



## Office Spaces for Lease

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# Puget Square Business Park

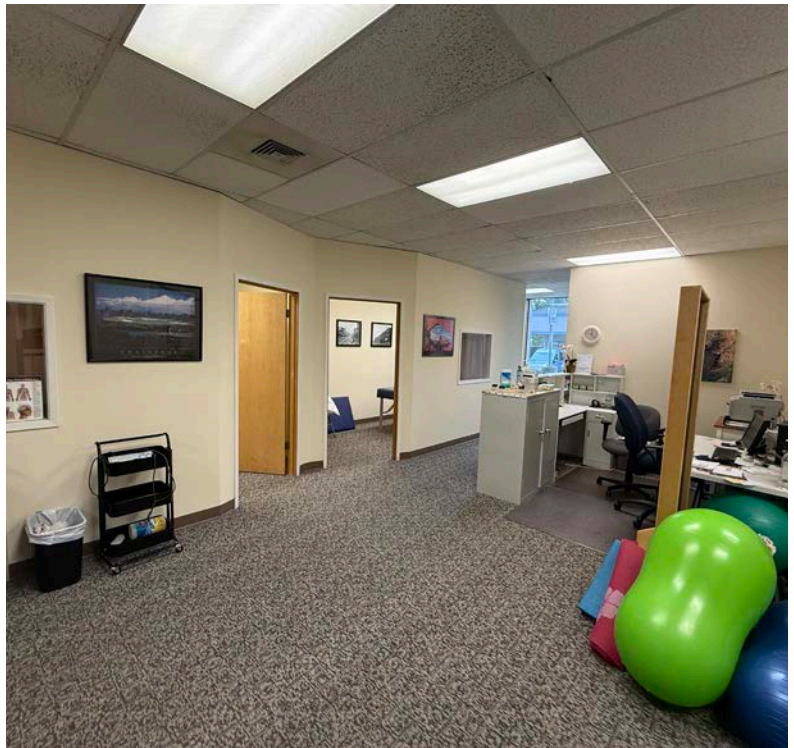
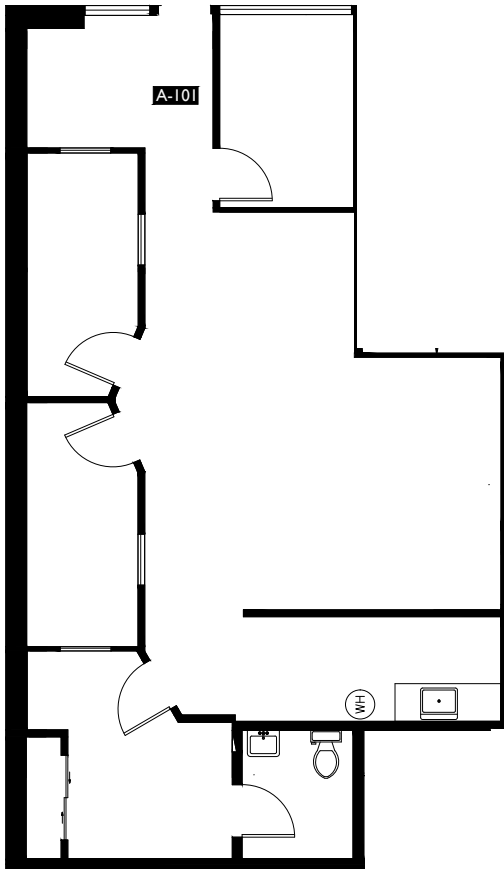
12811 - 8th Ave. W • Everett WA 98204

## Property Highlights

- **Building A** Suite 101:  $\pm 1,180$  SF  
Suite 205:  $\pm 1,860$  SF
- **Building B** Suite 203:  $\pm 900$  SF
- **Building D** Suite 101/102:  $\pm 1,123$  SF
- Asking Rental Rate: \$16.00/SF/Year, NNN (est. \$9.50/SF/Year)
- **Tenant Incentive:** one month of base rent abatement for each year of lease term (limited to 5 years, subject to final deal terms)
- 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: \$1,573.33**
- **Monthly NNN: \$934.17**
- **Total Monthly Rent: \$2,507.50**



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



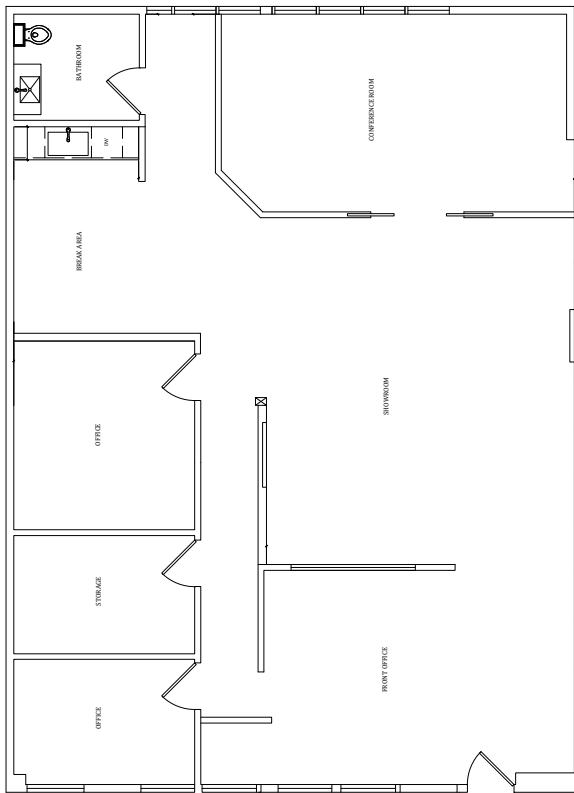
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## Building A - Suite 205

- ±1,860 SF
- Two private offices
- Conference room
- Reception
- Storage room
- In-suite restroom
- Available immediately
- **Monthly Base Rent: \$2,480.00**
- **Monthly NNN: \$1,472.50**
- **Total Monthly Rent: \$3,952.50**



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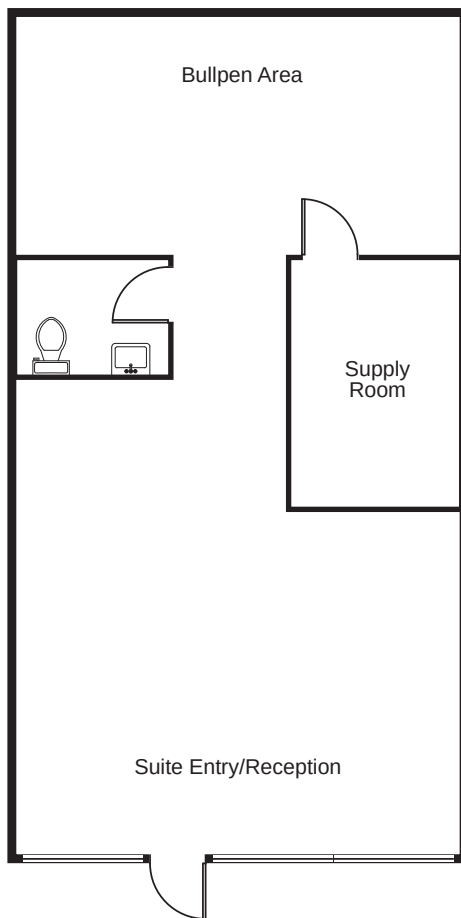
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## Building B- Suite 203

- ±900 SF
- Supply room/small private office
- Highly functional open layout
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$1,200.00
- Monthly NNN: \$712.50
- Total Monthly Rent: \$1,912.50



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



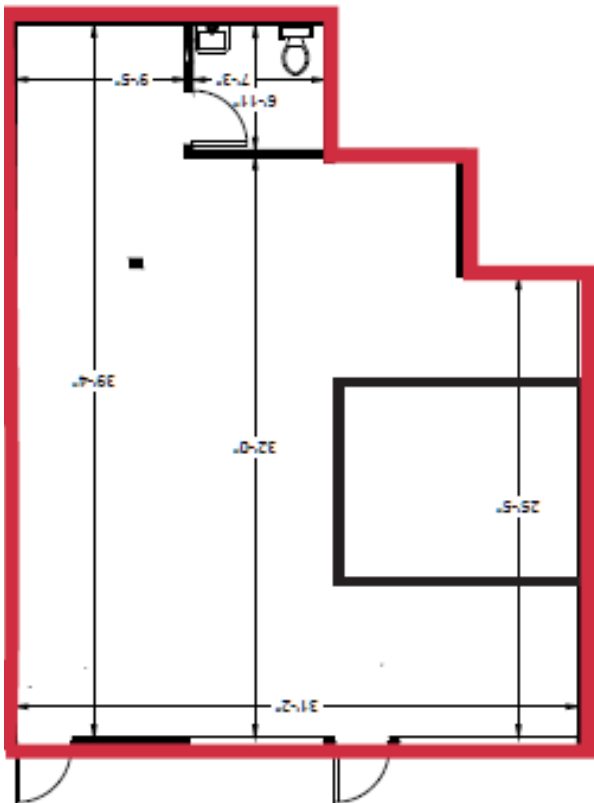
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## Building D- Suite 101/102

- ±1,123 SF
- One conference room/large private office
- Kitchenette
- Highly functional open bull pen
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$1,497.33
- Monthly NNN: \$889.04
- Total Monthly Rent: \$2,386.38



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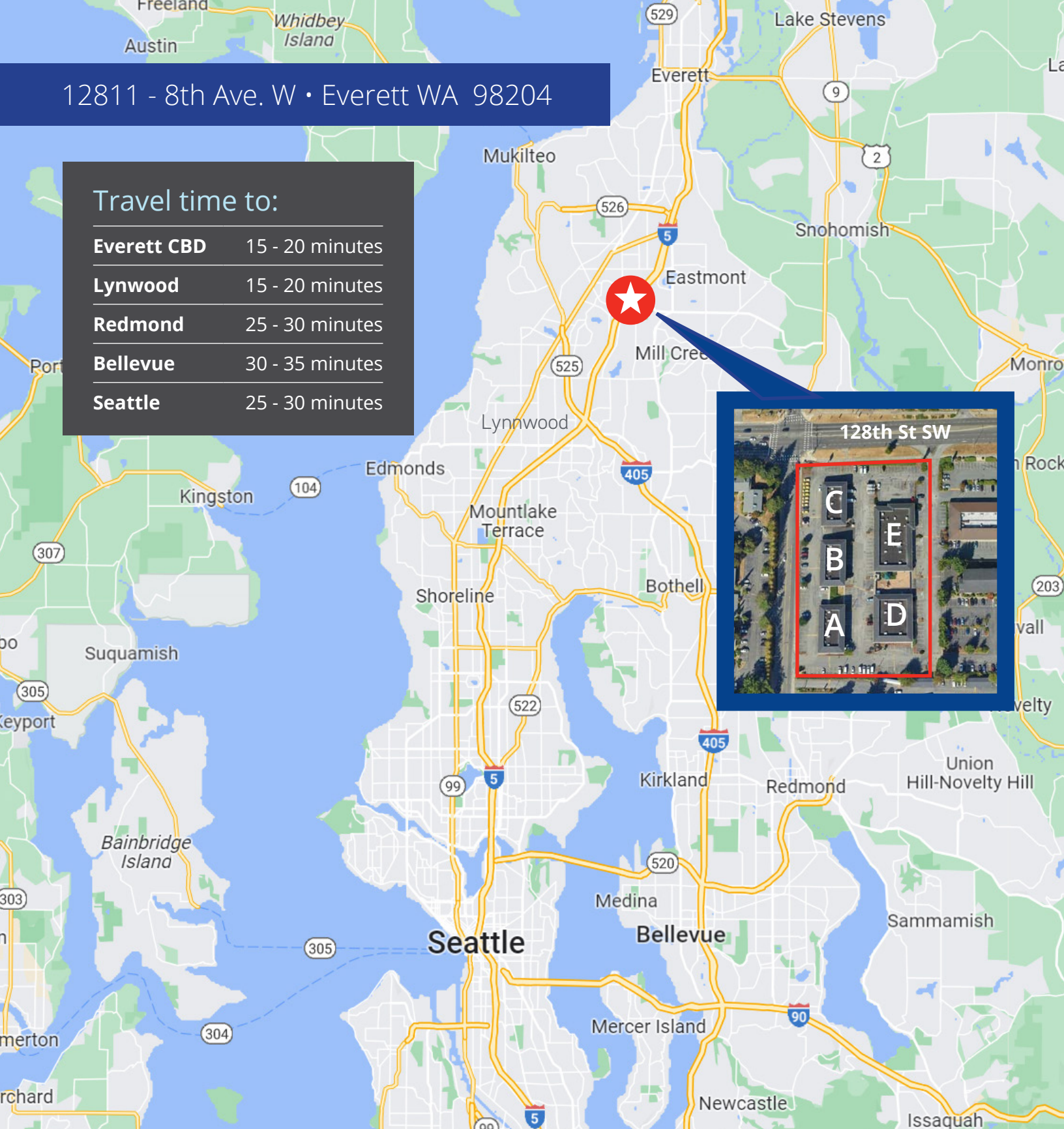
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### Travel time to:

|                    |                 |
|--------------------|-----------------|
| <b>Everett CBD</b> | 15 - 20 minutes |
| <b>Lynwood</b>     | 15 - 20 minutes |
| <b>Redmond</b>     | 25 - 30 minutes |
| <b>Bellevue</b>    | 30 - 35 minutes |
| <b>Seattle</b>     | 25 - 30 minutes |



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