OFFICE AND INDUSTRIAL FOR LEASE

MUKILTEO BUSINESS PARK

8217-8229 44TH AVENUE W, MUKILTEO, WA





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.

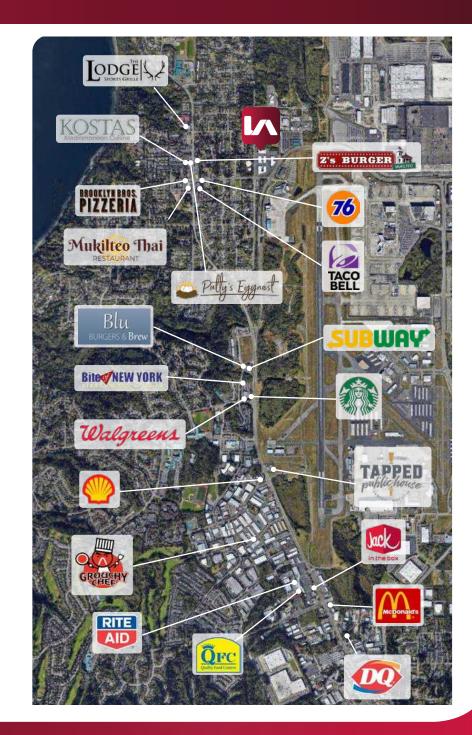








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AVAILABLE SUITES



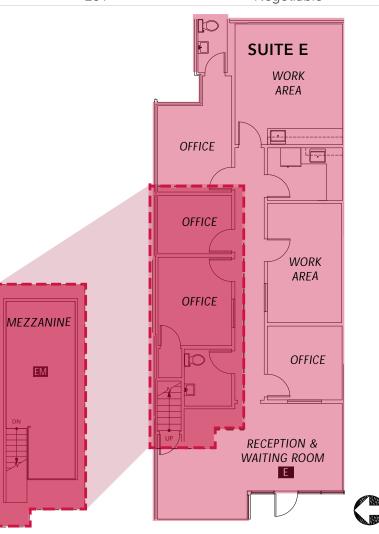
BUILDING C	8227 44TH AVE W
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LEASE TYPE:	NNN		LEASE TERM:	Negotiable
SUITES	TOTAL SF	OFFICE SF	MEZZANINE	MONTHLY BASE RENT
Suite E	1.819	1.567	251	Negotiable

FEATURES:

- Flexible workspace and floor plan
- Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- Available with 30 days notice





AVAILABLE SUITES

Owned & Managed By ALCO INVESTMENT

BUILDING D	8229 44TH AVE W
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LEASE TYPE:	NNN		LEASE TERM:	Negotiable
SUITES	TOTAL SF	OFFICE SF	AVAILABILITY	MONTHLY BASE RENT
Suite I	1,705	1,705	4/1/2025 (Potentially Sooner)	Negotiable
Suite J	2,148	2,148	Available Now	Negotiable
Suite I & J Combined*	3,850	3,850	-	Negotiable

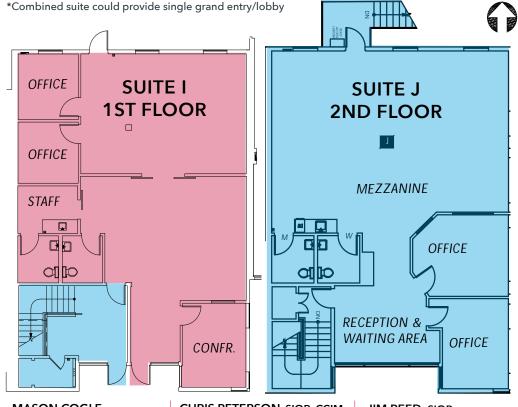
FEATURES | SUITE I

- 2 Privates
- 1 Conference room
- 2 Large divisible open areas offer great flexibility for various uses
- 2 Restrooms
- Kitchenette/staff area

FEATURES | SUITE J

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





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AVAILABLE SUITES

ALCO INVESTMENT

Owned & Managed By

BUILDING F	8217 44TH AVE W
BUILDING F	021/ 441H 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:

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



