



Office Space for Lease

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Colliers

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

12811 - 8th Ave. W • Everett WA 98204

Property Highlights

- Building A: Suite 205 - ±1,860 SF
- Asking rental rate: \$16.50/SF/Yr, NNN (est. \$9.10/SF/Yr)
- Available immediately
- **Tenant Incentive: One month of base rent abatement for each year of lease term (limited to 5 years), subject to final deal terms**
- Existing layout includes open reception area, two private offices, conference room, kitchen, and storage room
- Improvement allowance available for qualified tenants
- Accommodates medical office, retail & traditional office
- Signage opportunity on 128th St SW (20,000 traffic count)
- Easy access to I-5 and neighboring amenities including Starbucks, Safeway, and numerous restaurants and professional services

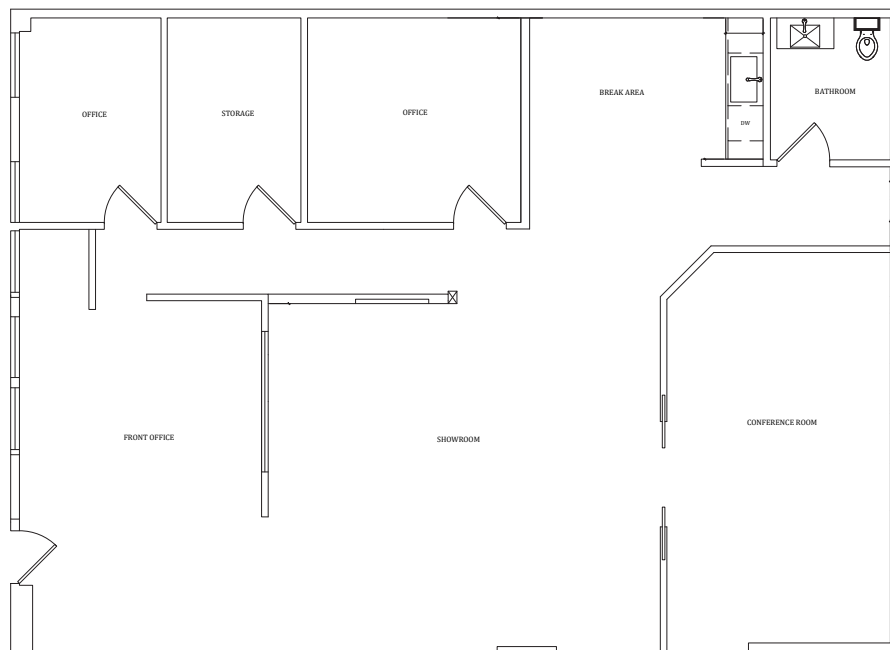


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Current Availability

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**



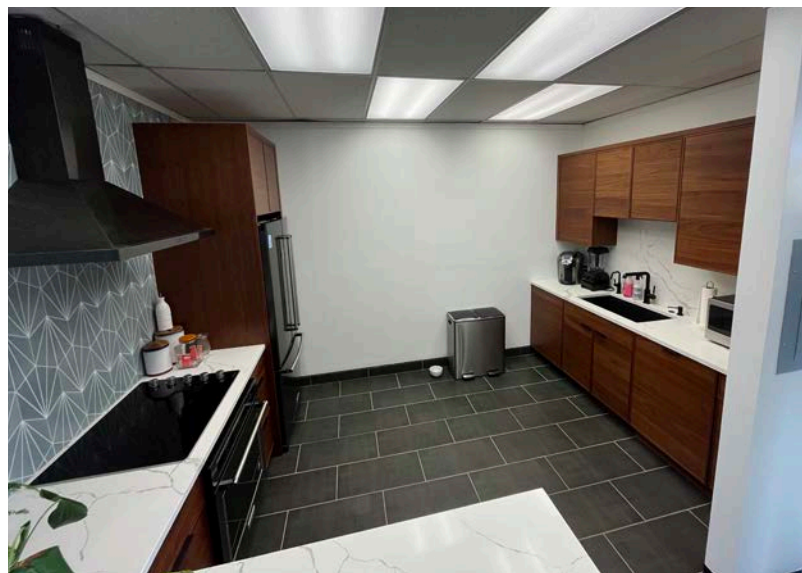
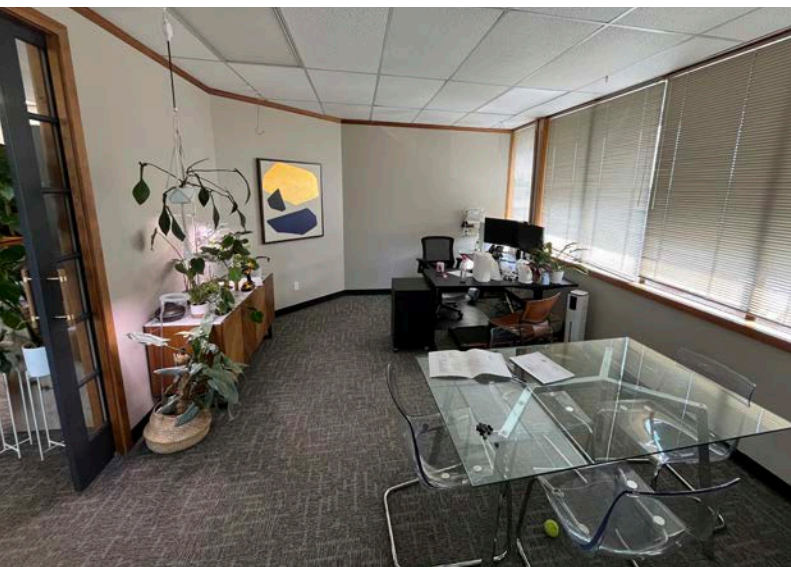
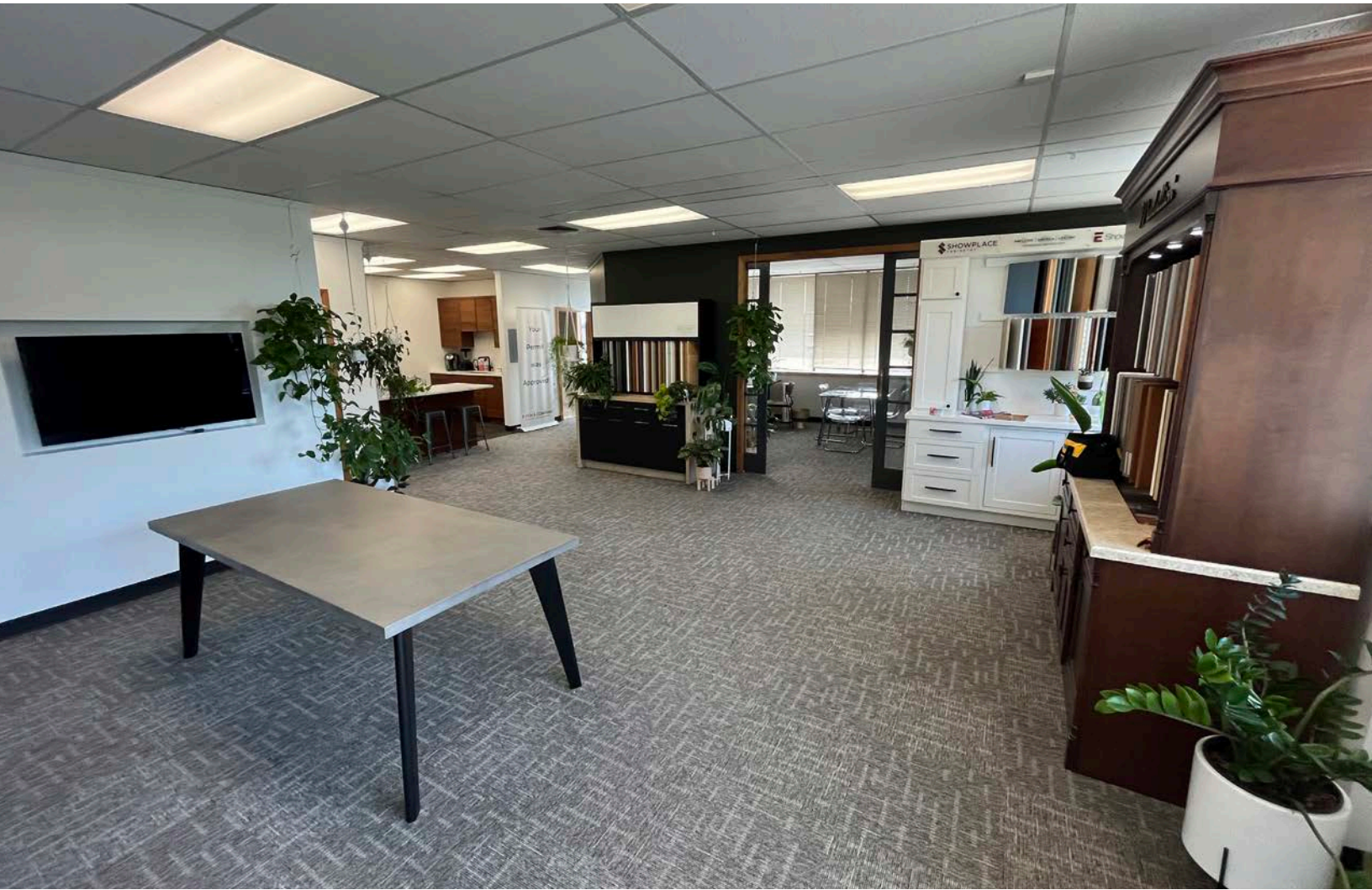
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Furniture & other personal property items are not included/available.

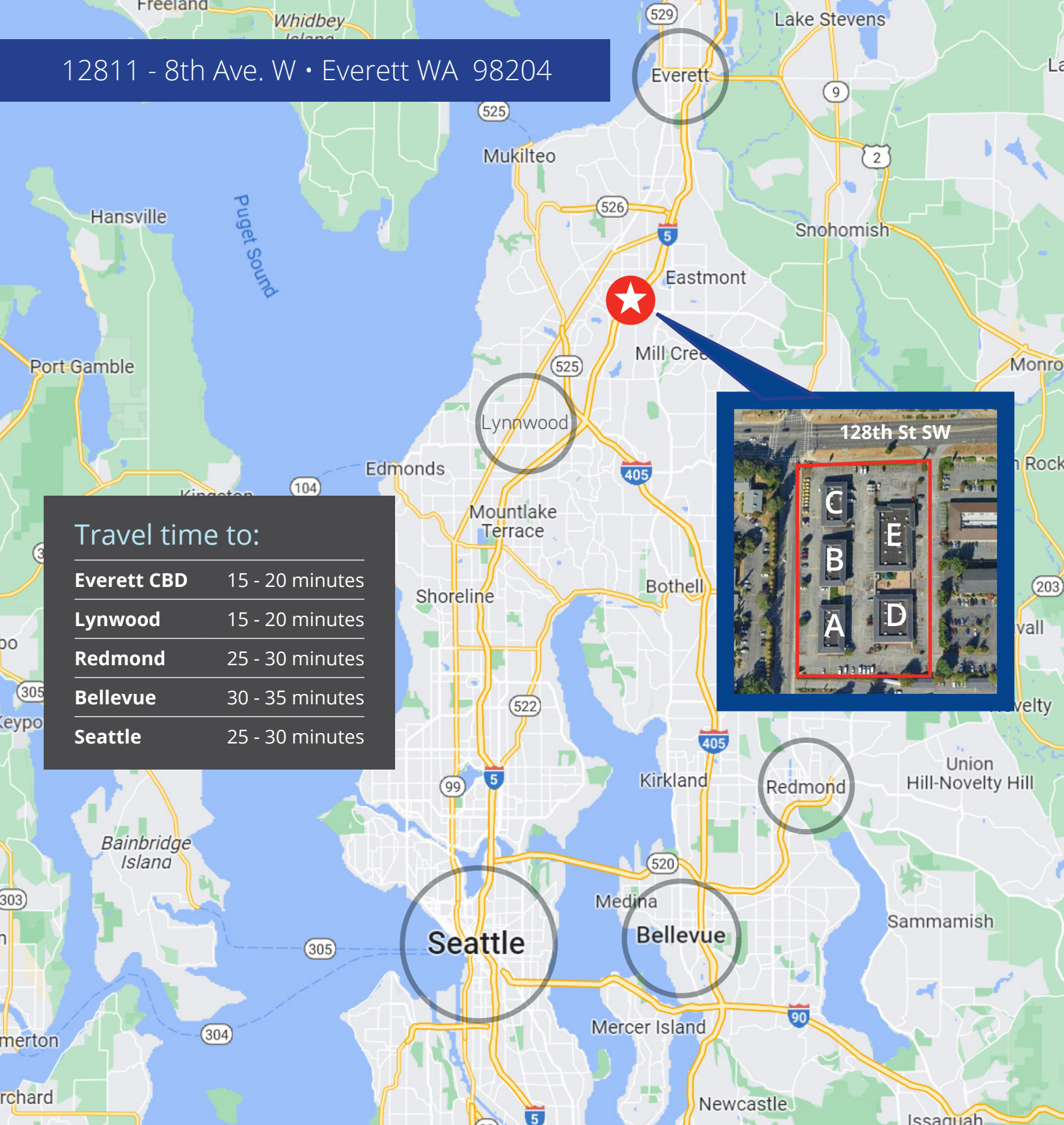
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