



Office Spaces for Lease

Talor Okada

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Colliers

11225 SE 6th St., Suite 240
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Puget Square Business Park

12811 - 8th Ave. W • Everett WA 98204

Property Highlights

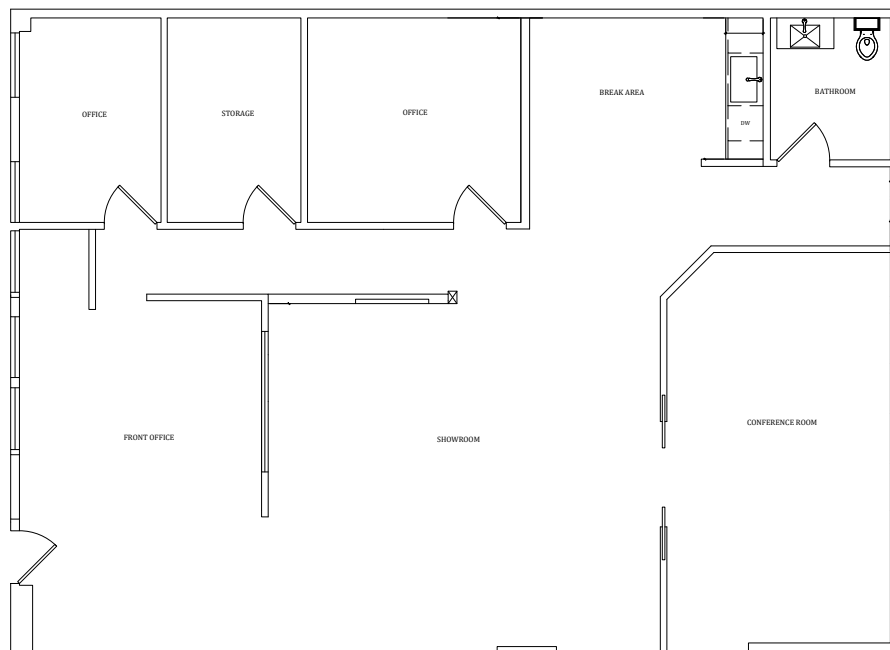
- Building A: Suite 205 ±1,860 SF
- Building C: Suite 205 ±1,000 SF
- Tenant Incentive: one month of base rent abatement for each year of lease term (limited to 5 years, subject to final deal terms)
- Both Suites Available Immediately – signage opportunity on 128th Street SW (20,000 vehicles per day)
- Highly flexible suites that accommodate medical office, retail, and traditional office uses
- Easy access to I-5 and neighboring amenities including Starbucks, Safeway, and numerous restaurants and professional services
- Asking Rental Rate: \$16.50/SF/Year, NNN (est. \$9.10/SF/Year)



Building A

Suite 205 - ±1,860 SF

- Two private offices
- Conference room
- Reception
- Storage room
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$2,557.50
- Monthly NNN: \$1,410.50
- **Total Monthly Rent: \$3,968.00**



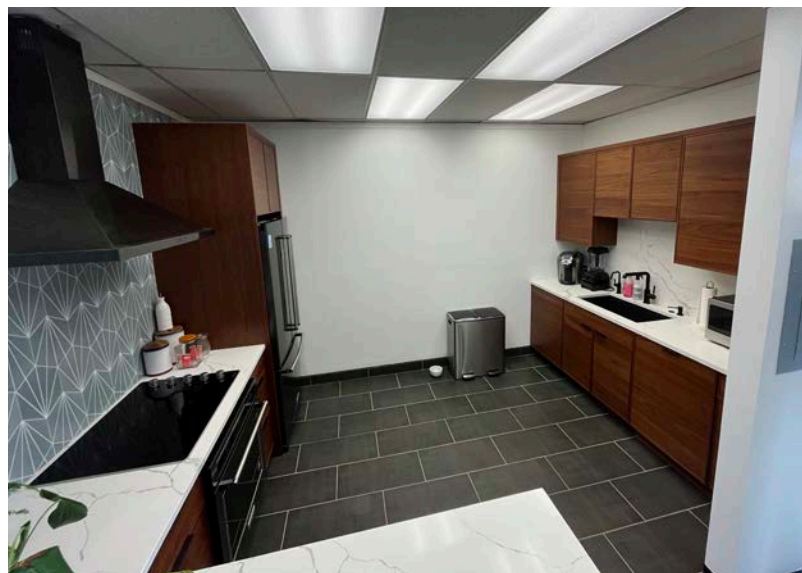
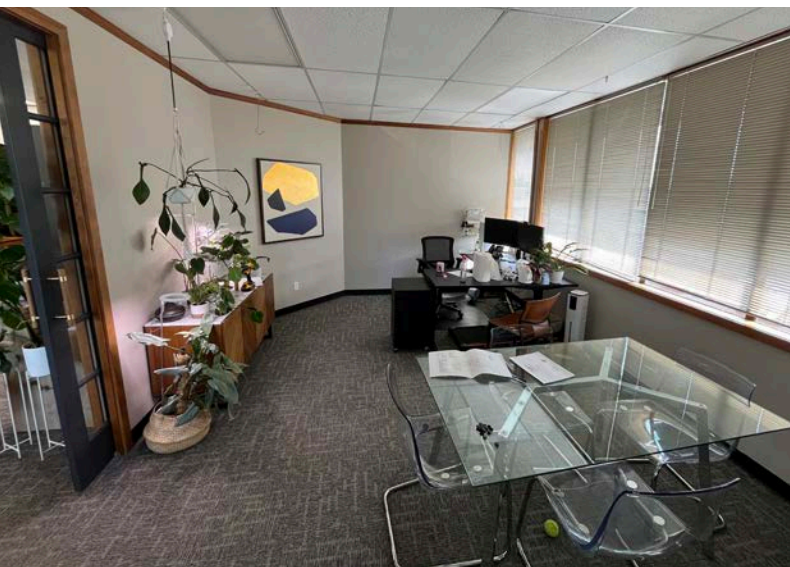
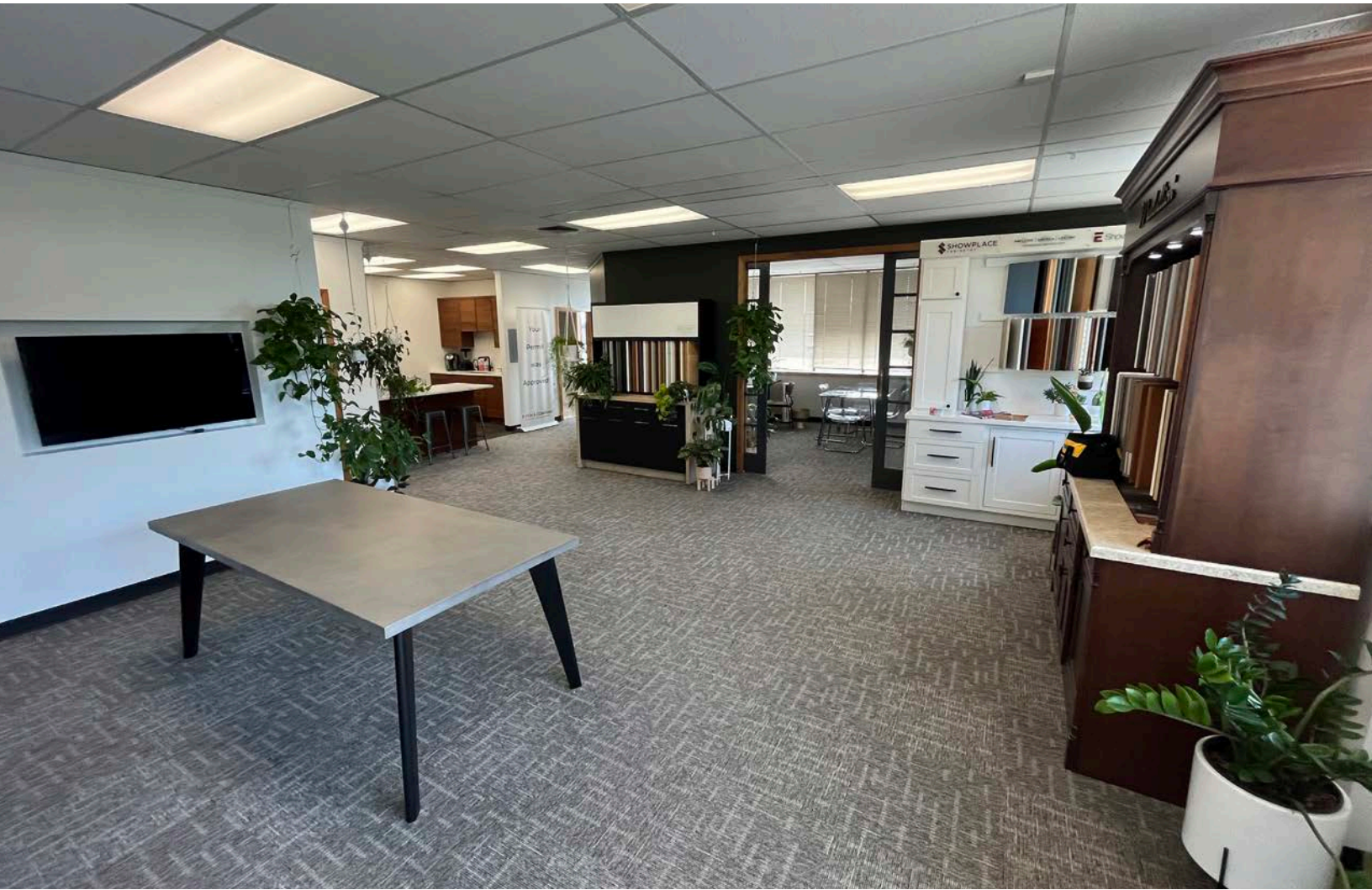
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Furniture & other personal property items are not included/available.

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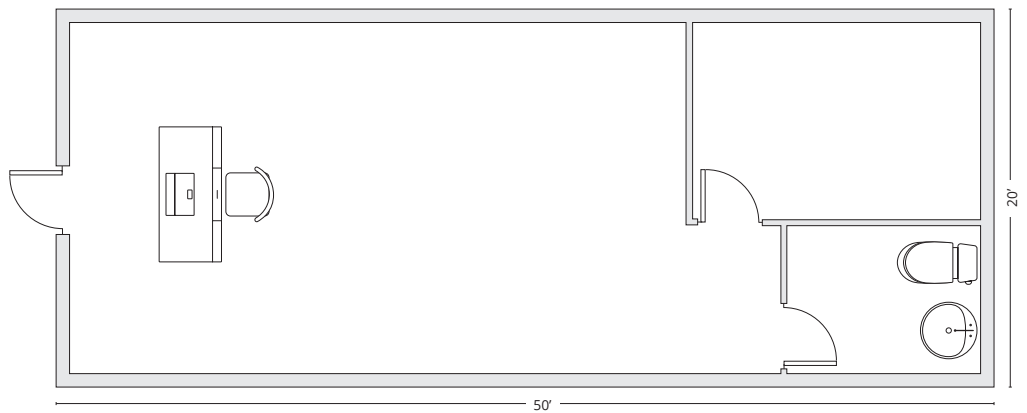




Building C

Suite 205 - $\pm 1,000$ SF

- One private office
- Open work area with abundant natural light
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$1,375.00
- Monthly NNN: \$758.33
- Total Monthly Rent: \$2,133.33



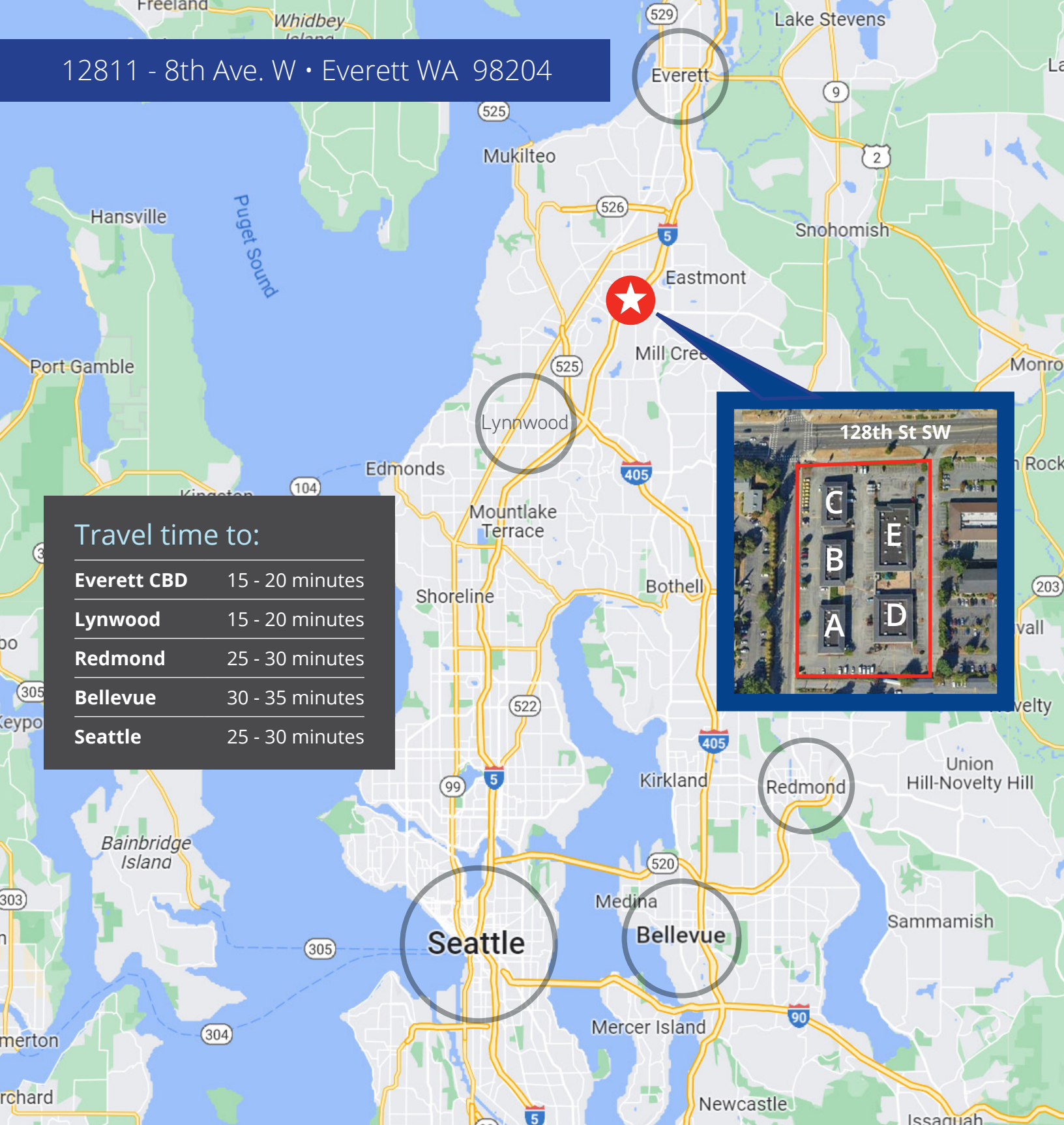
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Travel time to:

Everett CBD	15 - 20 minutes
Lynnwood	15 - 20 minutes
Redmond	25 - 30 minutes
Bellevue	30 - 35 minutes
Seattle	25 - 30 minutes

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