



1800 Forty First

EVERETT, WA

CBRE

Property Features



Largest block of contiguous office space in Snohomish County



Campus-like setting with abundant outdoor areas



On-site property management and engineering staff



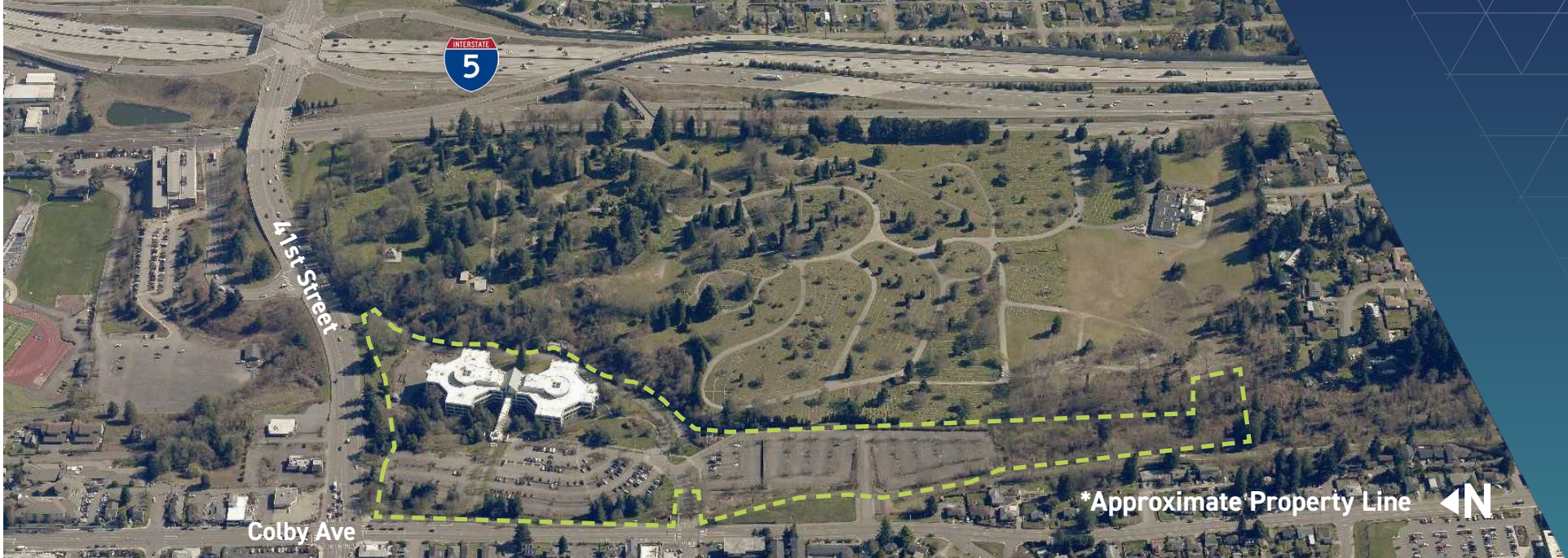
Flexible open floor plans. Ideal for call centers, engineering or technology related firms

UP TO 178,400 SF
AVAILABLE

22 ACRE
SITE

1 MILE
TO EVERETT STATION

MINUTES
FROM I-5

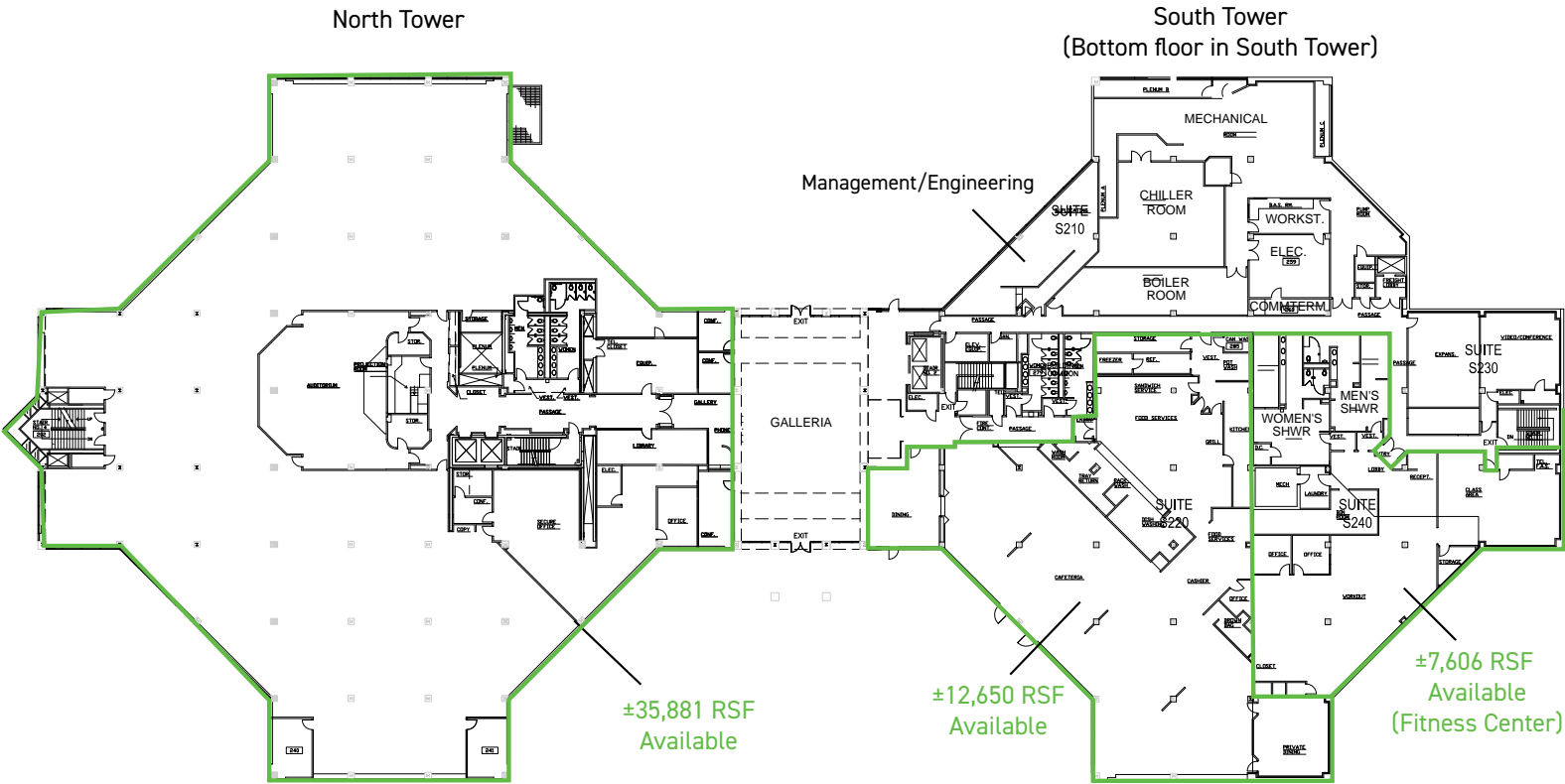


Property Overview

Property Address	1800 41st Street, Everett, WA	Typical Floor Plate Size	32,000 SF - 35,000 SF
Zoning	C1 & R3 - split zoning for commercial and residential/multi-family	Stories	North Tower: 5 stories South Tower: 4 stories
Land Area	23.96 Acres	Parking Ratio	Up to 2.93/1,000 SF can be expanded
Year Built / Reconstructed	North Tower: 1962/1987 South Tower: 1987	Loading Access	2 Roll-up freight doors, and 14-foot wide and one 7 feet wide
Total Project Size	291,973 SF	Elevators	North Tower: 2 passenger elevators South Tower: 2 passenger elevators and 1 freight elevator
Available Space	Up to ±178,400 SF including entire North Tower and portions of South Tower	Building Entrance	Dramatic sky bridge to light-filled atrium. Lobby area provides access to both North and South Towers

Current Availabilities

2ND FLOOR

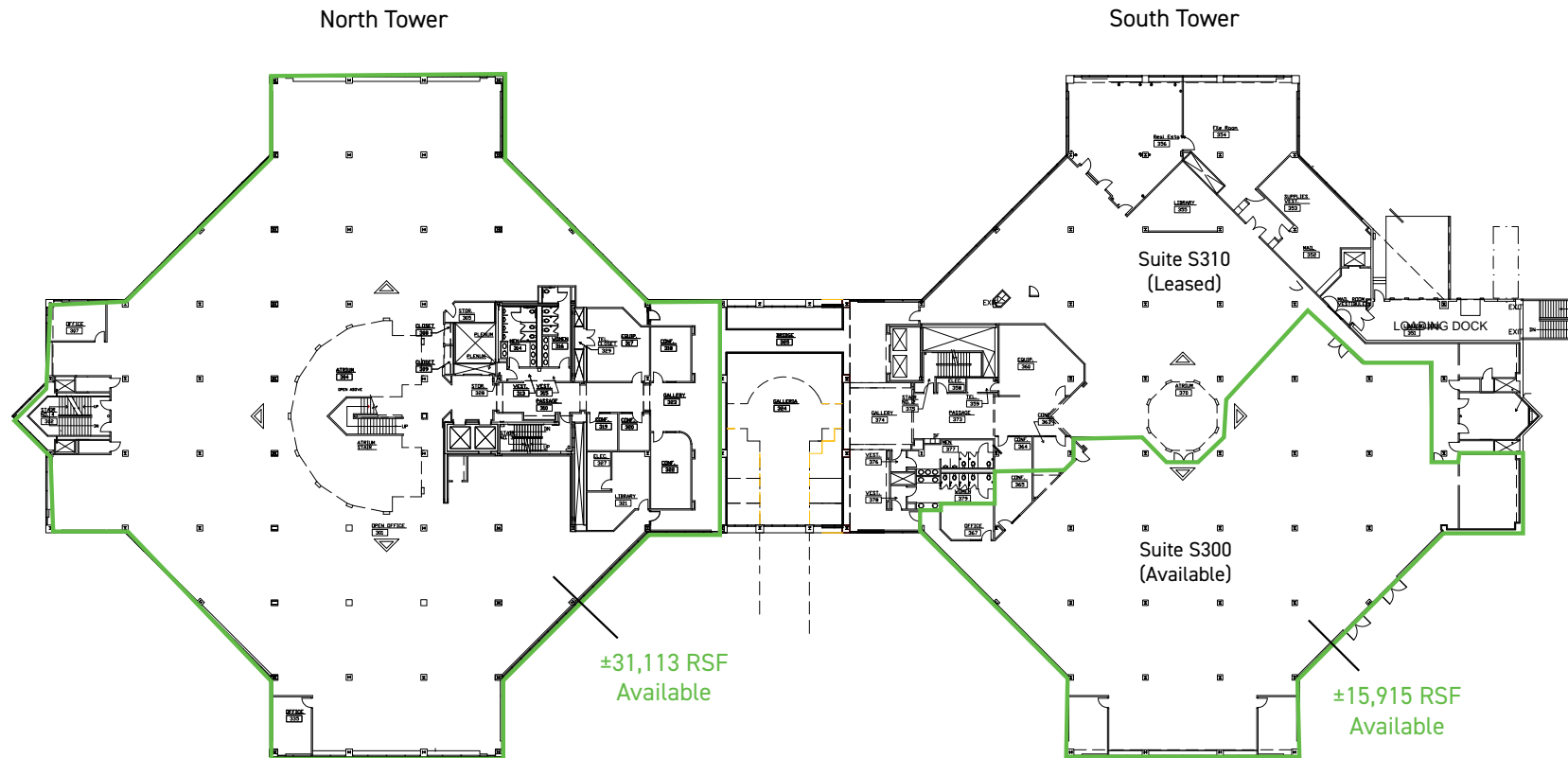


Second Floor (N200): ±35,881 RSF

Suite S220: ±12,650 RSF
Suite S240: ±7,606 RSF

Current Availabilities

3RD FLOOR

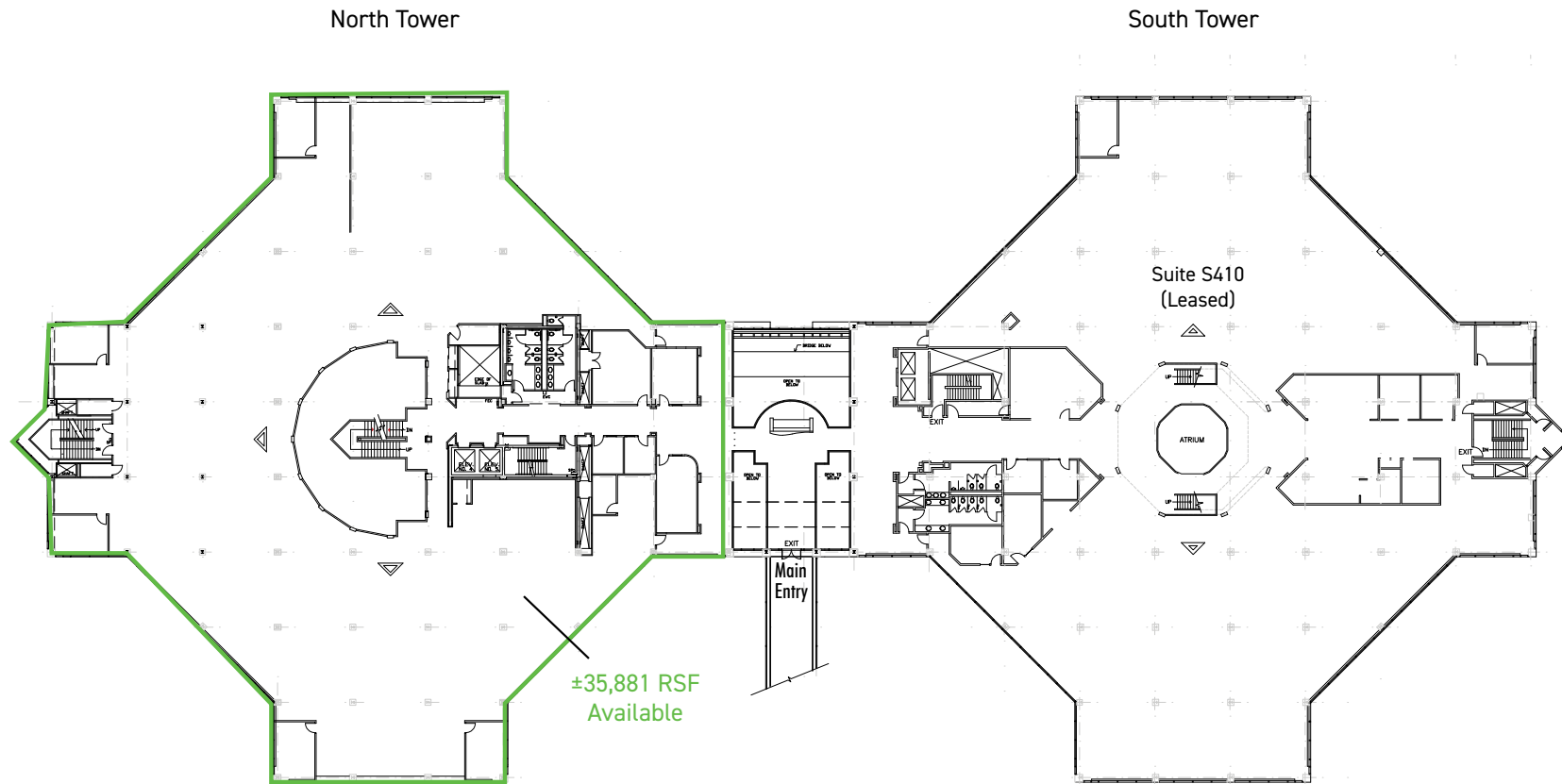


Third Floor (N300): ±31,113 RSF

Suite S300: ±15,915 RSF

Current Availabilities

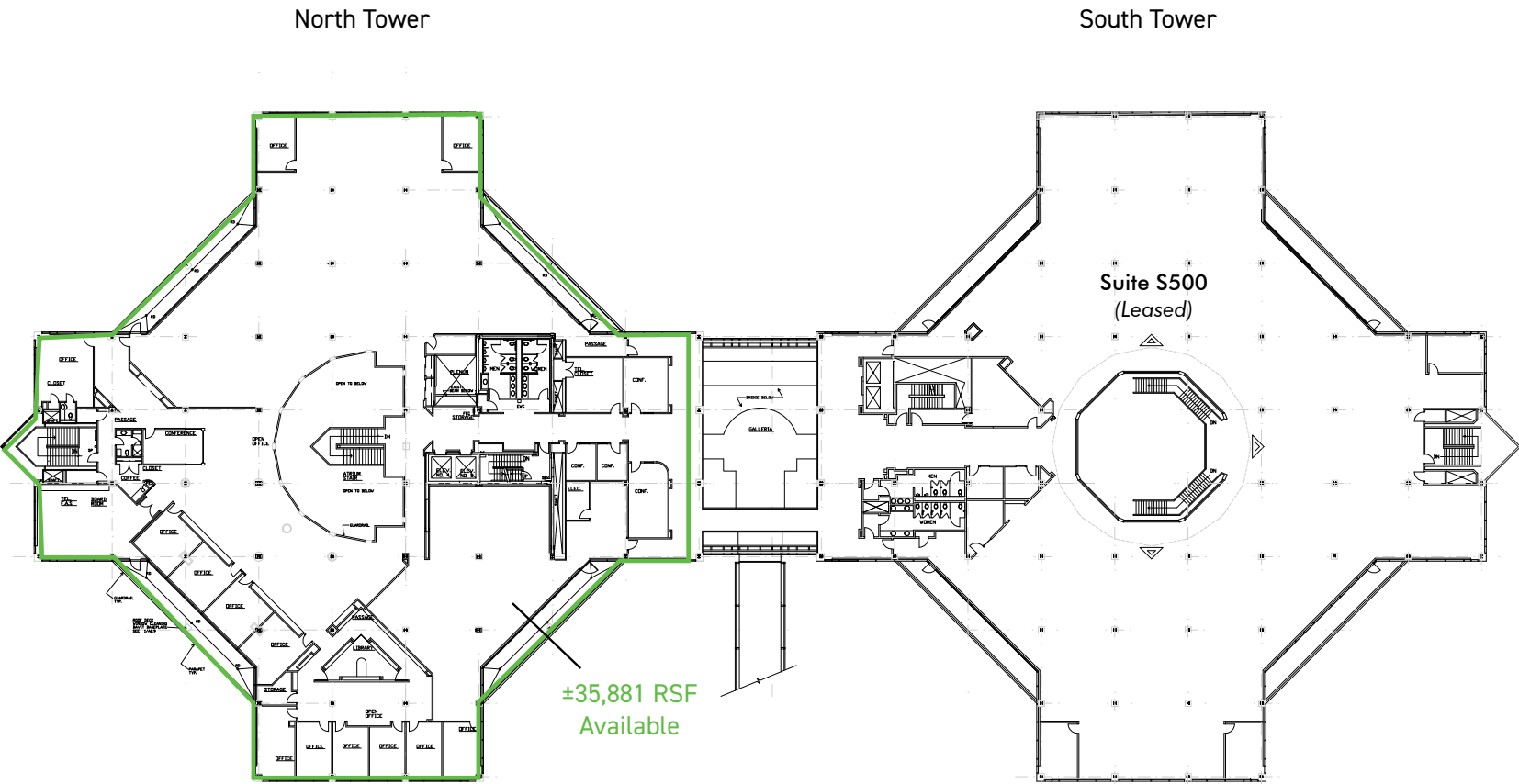
4TH FLOOR



Fourth Floor (N400): ±35,881 RSF

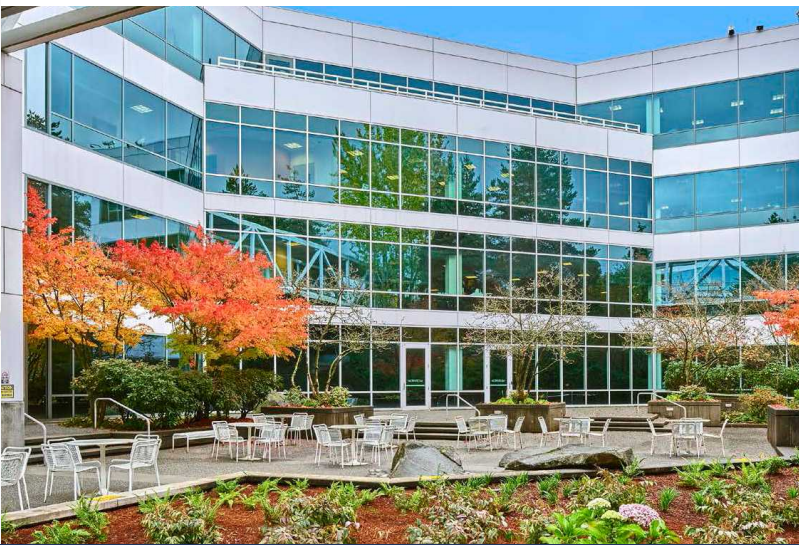
Current Availabilities

5TH FLOOR



Fifth Floor (N500): ±35,881 RSF

Amenity Map



1800 Forty First

EVERETT, WA

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