

One Holly Place

8620 Holly Drive, Everett, WA 98208

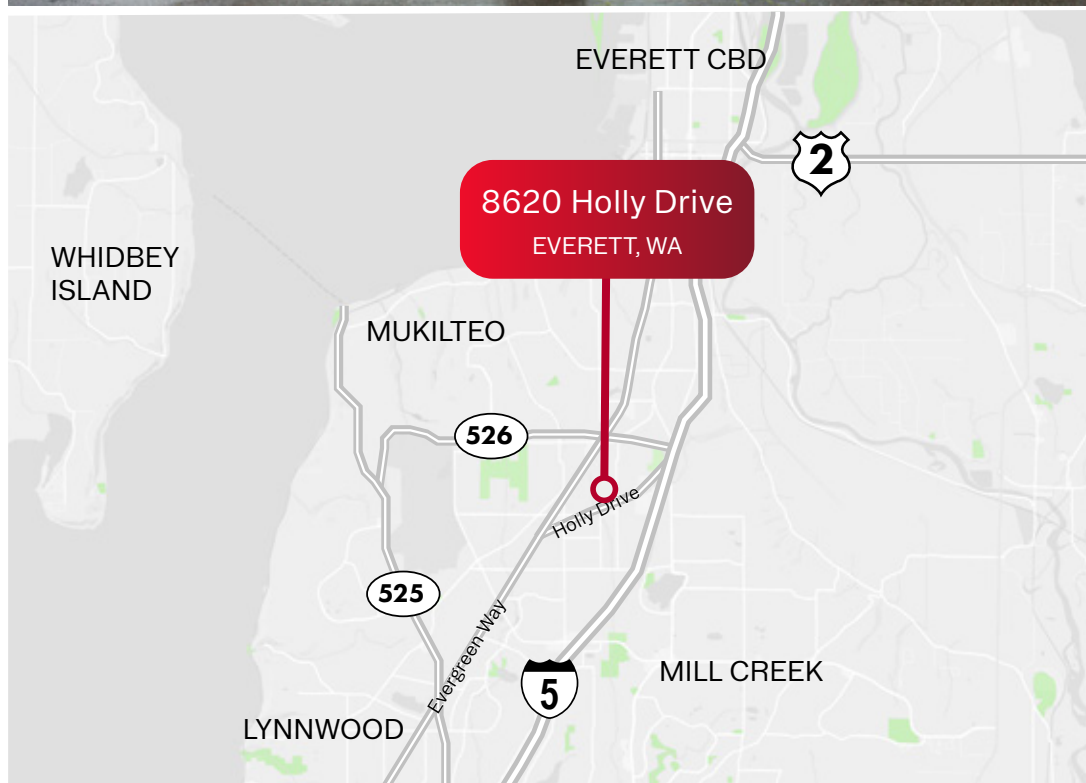
Lab/Office Space For Lease



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 (6,068 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.



FLOOR PLAN -

6,068 SF First Floor lab suite

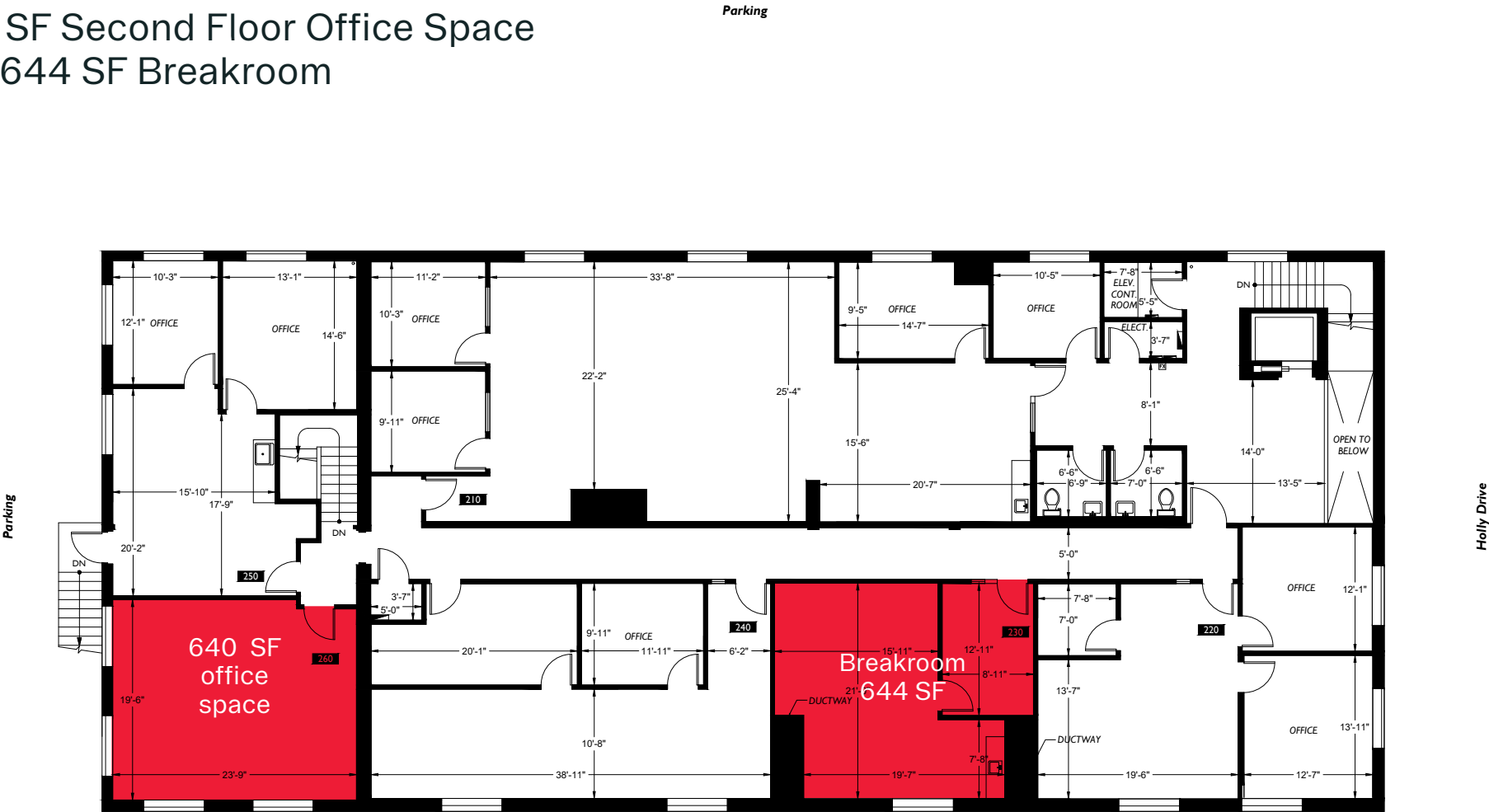
Parking



Parking

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



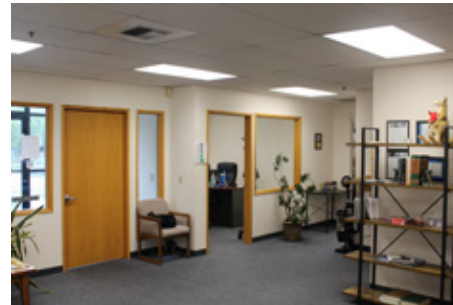
AVERAGE HOUSEHOLD INCOME

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



TRAFFIC COUNTS

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





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