



MONTE VILLA BUILDING

3855 MONTE VILLA PARKWAY, BOTHELL WA

FOR LEASE 65,565 SF

AVAILABLE IMMEDIATELY | DIVISIBLE TO 4,270 SF



NEWMARK

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PROPERTY HIGHLIGHTS

Newmark is pleased to present the opportunity to lease 3855 Monte Villa Parkway (the "Property"), a 65,586 square foot office/flex building in Bothell, WA. Situated within minutes from the I-405 and SR 522 junction, 3855 Monte Villa Parkway offers outstanding access to the region's major highway networks and is only minutes from Downtown Kirkland, Bothell, Bellevue, Redmond & Seattle. The Property features abundant parking, efficient floor plates, and convenient location.



65,565 SF

Rentable Building Area



1998

Year Built



4.08 ACRES

Site Area



4.1/1,000 SF

Parking Ratio







PROPERTY FEATURES

- High-Quality Class A Office Building
- Extensive glass windows
- Large lunch space with outdoor seating area
- Extensive, mature landscaping throughout
- Impeccably maintained grounds
- Efficient rectangular spaces with good mix of private offices, open area & conference rooms
- Grade level loading dock with small warehouse space





AMENITIES MAP



Shopping & Dining

Canyon Park Place Shopping Center

Russell's Restaurant & Loft

INTERSTATE 405

Holiday Inn & Suites

Marriott

The Village at Beardslee Crossing

BOTHELL

Northshore YMCA

Radisson Country Inn & Suites

Retail & Restaurants

Retail Cluster

INTERSTATE 522

INTERSTATE 522

Towne Center

WOODINVILLE

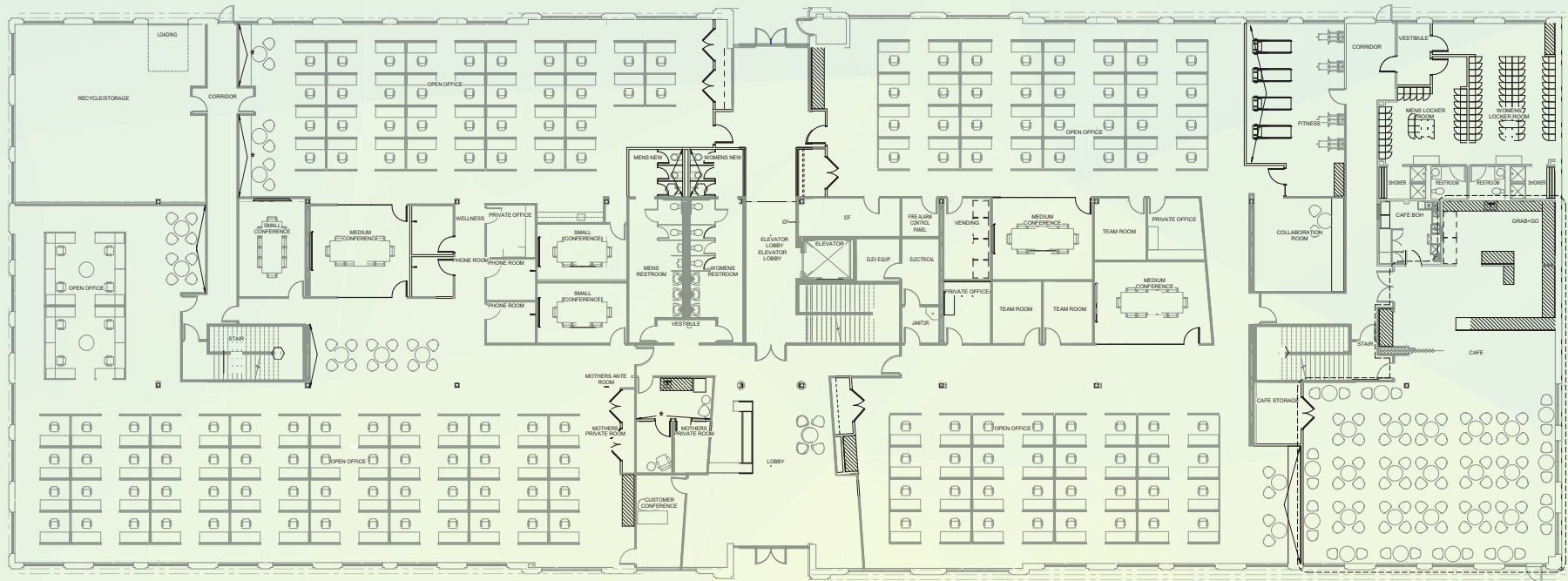


FLOOR PLANS

NEWMARK



FLOOR PLAN

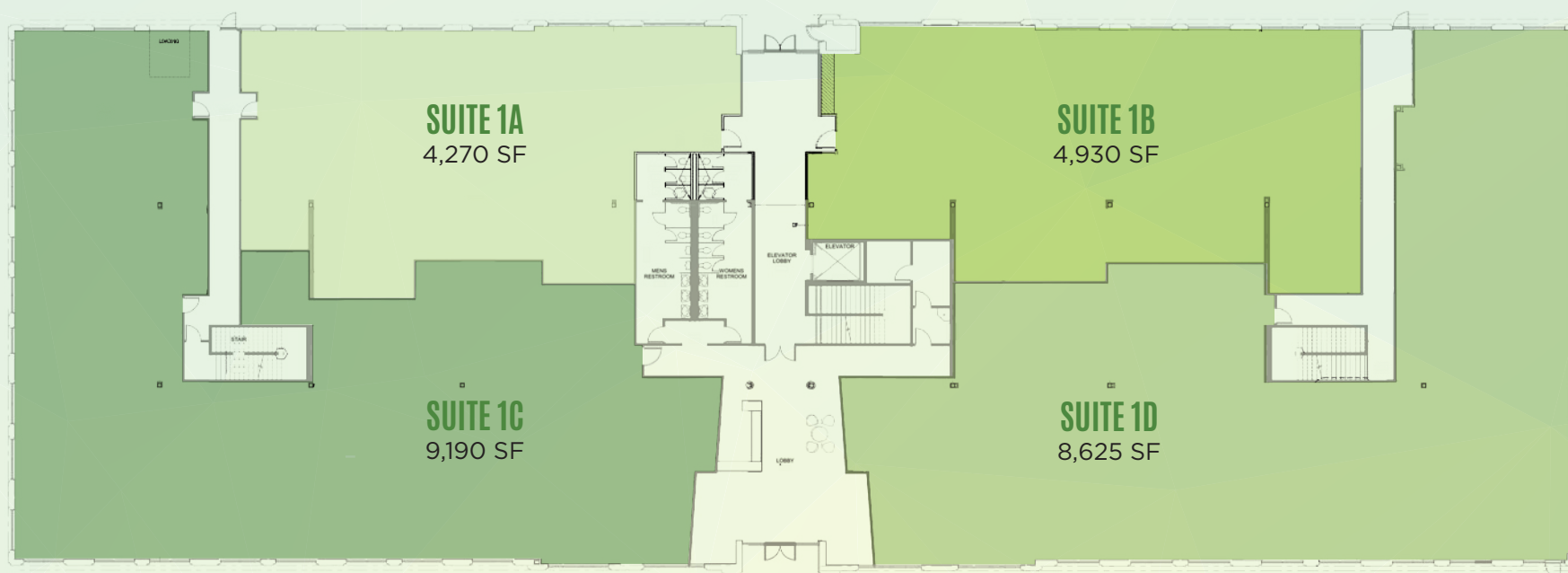


FIRST FLOOR - 32,793 RSF

- Entrances on both the south and north side of the building
- Mix of private office and open space areas
- Loading door and small warehouse area
- Large lunch room with direct access to outdoors
- Fitness room with dedicated restrooms lockers and showers



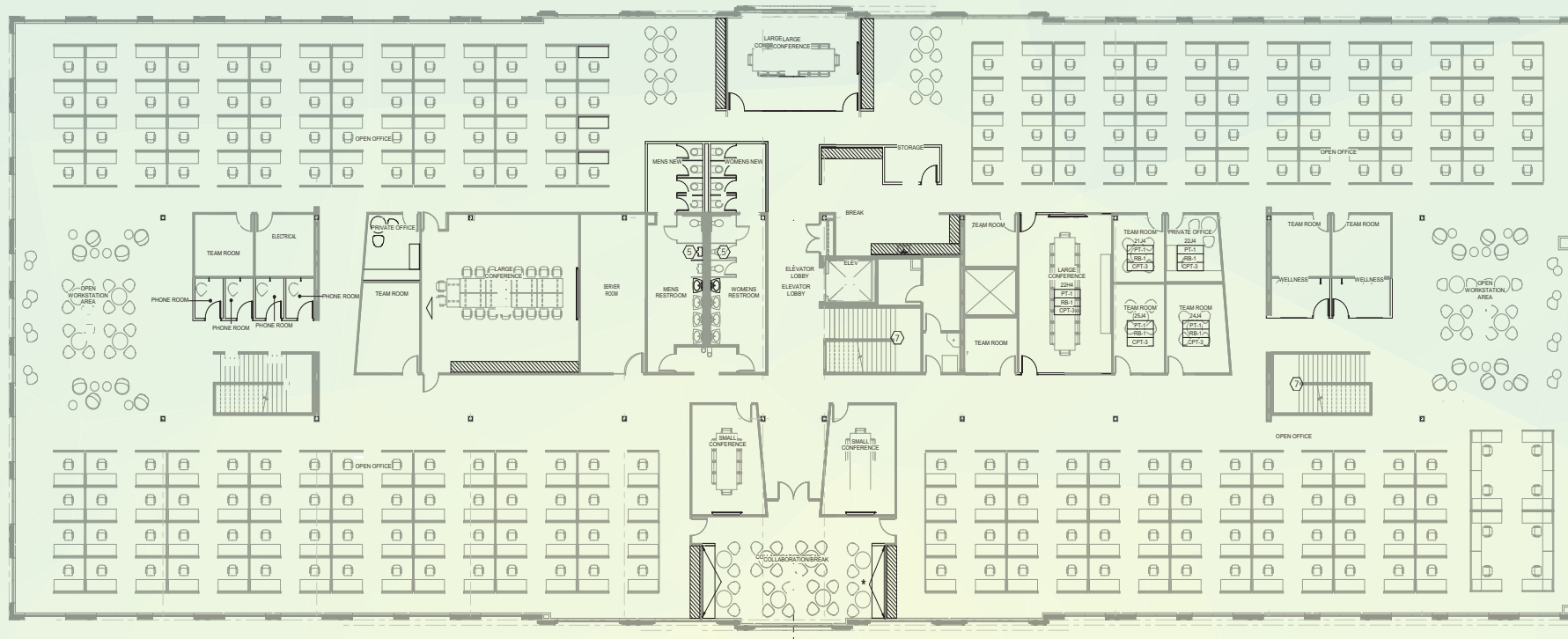
FLOOR PLAN



FIRST FLOOR: 4,270 RSF - 32,793 RSF

- 1st floor demising options down to 4,270 SF
- Entrances on both the south and north side of the building
- Suite 1C provides access to loading door

FLOOR PLAN



SECOND FLOOR: 32,793 RSF

- Mix of private offices along window line and open areas
- Large training room
- Multiple conference rooms
- Large windows provide abundant natural light
- Efficient rectangular floor plan



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AERIAL MAP

Seattle CBD

Lake Washington

Kirkland & Bellevue CBD's

522



Bothell



Woodinville



1 10'

© Aerolistpho



AERIAL MAP



Country Inn & Suites
by Radisson

Residence Inn
by Marriott

North Creek Paved
Biking & Jogging Trail

Lori's Deli
& Espresso

Holiday Inn
& Suites

Russell's Restaurant
and Loft





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