

# One Holly Place

8620 Holly Drive, Everett, WA 98208

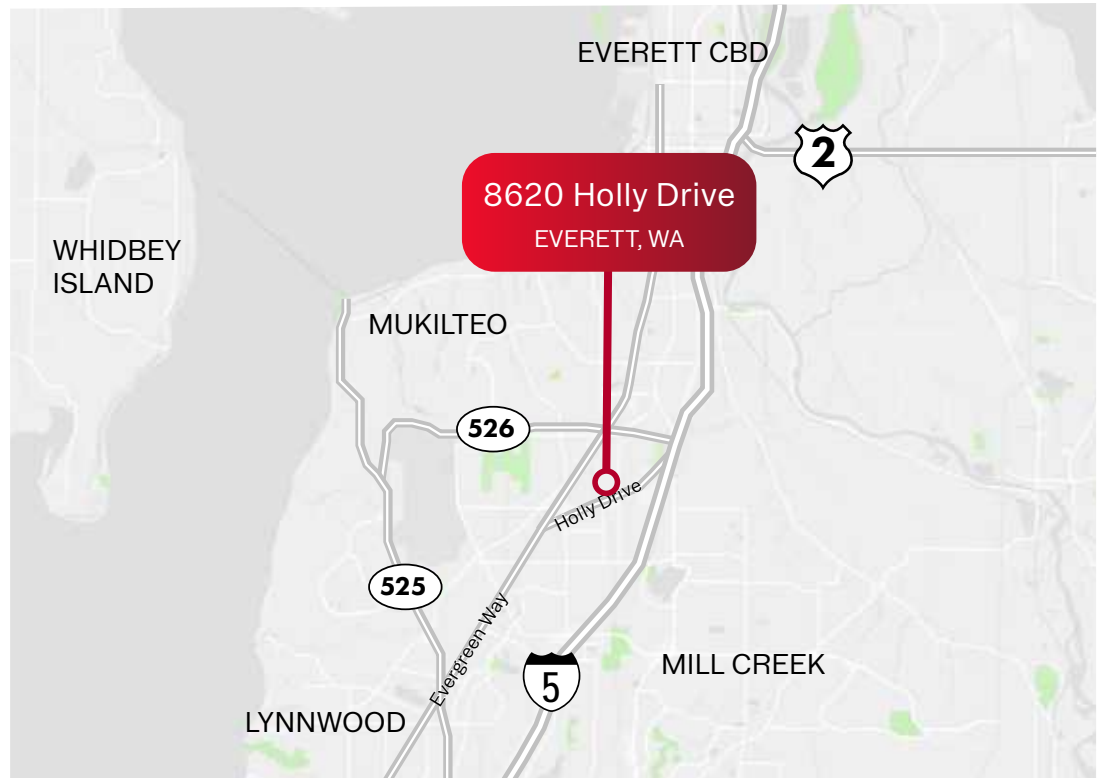
## Lab/Office Space For Lease



This versatile multi-suite property offers a rare combination of functional infrastructure and flexible workspace across two floors. Located in the Cascade View corridor, a business hub anchored by Paine Field and the Everett Mall that places vast amenities within a 5-minute drive, this space offers excellent accessibility and convenient commuter access.

The first-floor lab suite (6,343 SF) is available now and features 3 private offices, 1 conference room, 2 garage bays, 2 lab hoods, multiple open work areas, and ample on-site storage; making it well-suited for lab, R&D, light industrial, or specialty users requiring both office and operational space under one roof. The second floor offers a professional office environment complete with a dedicated 440 SF breakroom and a 464 SF office space available for lease, ideal for administrative or support functions.

Key operational advantages include ample on-site parking and quick access to I-5 and Hwy 526. Benefit from a successful nearby mix of dining and leisure options such as Starbucks, Chipotle, Panera Bread, Crucible Brewing, and the Walter Hall Golf Course. This is an ideal opportunity for a specialized operator seeking a central location with well built-in conveniences for seamless workforce retention.

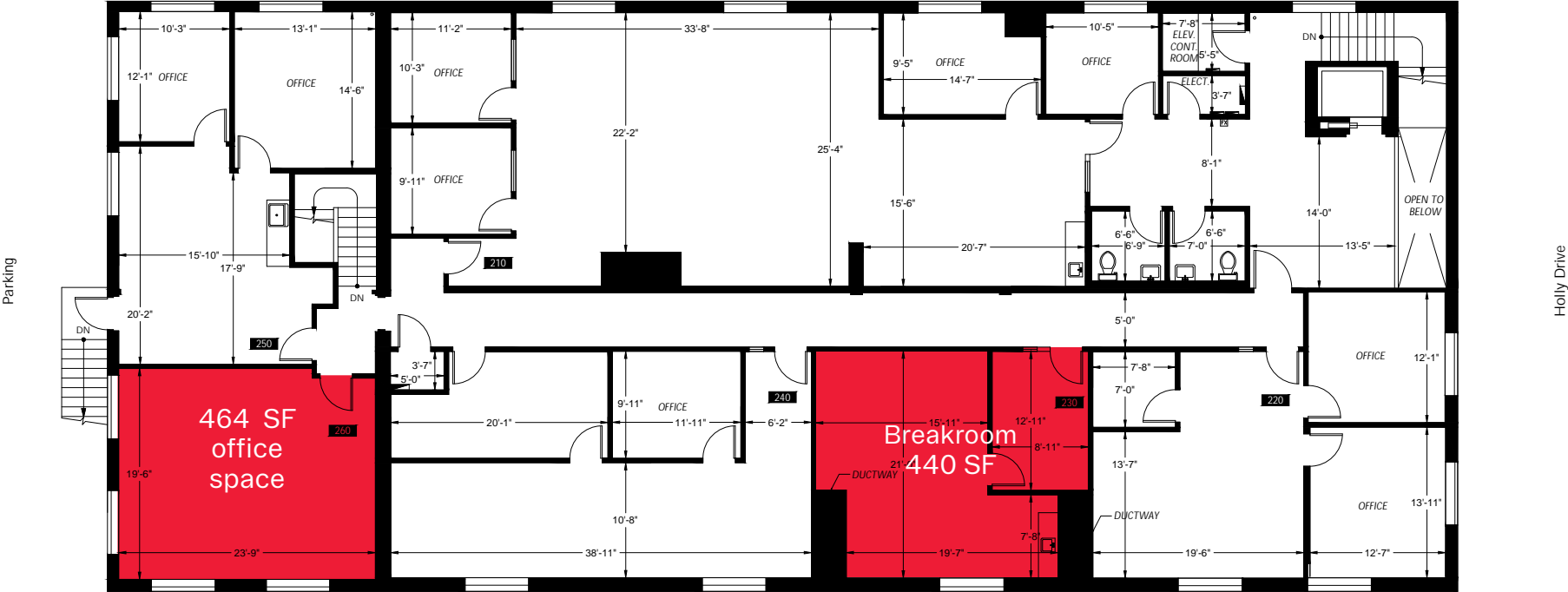




# FLOOR PLAN -

## 464 SF Second Floor Office Space and 440 SF Breakroom

Parking



Parking



# Demographics



### POPULATION

1 mile: 22,290  
3 miles: 121,337  
5 miles: 253,686



### AVERAGE HOUSEHOLD INCOME

1 mile: \$74,707  
3 miles: \$96,796  
5 miles: \$115,553



### TRAFFIC COUNTS

63,539 vehicles/day at  
Boeing Fwy & Evergreen Way E





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EVERETT, WA

**One Holly Place - 8620 Holly Drive, Everett, WA 98208**

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