

For Lease

Everett Medical-Office Building

125 130TH STREET SE, EVERETT, WA



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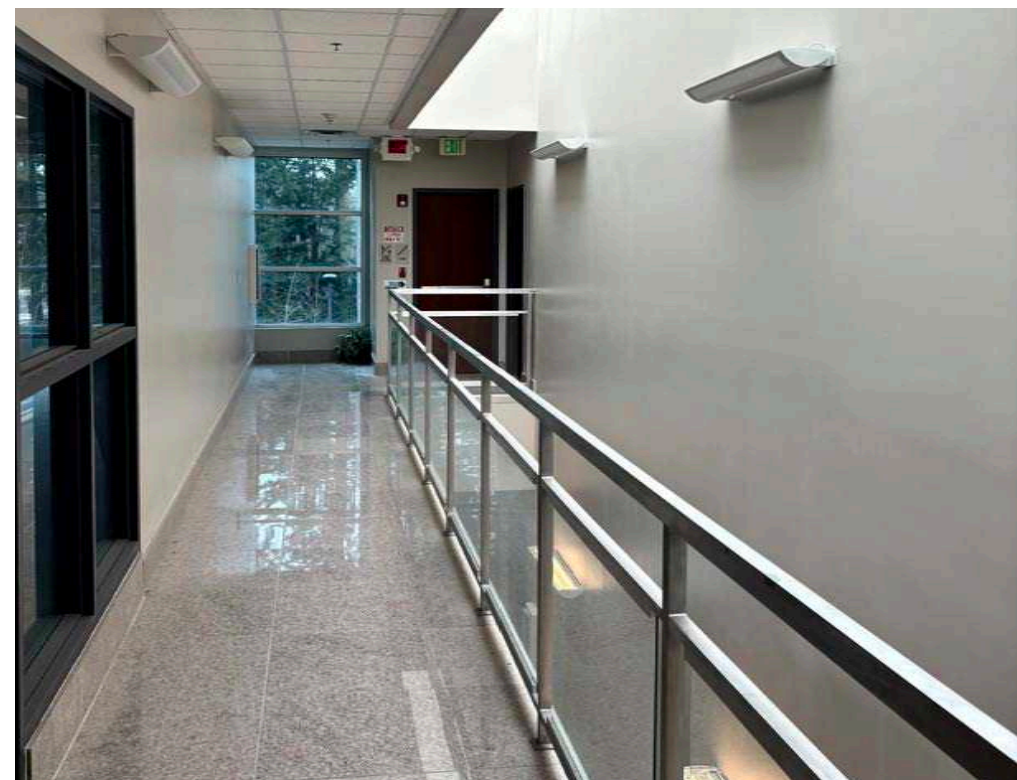
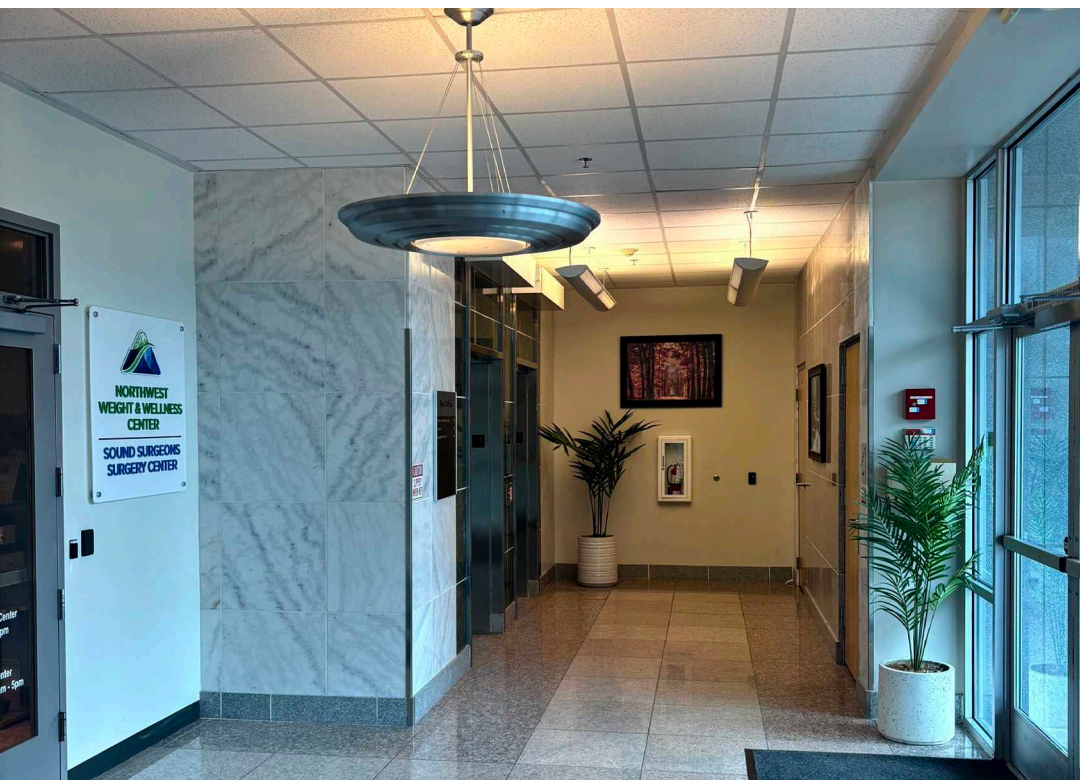
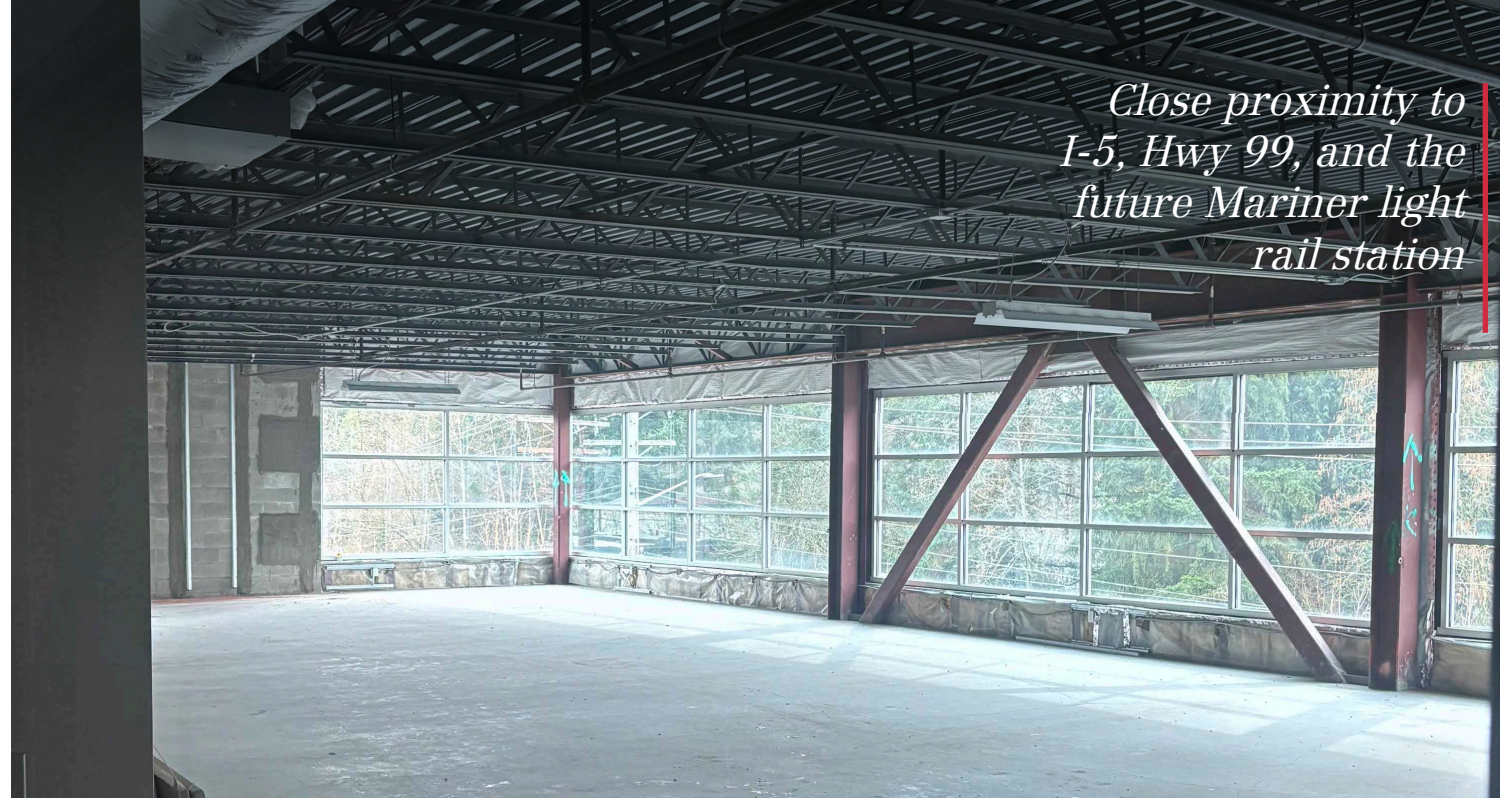
NAI Puget Sound
Properties

*Unique value-add
medical office
building opportunity*



Property Highlights

- + Lease Rate: \$26.00/SF, NNN
- + 51,682 SF three-story building
- + Situated on a 3.31-acre site
- + 185 surface parking stalls
- + Convenient access to Interstate 5



Offering Summary

NAI Puget Sound Properties is proud to offer for lease 125 130th Street SE, a well-positioned, three-story medical office building totaling 51,682 square feet in Everett, Washington. With immediate access to Interstate 5, the property presents a rare opportunity for investors or owner-users in the medical or office sectors to acquire a versatile asset with strong potential for future value.

The 3.31-acre site features ample surface parking with 185 stalls and is zoned to accommodate a variety of professional and healthcare uses. Its proximity to major regional anchors, including Paine Field, Boeing's manufacturing campus, and the upcoming Mariner Light Rail station, makes this property an ideal choice for businesses looking to grow alongside the area's continued development.



**ZONED URBAN
CENTER (UC)**



**BUILT IN 2005
WITH REINFORCED
CONCRETE
CONSTRUCTION**



**EQUIPPED WITH
BUILDING BACKUP
GENERATOR**



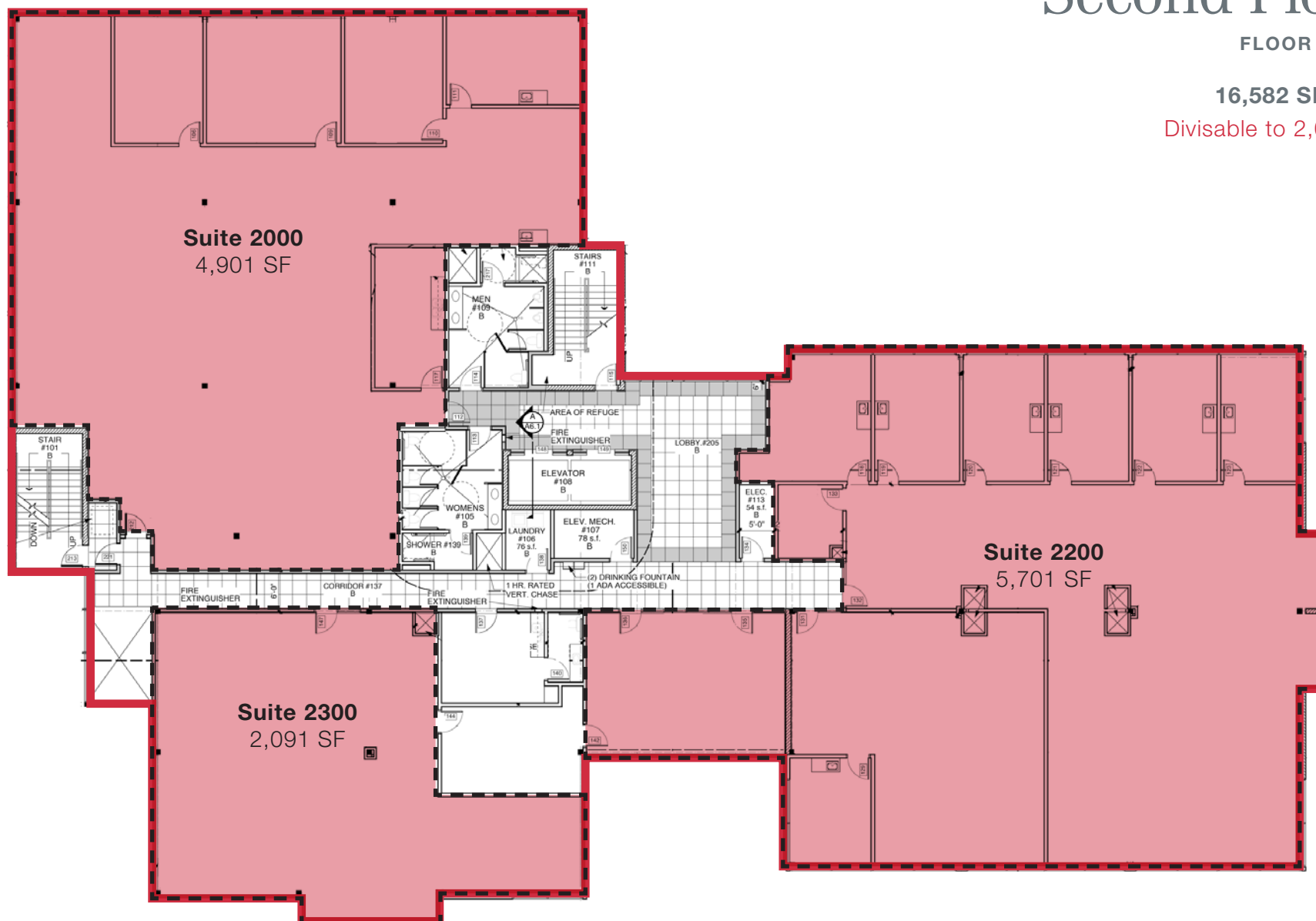
**SEISMIC STEEL
BRACING
THROUGHOUT**

Second Floor

FLOOR PLANS

16,582 SF Total

Divisible to 2,091 SF

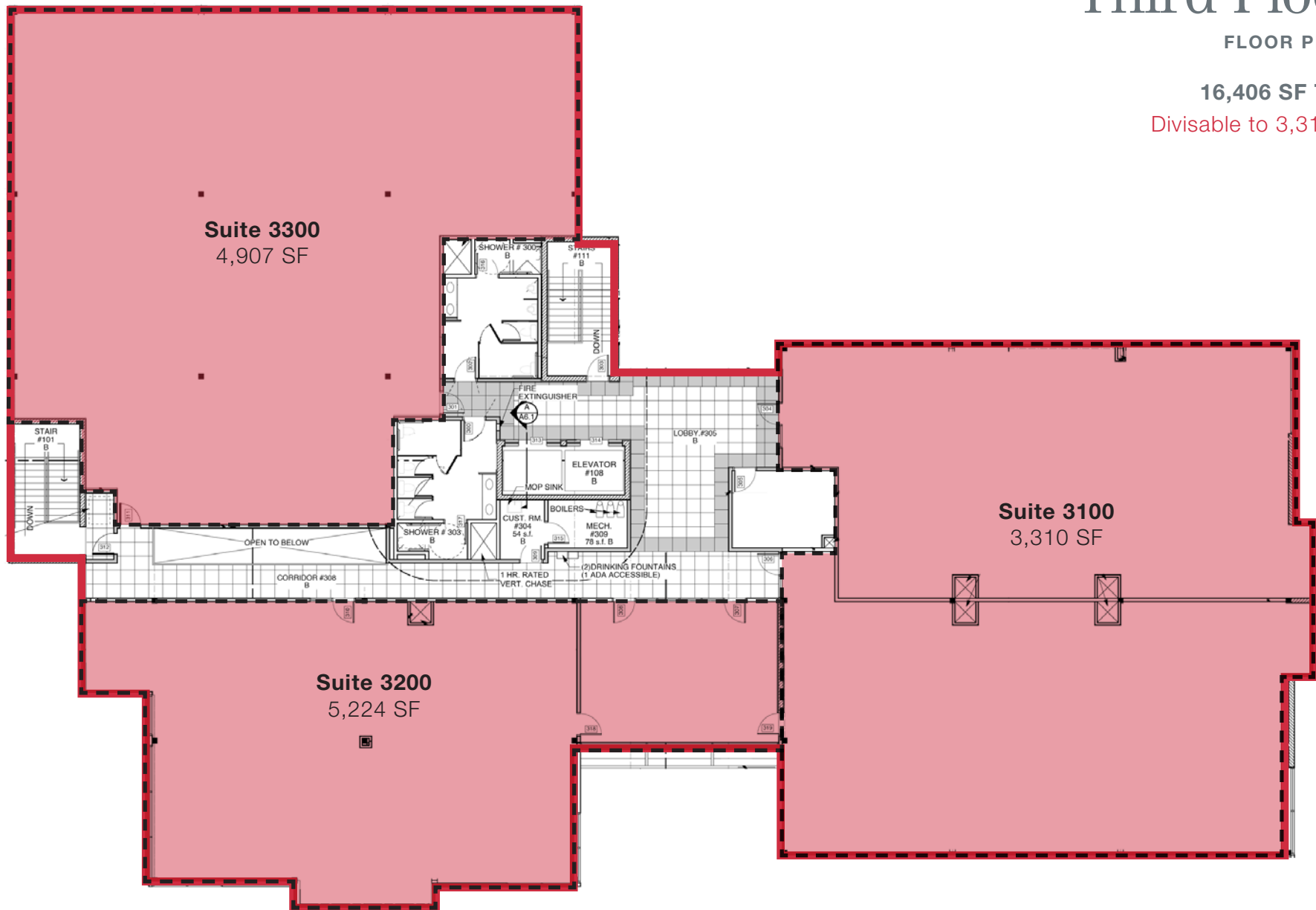


Third Floor

FLOOR PLANS

16,406 SF Total

Divisible to 3,310 SF



MARINER
High School

COLUMBIA SUPER RANGE
Golf Driving Range

MCCOLLUM PARK
Athletic Field

Drive Times

ALDERWOOD MALL
15 Min

PAYNE FIELD
15 Min

EVERETT CBD
15 Min

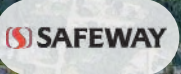
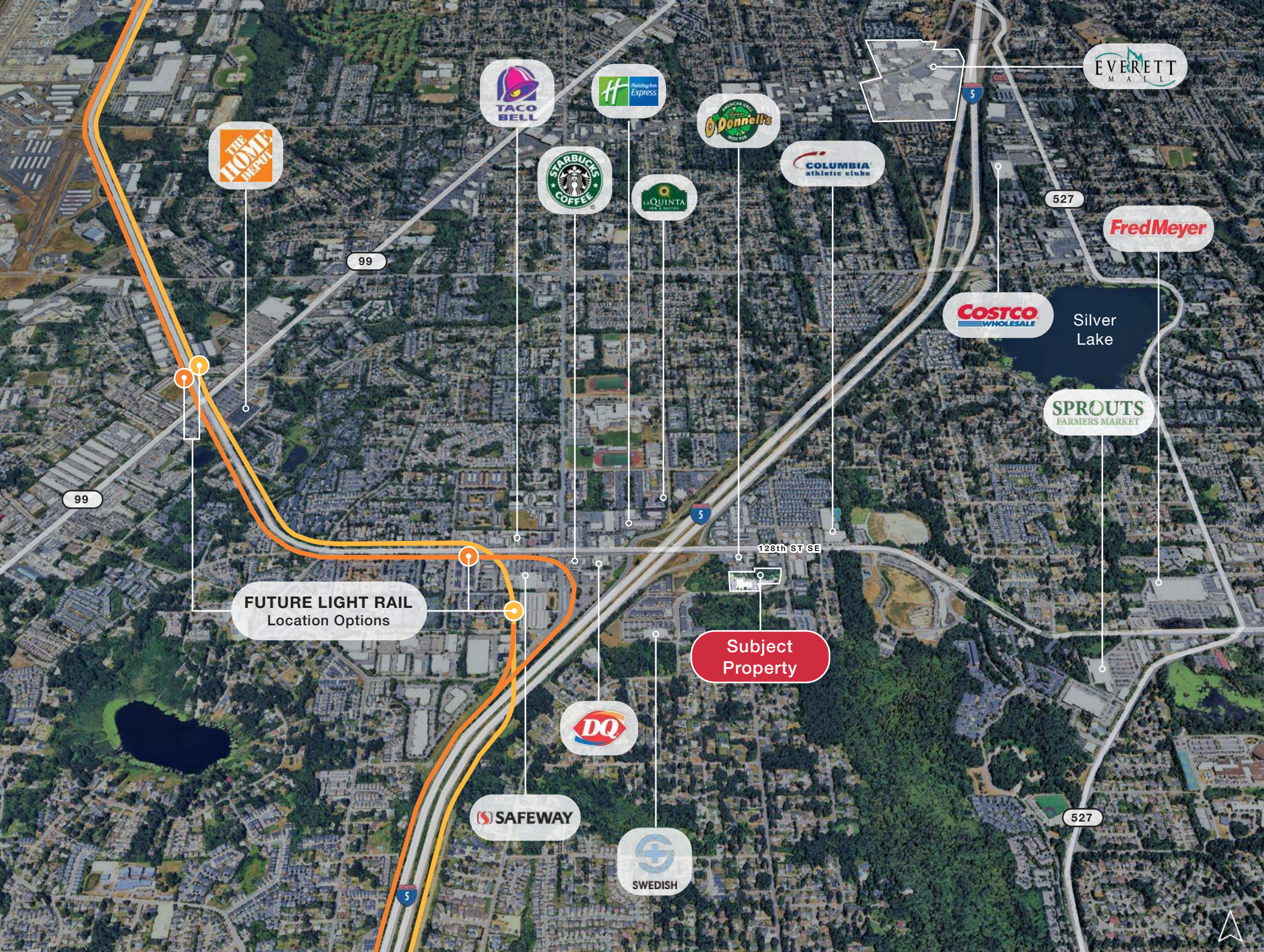
BELLEVUE CBD
50 Min

SEATTLE CBD
50 Min

128th ST SE

130th ST SE





FUTURE LIGHT RAIL
Location Options

Subject Property

Silver Lake

128th ST SE

Everett Medical-Office Building

125 130TH STREET SE, EVERETT, WA

EXCLUSIVELY LISTED BY:

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