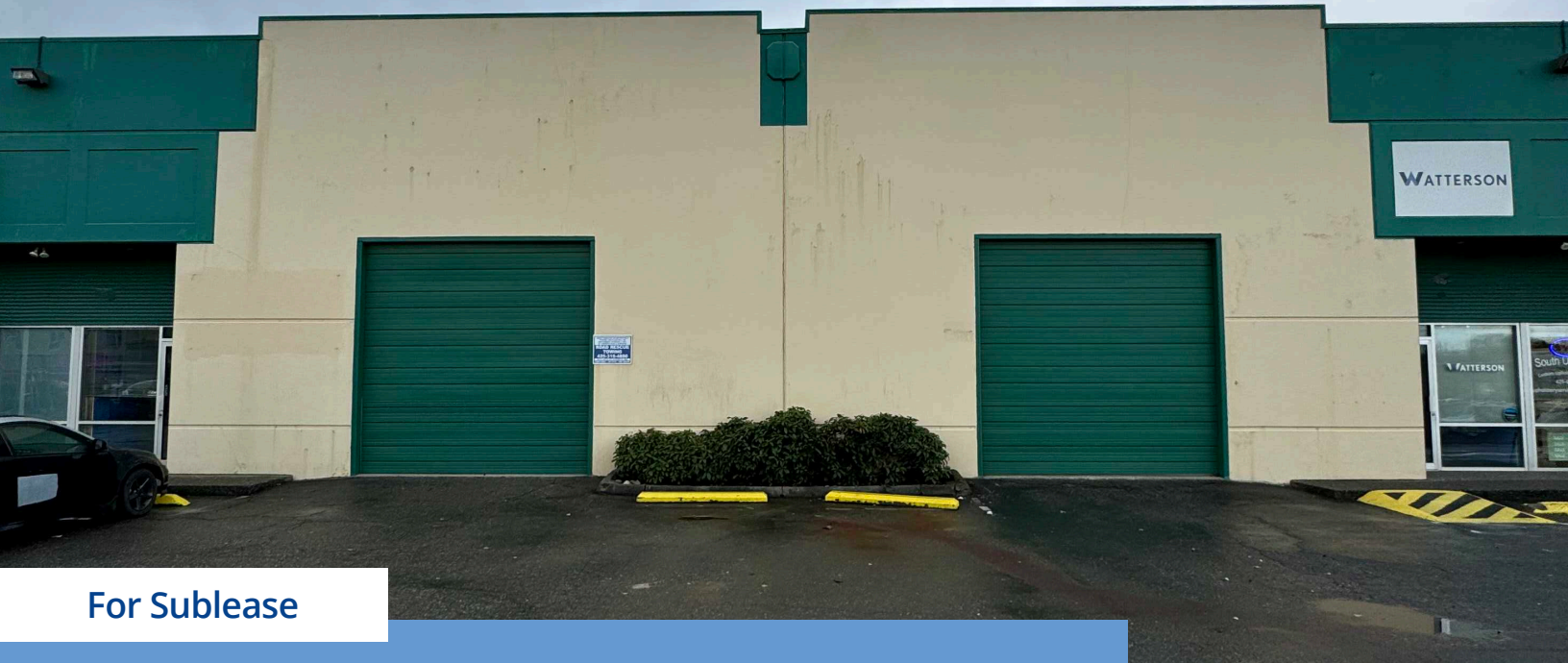




For Sublease

Warehouse with office space in Mukilteo

Liam O'Kelley

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Kendra Mills

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Pointe 525 Business Park

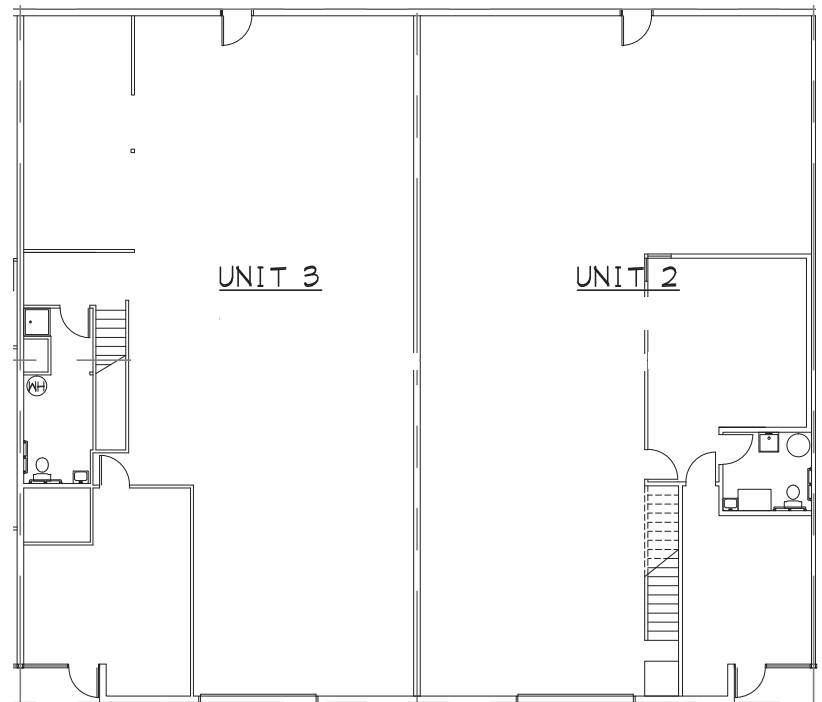
11324 Mukilteo Speedway • Mukilteo, WA 98275

Property Highlights

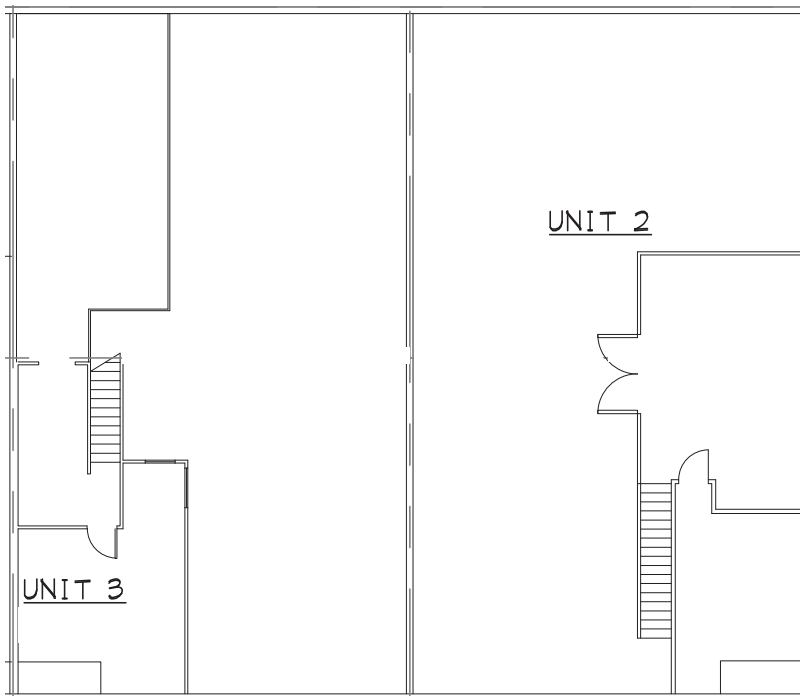
- Suites 200/300: 5,600 SF total
- 24' clear height
- Two grade-level doors
- Two entrances with office areas and restrooms
- Bonus mezzanine storage and office spaces
- Eight (8) unassigned parking stalls (1.43/1,000)
- Excellent location along Mukilteo Speedway; close to numerous retail, service and restaurant amenities
- Available immediately
(Master Lease expires August 30, 2028)
- **Reduced asking rate: \$1.25/SF/month, NNN**
Est. 2026 NNNs - \$0.35/SF/month

Floor Plan

Main floor - warehouse and office



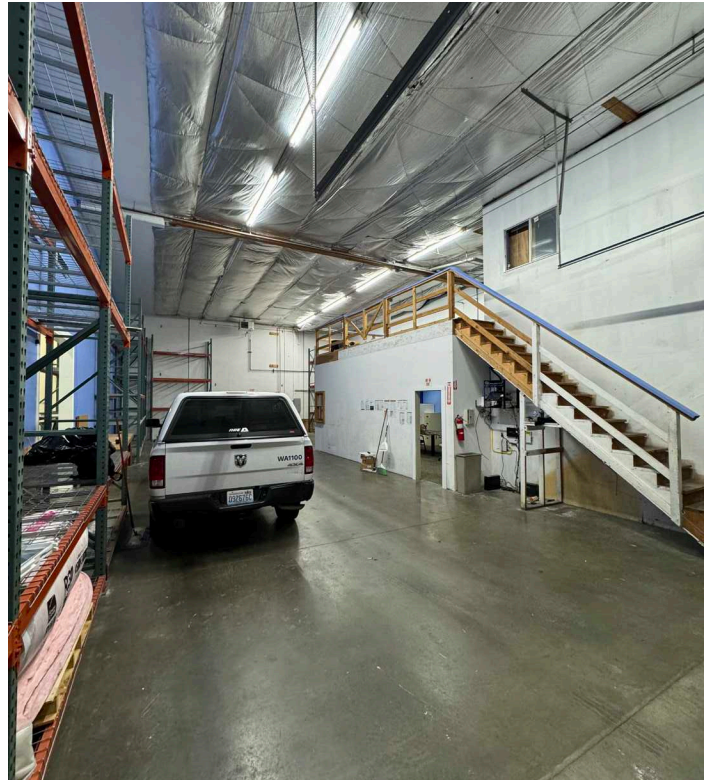
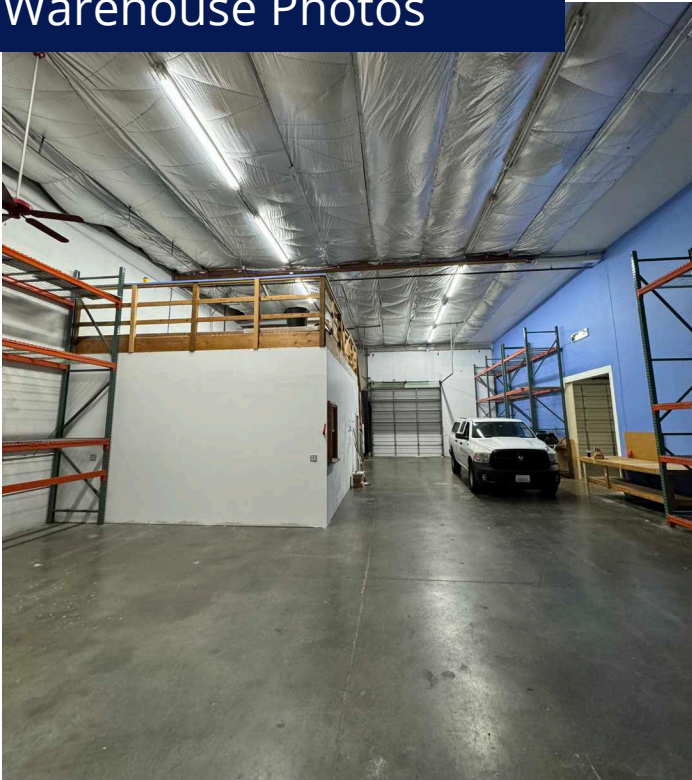
Mezzanine - storage and office



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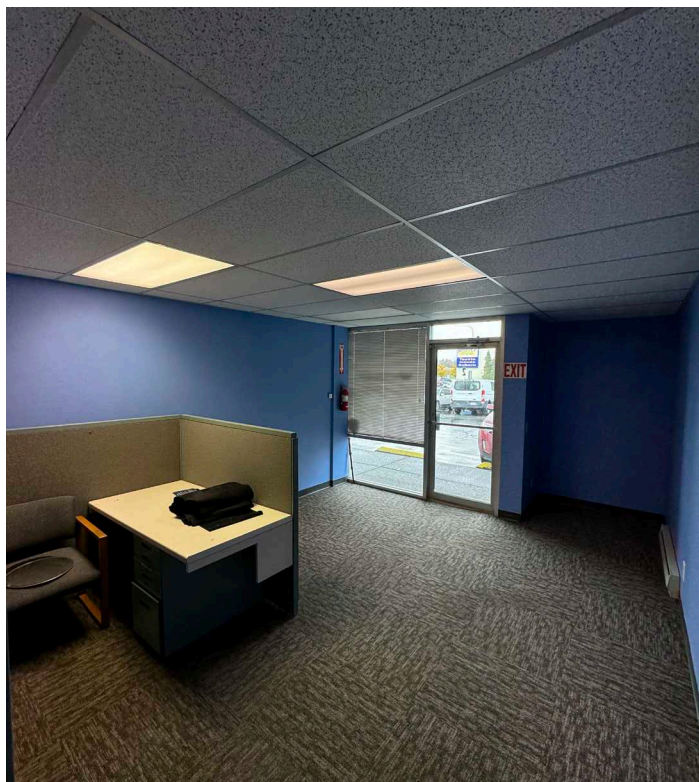
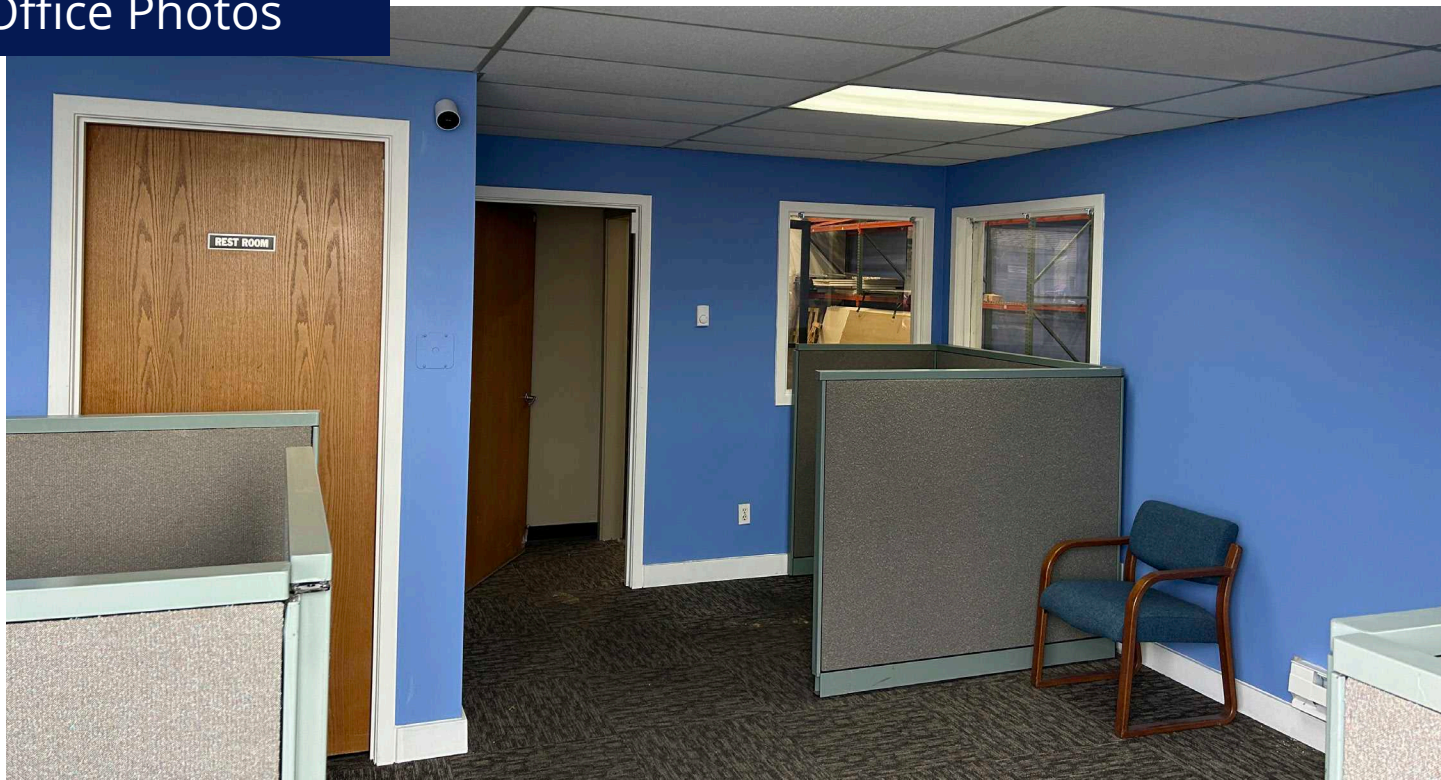
Warehouse Photos



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Office Photos



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