

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.

MASON COGLE

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Owned & Managed By



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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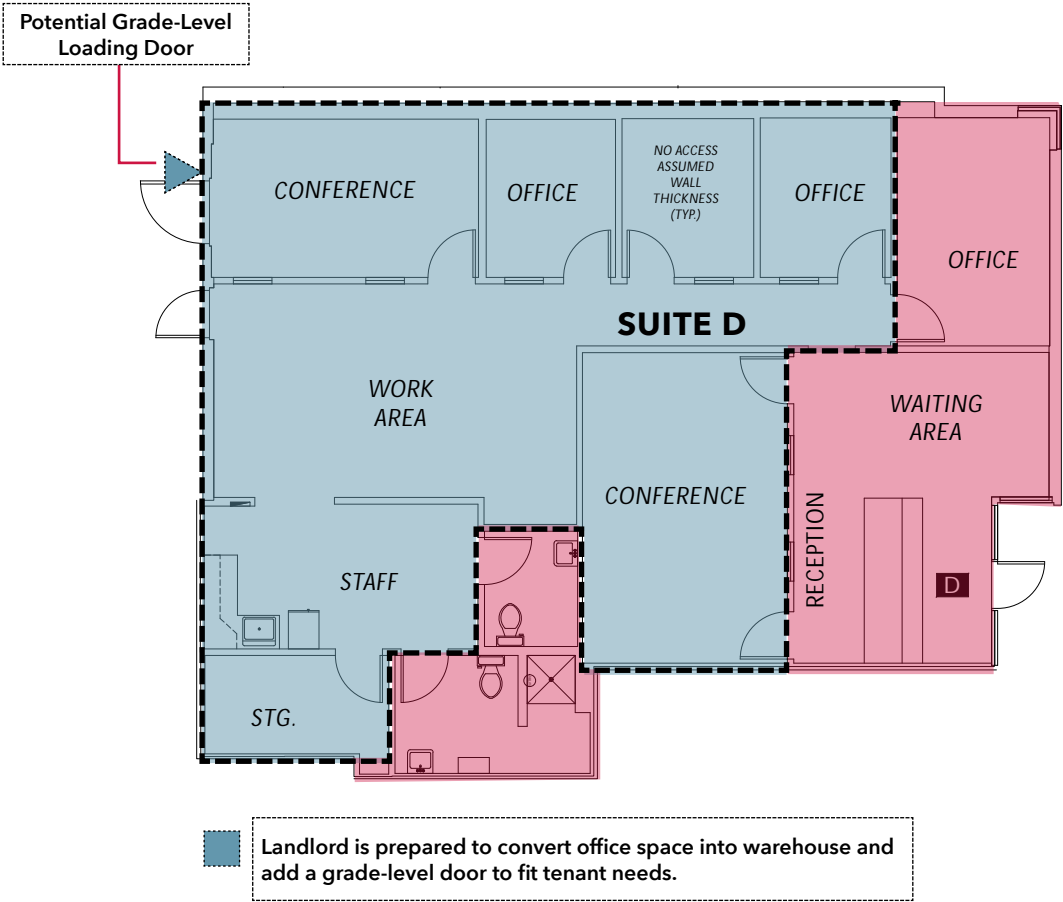
AVAILABLE SUITES

BUILDING C

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
SUITES	TOTAL SF	MONTHLY BASE RENT	
Suite D	2,069	Negotiable	

FEATURES:

- Flexible workspace and floor plan
- Multiple private offices, large conference room, restrooms, and open collaborative areas
- Available with 30-days' notice
- Landlord will **install a grade-level loading door**
- Landlord will **demo office space to create warehouse area** as needed to accommodate tenant requirements

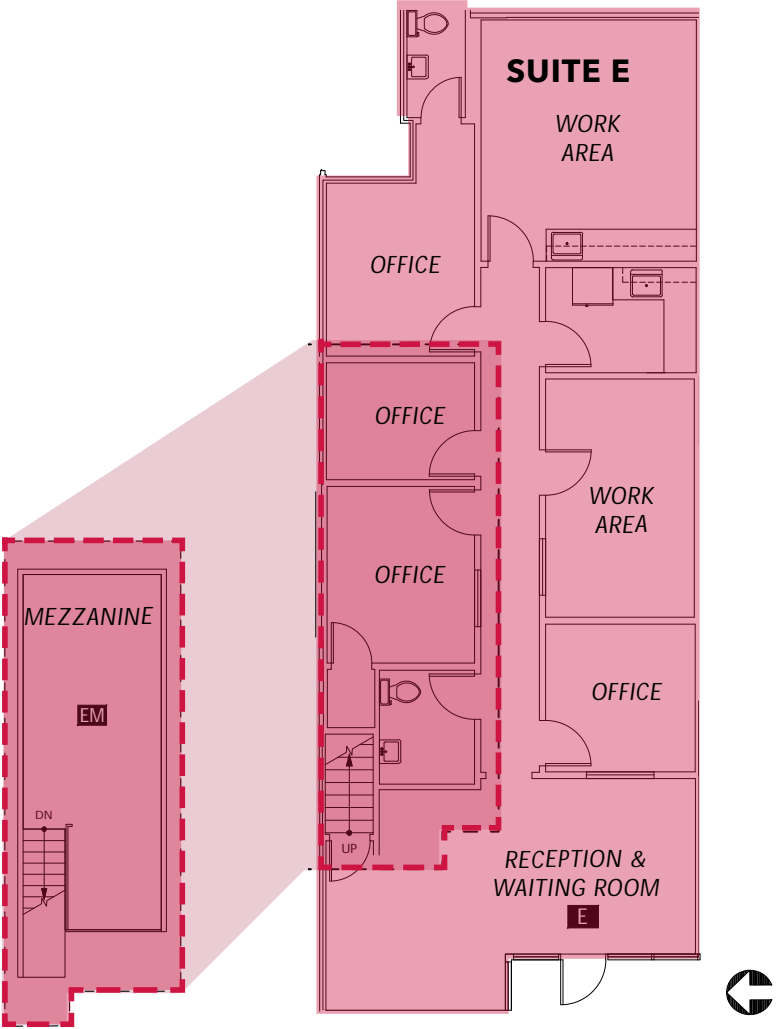


AVAILABLE SUITES

BUILDING C				8227 44TH AVE W
LEASE TYPE:		NNN		LEASE TERM: Negotiable
SUITES	TOTAL SF	OFFICE SF	MEZZANINE	MONTHLY BASE RENT
Suite E	1,819	1,567	251	Negotiable

FEATURES:

- f Flexible workspace and floor plan
- f Multiple large privates, large conference room, multiple restrooms, multiple open flexible work areas
- f Available Now



AVAILABLE SUITES

BUILDING E

8225 44TH AVE W

LEASE TYPE: NNN Sublease

LEASE TERM: Negotiable

SUITES	TOTAL SF	OFFICE SF	MEZZANINE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite A	14,521	8,454	863	5,204	Negotiable
Suite B	10,123	-	-	10,123	Negotiable
Suite A & B Combined	24,644	8,454	863	15,327	Negotiable

FEATURES | SUITE A & B COMBINED

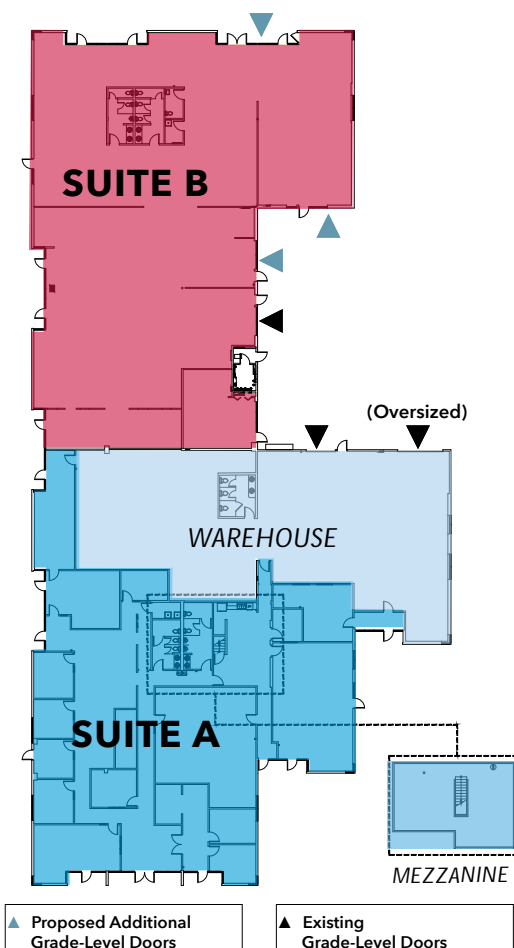
- f Fully furnished & move-in ready | **Available Now**
- f Flexible floor plan w/ability to modify to suit
- f 3 Grade-Level loading doors (1 oversized 14'x10')
- f Ability to add additional Grade-Level loading doors
- f 600 amps+ power available
- f Up to 205 parking spaces + EV car charger (ability to convert for trailer parking)

FEATURES | SUITE A

- f Fully furnished & move-in ready
- f Rare high-end office buildout with warehouse space
- f Landlord open to converting office to warehouse
- f High value infrastructure throughout warehouse including power, air, security, and plumbing

FEATURES | SUITE B


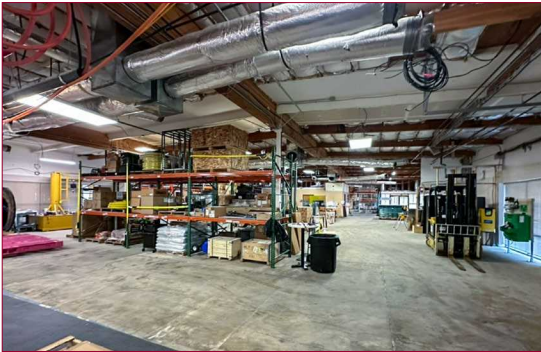
- f Ability to add additional Grade-Level loading doors
- f 9'x10' Grade-Level door
- f Very flexible layout
- f Restroom core with ability to build additional office


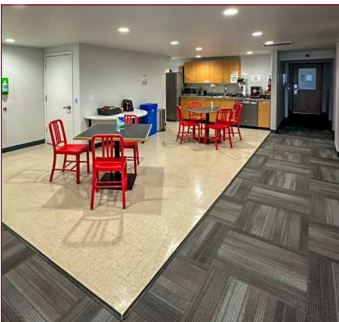
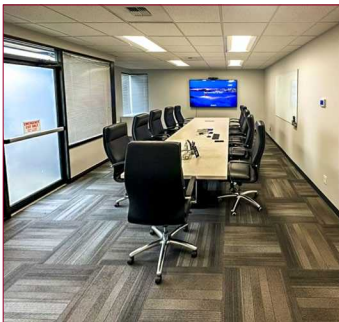
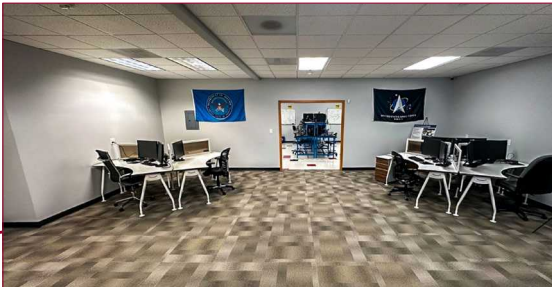

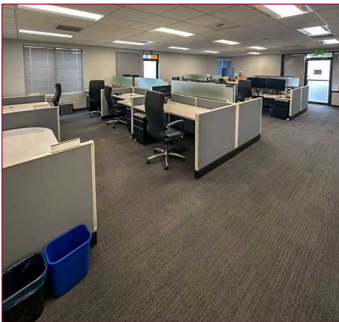


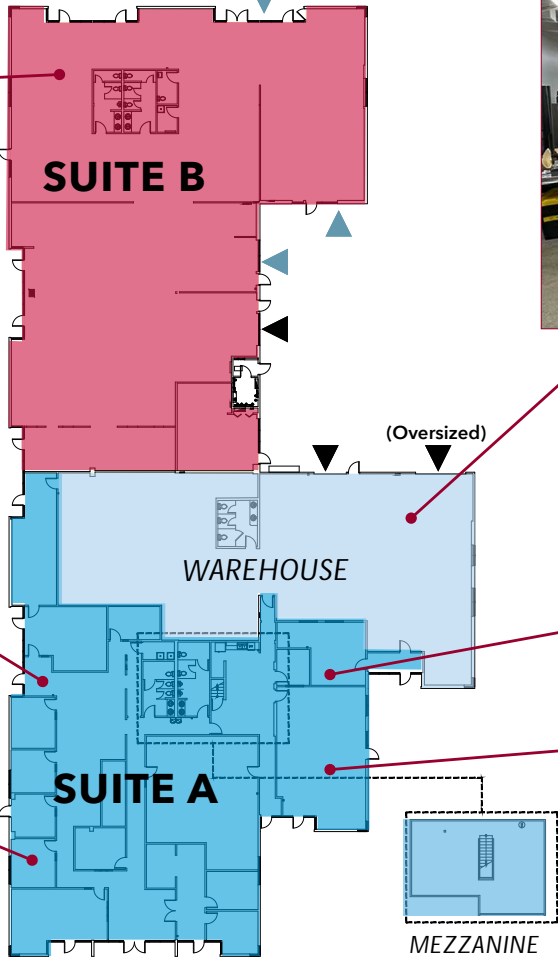
AVAILABLE SUITES

BUILDING E

8225 44TH AVE W







SUITE B

WAREHOUSE

SUITE A

MEZZANINE

▲ Proposed Additional Grade-Level Doors

▲ Existing Grade-Level Doors

(Oversized)

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