

Talor Okada

Executive Vice President +1 425 453 3127 talor.okada@colliers.com

Connor McClain

Senior Vice President +1 425 785 5660 connor.mcclain@colliers.com

Colliers

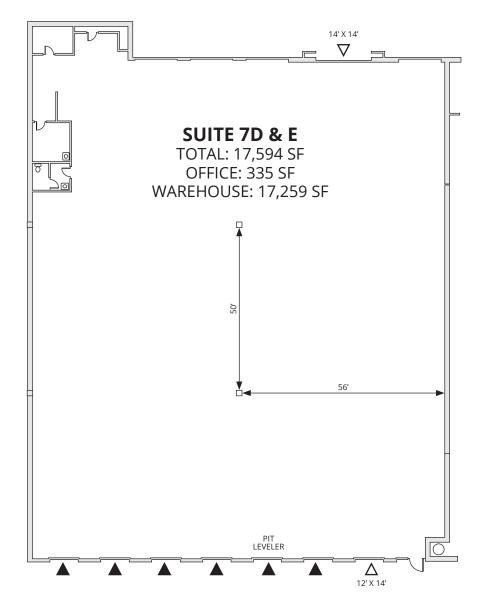
11225 SE 6th Street, Suite 240 Bellevue, WA 98004 colliers.com

2525 W Casino Road

Building 7, Everett, WA 98204

Property Features

- Suites D & E: ±17,594 SF total ± 335 SF office ± 17,259 SF warehouse
- Office buildout includes two private offices and in-suite restroom
- 24' clear height (fully sprinklered) & 3-phase power service
- Two grade-level loading doors (14'x14' & 12'x14') and six dock-high loading doors (one with pit leveler)
- · Ample on-site parking
- Immediate access to SR-526, Airport Road, and I-5
- Available February 1, 2025
 (Sublease term through April 30, 2027 direct deal possible)
- Asking Rent: \$1.10/SF/Mo. + NNN expenses
- Estimated NNNs: \$0.31/SF/Mo

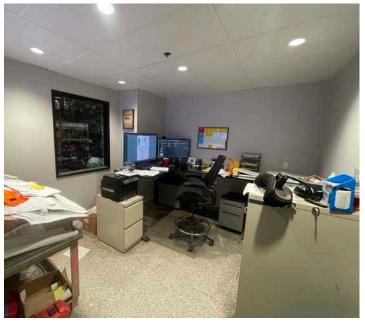








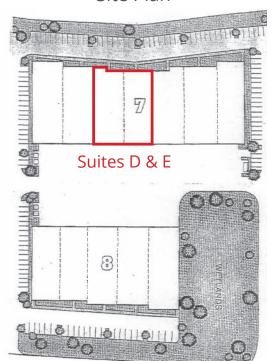






FOR Sublease Letty Terminal: DARLINGTON. EDGEWATER BOULEVARD BLUFFS. BOULEVARD BLUFFS. FOREST PARK VIEW FIRST GLACIER VIEW LOWELL WALLEY VIEW FOREST PARK FOREST PARK CONSENSE FROM THE PARK VALLEY VIEW LOWELL WESTMONT WESTMONT SPICE Heritage & Comban Amount Museum Filiph Field Amount Museum Filiph Field Amount Museum Thompson A. SUllian Park High Field Adventures H

Paine Field Business Park II Site Plan





Talor OkadaExecutive Vice President
425 492 5145
talor.okada@colliers.com

Connor McMclain Senior Vice President 425 785 5660 connor.mcclain@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.