

# LEASE

## EXCELLENT WAREHOUSE WITH OFFICE IN BOTHELL

17514 Bothell Way NE Bothell, WA 98011



### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	0.38 Acres
Zoning:	522 Corridor

### PROPERTY OVERVIEW

This versatile warehouse, office, and retail suite offers an excellent opportunity for the right business, ideally located just off the high-traffic Bothell Everett Highway/522 corridor. With three bays featuring 16-foot ceilings, two bathrooms, a shower, and three garage bays, the space is well-equipped to support a wide range of industrial or retail uses, including car detailing. The functional layout allows for efficient operations, storage, or customer-facing activities. Its prominent location provides strong visibility and convenient access for both customers and vendors. Zoned for the 522 Corridor, this flexible suite can be tailored to suit a variety of business needs.

**Nicole Wright-Neumiller**  
(425) 591-5935  
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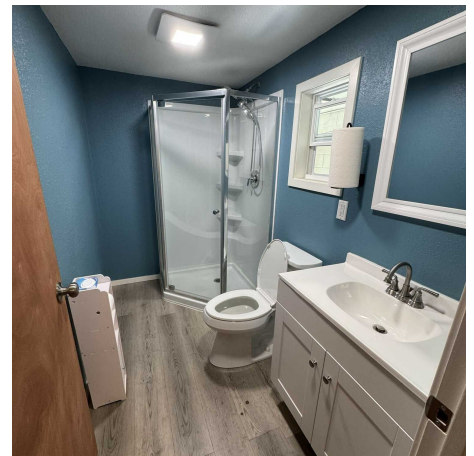
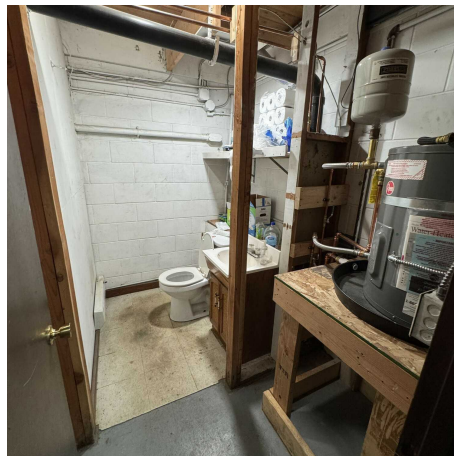
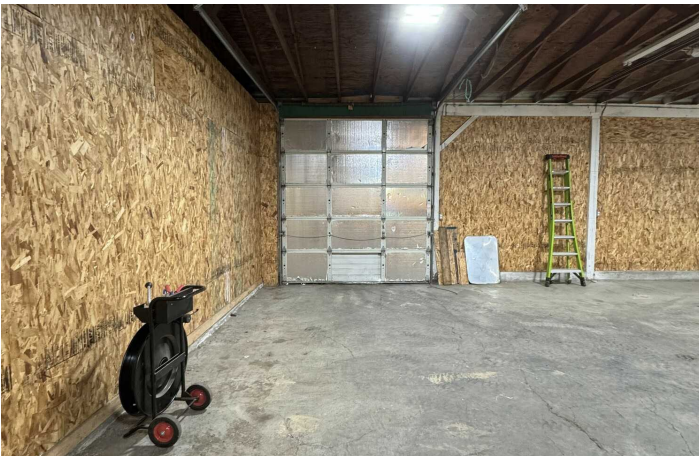
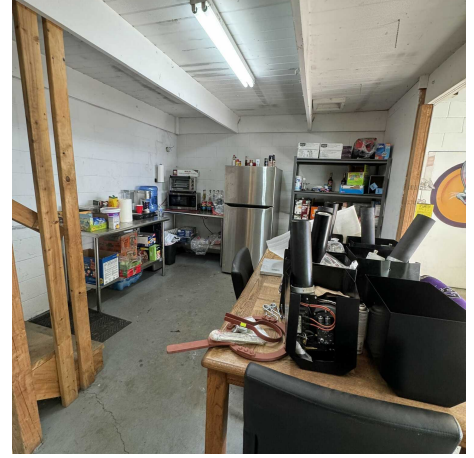
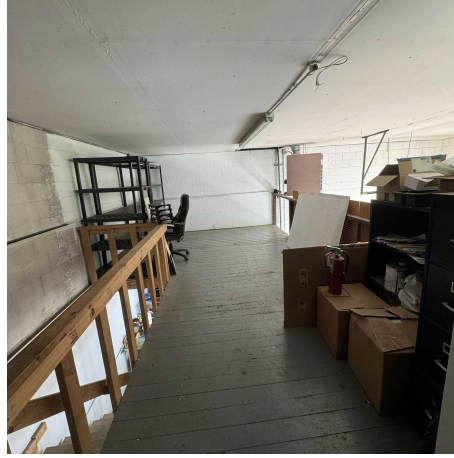
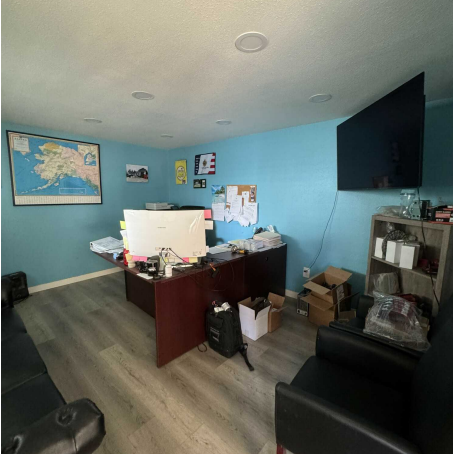


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