One Holly Place

8620 Holly Drive, Everett, WA 98208

Lab/Office Space For Lease



Tyler Barnes | Katie Wright

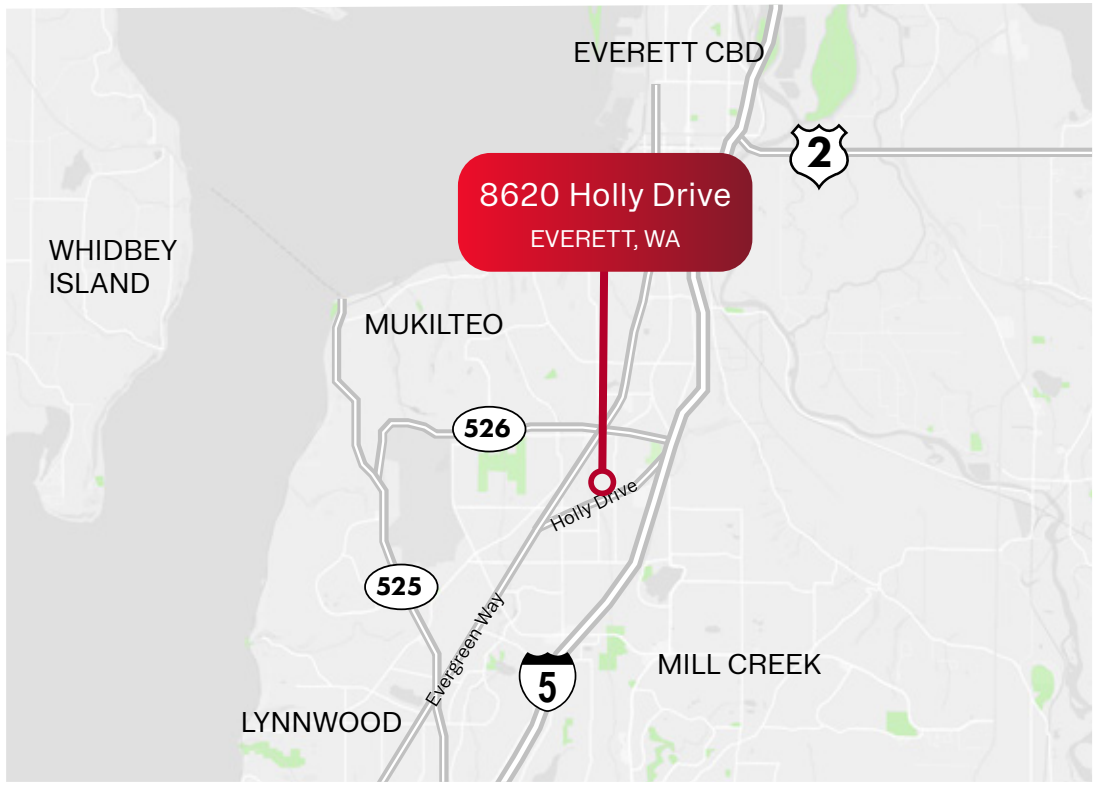
WCCR | West Coast Commercial Realty

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 (6,068 SF) is available now and features 3 private offices, 1 conference room, 1 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 644 SF breakroom and a 640 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.





WCCR Tyler Barnes | Katie Wright

FLOOR PLAN -

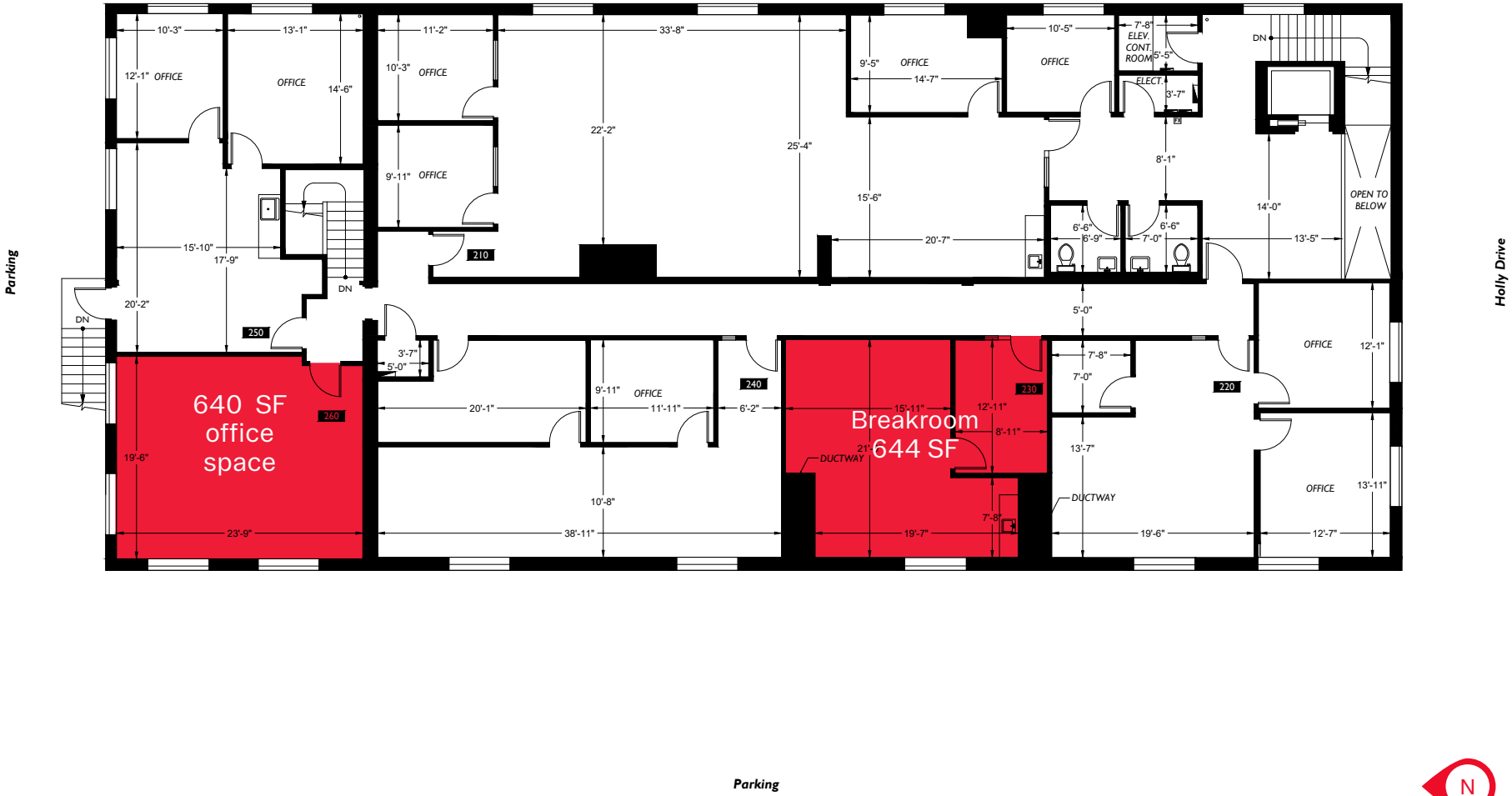
6,068 SF First Floor lab suite



WCCR Tyler Barnes | Katie Wright

FLOOR PLAN -

640 SF Second Floor Office Space and 644 SF Breakroom



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











WCCR Tyler Barnes | Katie Wright



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

WCCR | West Coast Commercial Realty

Tyler Barnes
tylerb@wccommercialrealty.com
425 406 0808

Katie Wright
katiew@wccommercialrealty.com
206 283 5212

DISCLAIMER: The aboveinformation has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

SITE SOURCE CBA ICSC CoStar

206 283 5212
wccommercialrealty.com