE, AND FRYELANDS BLVD | MONROE, WA



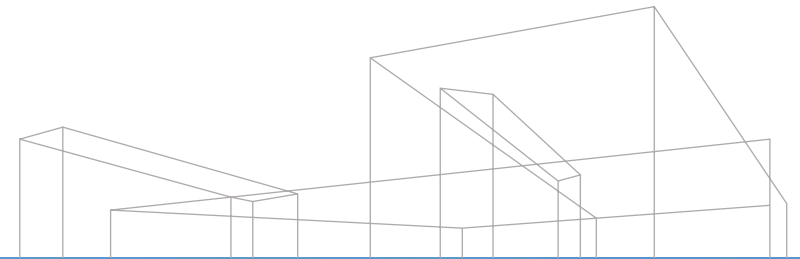
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LAKETYEBUSINESSCAMPUS.COM

**km** **Kidder  
Mathews**

# LAKE TYE BUSINESS CAMPUS



## Industrial Spaces For Lease

**FLEXIBLE** options

**NEWER BUILDING** construction  
from 2003 - 2019

**GRADE**-level loading

**20' - 24'** clear height

**2.0 / 1,000 SF** parking ratio

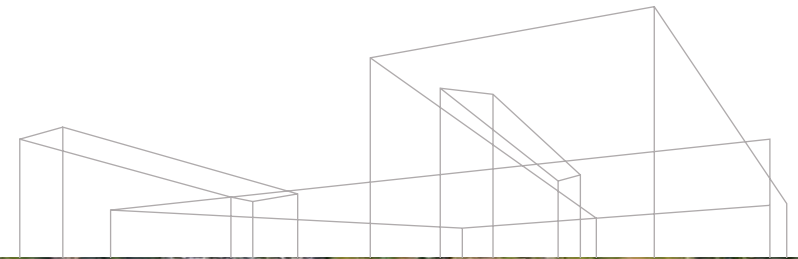
**EXCELLENT** location providing  
easy access to Lake Tye Trails

**WALKING** distance to numerous  
lunch spots

**EASY ACCESS** to Hwy-2 and  
Hwy-522



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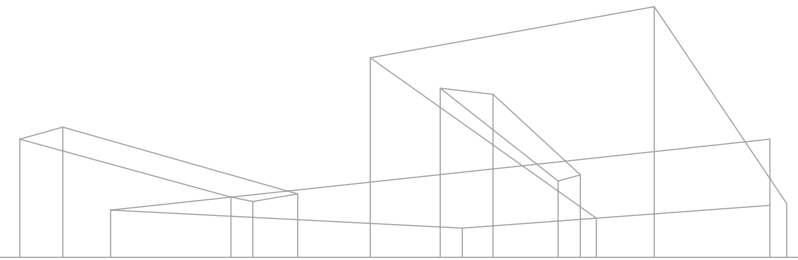


Lake Tye Business Campus is centrally located in the Monroe Industrial market, with easy access to both SR-2 and SR-522.

**1 MILE**  
TO US-2

**1.7 MILES**  
TO HWY-522

# LAKE TYE BUSINESS CAMPUS



## Building 2 - Suite 145

▷ GRADE-LEVEL DOORS

16891 146TH ST SE, MONROE, WA



## 19,235

TOTAL SF

## \$1.00

RATE, PSF (NNN)

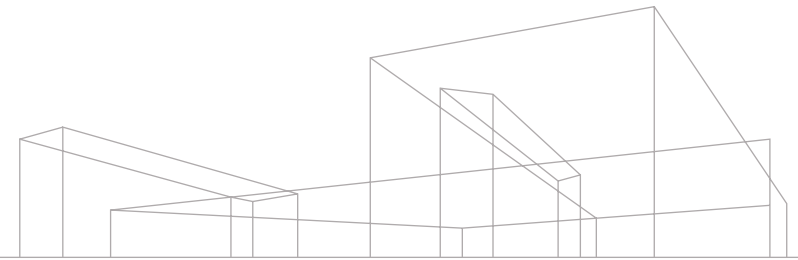
## 60 DAYS NOTICE

AVAILABLE

**CURRENTLY** built out for a church, classrooms with 100% A/C

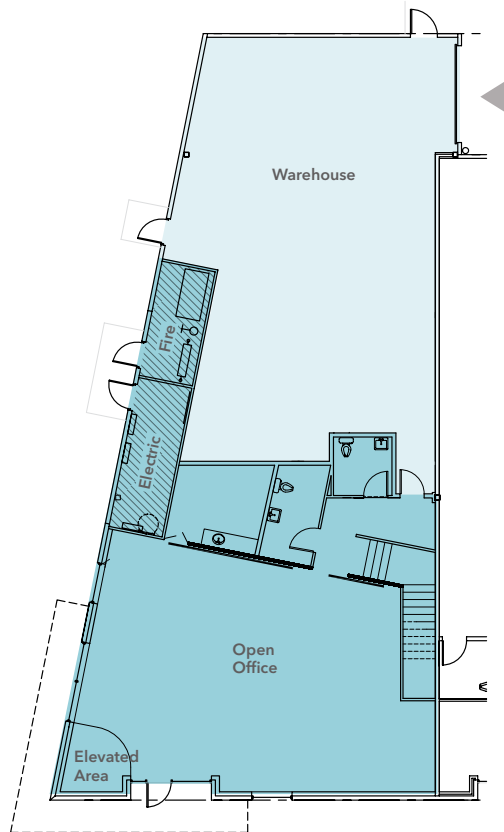
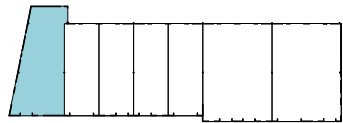
**LL** open to convert space back to warehouse

# LAKE TYE BUSINESS CAMPUS

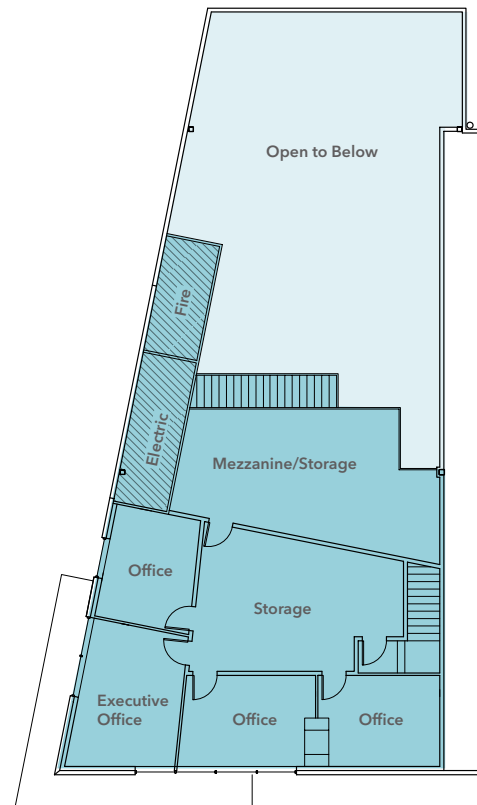


## Building 4 - Suite 105

16726 146TH ST SE, MONROE, WA



FIRST FLOOR



SECOND FLOOR

**4,578**

TOTAL SF

**2,127**

WAREHOUSE SF

**2,451**

OFFICE SF

**\$2.00**

OFFICE RATE, PSF (NNN)

**\$1.00**

WAREHOUSE RATE, PSF (NNN)

**NOW**

AVAILABLE

CAN BE COMBINED  
WITH SUITE 121

▲ GRADE-LEVEL DOOR

LAKETYEBCAMPUS.COM

**km** Kidder  
Mathews



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For leasing information contact

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