

Leasing Incentive* – For a new lease signed by September 30, 2026, the Landlord shall offer the following:

Lease Rate: \$9.00/SF/Yr, NNN for the first 12 months of the Lease Term
(\$3.00/SF/Yr reduction over Asking Rent)

Free Rent: Four months of base rent abatement to start the term

*Subject to final deal terms



Office Spaces for Lease

Talor Okada

Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander

Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley

Associate
425 519 2451
liam.okelley@colliers.com



Colliers

11225 SE 6th St., Suite 240
Bellevue, WA
colliers.com

Puget Square Business Park

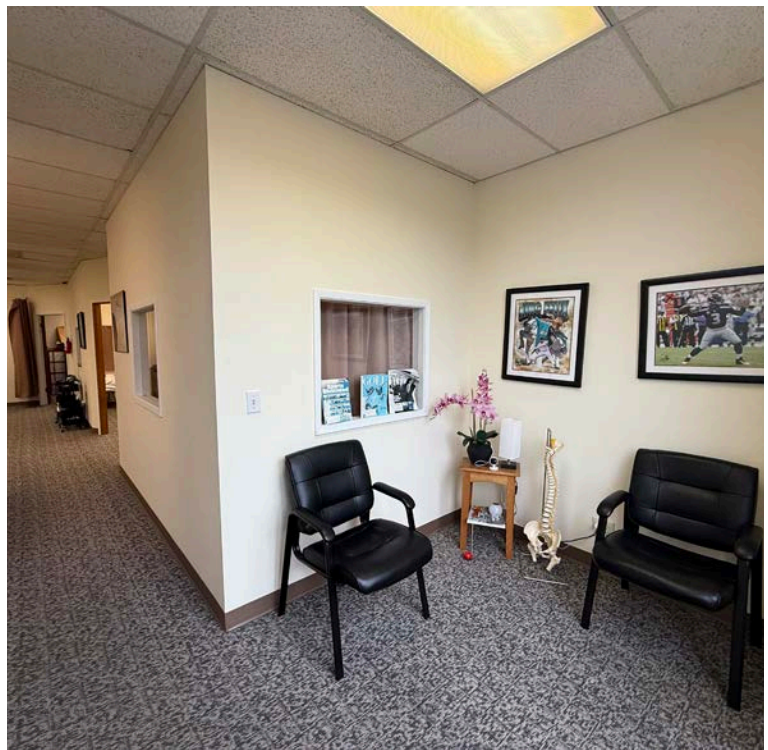
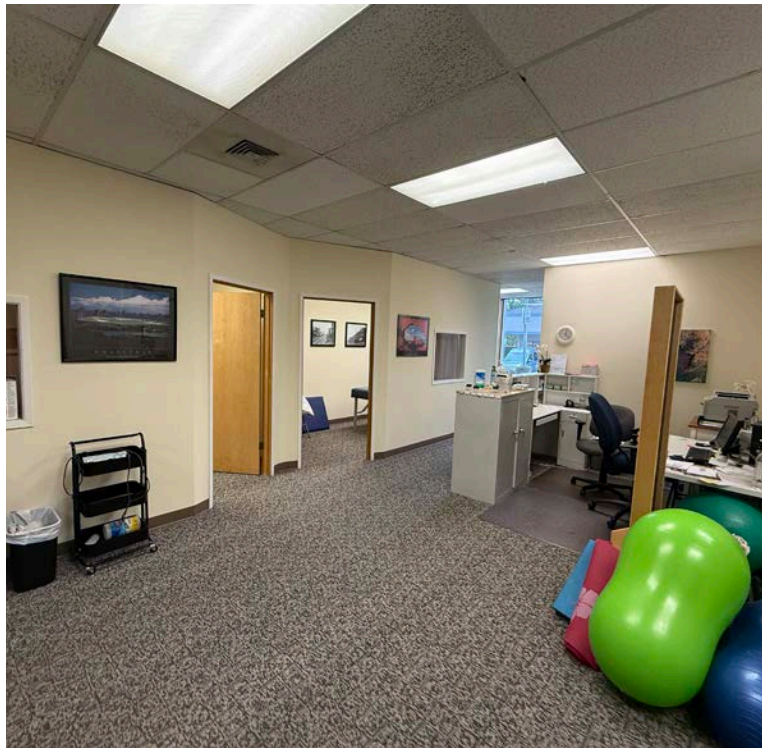
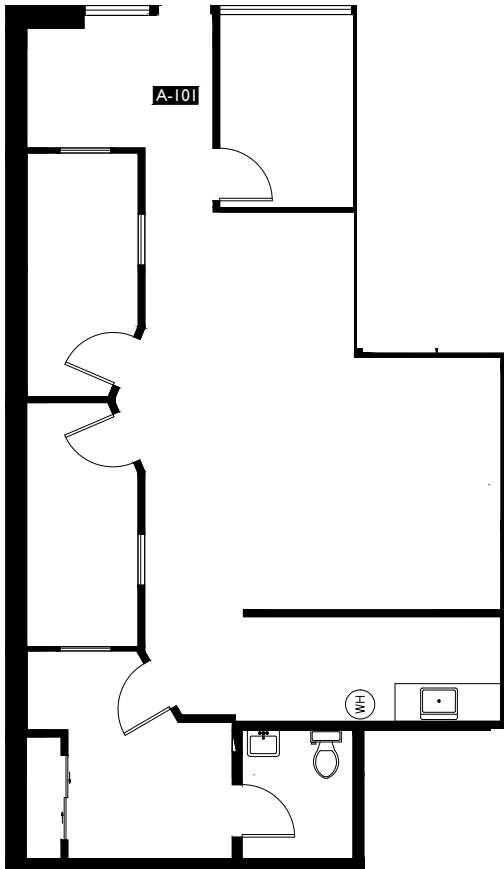
12811 - 8th Ave. W • Everett WA 98204

Property Highlights

- **Building A** Suite 101: ±1,180 SF
Suite 205: ±1,860 SF
- **Building B** Suite 203: ±900 SF
- **Building D** Suite 101/102: ±1,123 SF
- Asking Rental Rate: \$12.00/SF/Year, NNN
(est. NNNs: \$9.50/SF/Year)
- Highly flexible suites that accommodate medical office, retail, and traditional office uses
- Improvement allowance available for qualified tenants
- Signage opportunity on 128th St. SW (20,000 vehicles per day)
- Easy access to I-5 and neighboring amenities including Starbucks, Safeway, and numerous restaurants and professional services

Building A - Suite 101

- ±1,180 SF
- Three private offices
- Reception
- Highly functional open bull pen
- In-suite restroom
- Available with 30 days' notice
- **Monthly Base Rent: \$1,180.00**
- **Monthly NNN: \$934.17**
- **Total Monthly Rent: \$2,014.17**



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



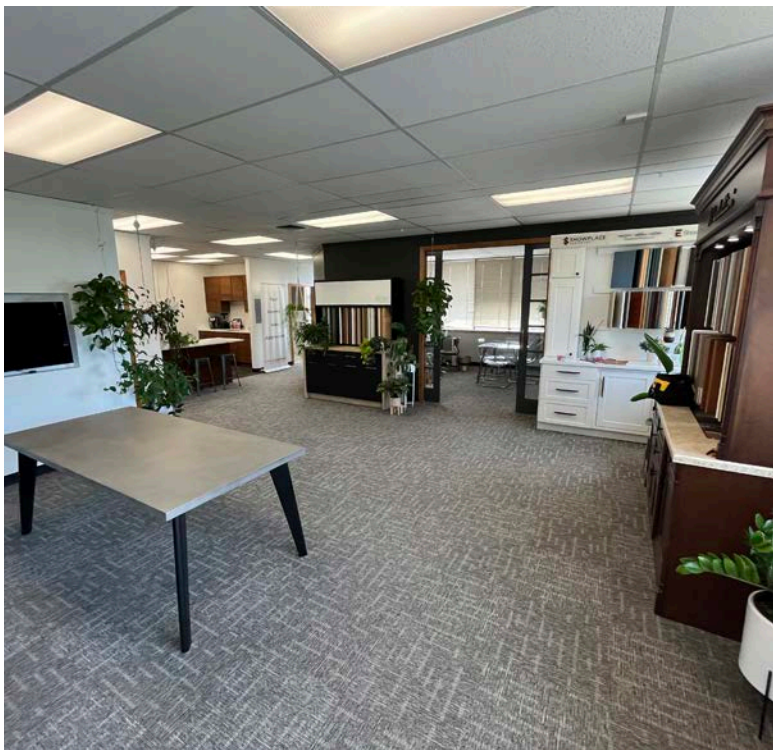
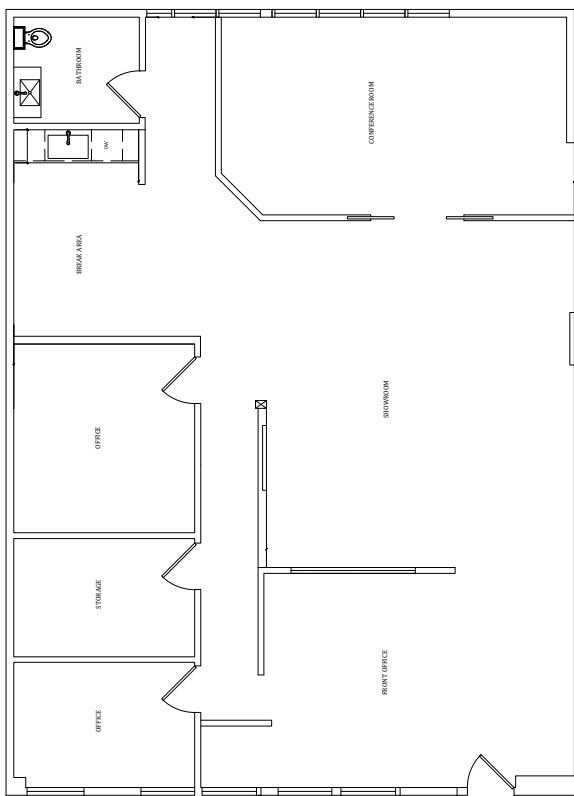
Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okelley@colliers.com

Building A - Suite 205

- ±1,860 SF
- Two private offices
- Conference room
- Reception
- Storage room
- In-suite restroom
- Available immediately
- **Monthly Base Rent: \$1,860.00**
- **Monthly NNN: \$1,472.50**
- **Total Monthly Rent: \$3,332.50**



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



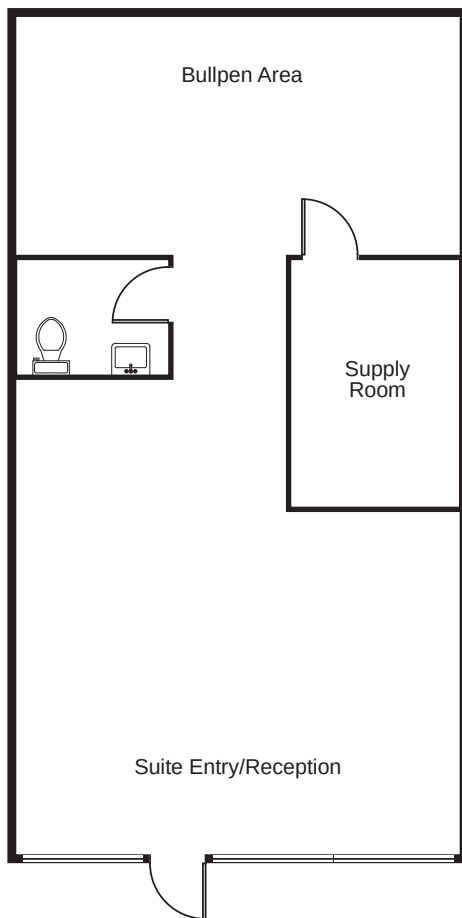
Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okelley@colliers.com

Building B- Suite 203

- ±900 SF
- Supply room/small private office
- Highly functional open layout
- In-suite restroom
- Available immediately
- **Monthly Base Rent: \$900.00**
- **Monthly NNN: \$712.50**
- **Total Monthly Rent: \$1,612.50**



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



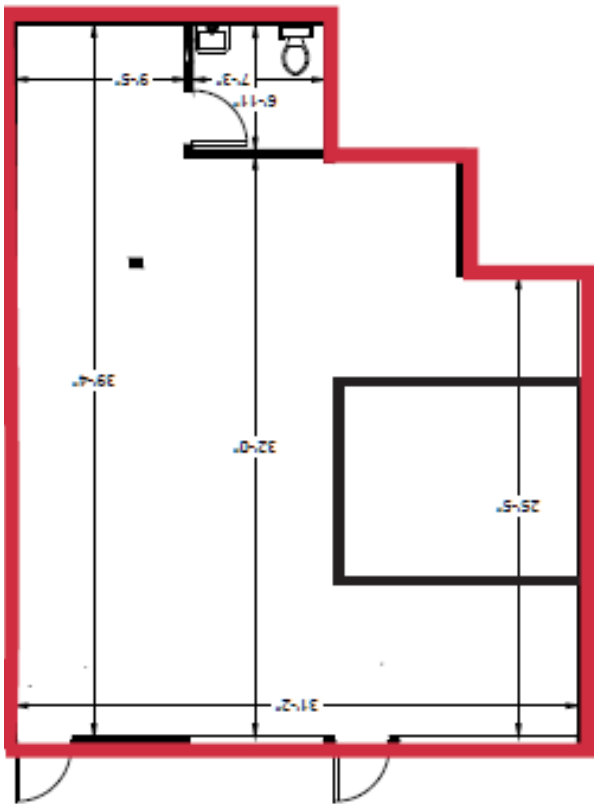
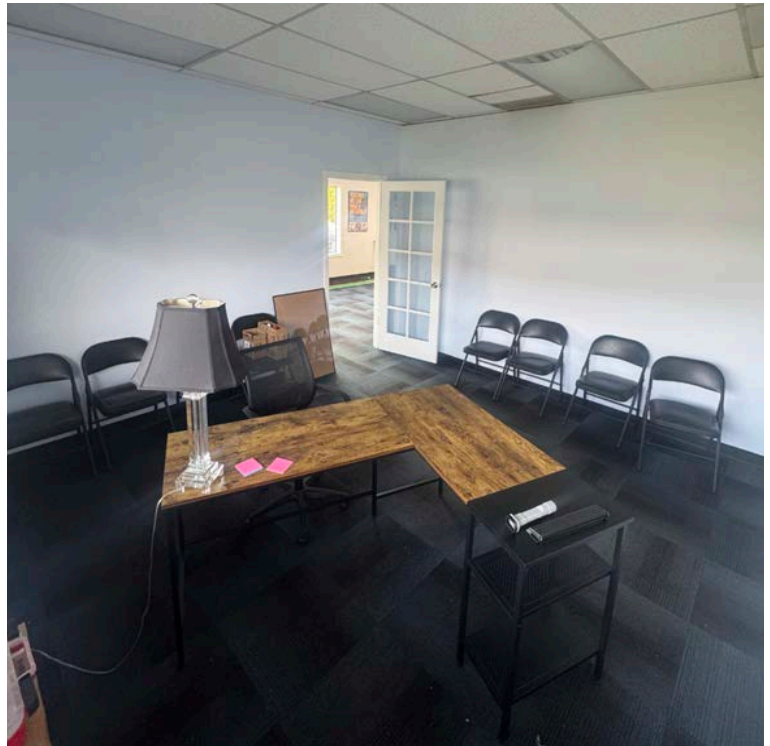
Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okelley@colliers.com

Building D- Suite 101/102

- ±1,123 SF
- One conference room/large private office
- Kitchenette
- Highly functional open bull pen
- In-suite restroom
- Available immediately
- **Monthly Base Rent: \$1,123.00**
- **Monthly NNN: \$889.04**
- **Total Monthly Rent: \$2,012.04**



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



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okelley@colliers.com

12811 - 8th Ave. W • Everett WA 98204

Travel time to:

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



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okelley@colliers.com