

LEASE

NATURE-BASED CHILDCARE OPPORTUNITY

19515 51st Ave SE Bothell, WA 98012



OFFERING SUMMARY

Lease Rate: \$38.00 SF/yr (MG)

Building Size: 3,000 SF

Lot Size: 16.84 Acres

Year Built: 1922

Renovated: 1992

Zoning: R5

PROPERTY OVERVIEW

Historic Barn at Holly Farm, Bothell - 3,000 SF Available for Lease

Imagine a preschool where alpacas, miniature donkeys, horses, goats and nature are the teachers!

Holly Farm presents a once-in-a-lifetime opportunity to create a truly distinctive childcare experience within a picturesque 17-acre working farm setting. This 3,000 SF ground-floor space in a beautifully maintained historic barn offers the perfect space for a nature-based educational vision.

Contact broker for a tour.

VIDEO TOUR

[Click Here](#)

Heidi Ihde
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PROPERTY HIGHLIGHTS

- Turnkey Educational Space: Already configured with classrooms and large kitchen from previous educational uses
- Custom Finish Options: Tenant has the opportunity to be a part of the design process and be involved in selecting new flooring and finishes as permitting proceeds
- Unparalleled Learning Environment: Integrate farm animals (alpacas, miniature donkeys, goats, sheep, horses, chickens) directly into a curriculum
- Nature-Based Activities: Exclusive access to walking trails and outdoor exploration areas
- Premium Location: Serene country located just minutes from Bothell and surrounding areas
- Immediate Visual Appeal: Historic charm with modern amenities
- Established Educational Legacy: Previously hosted camps and educational programs

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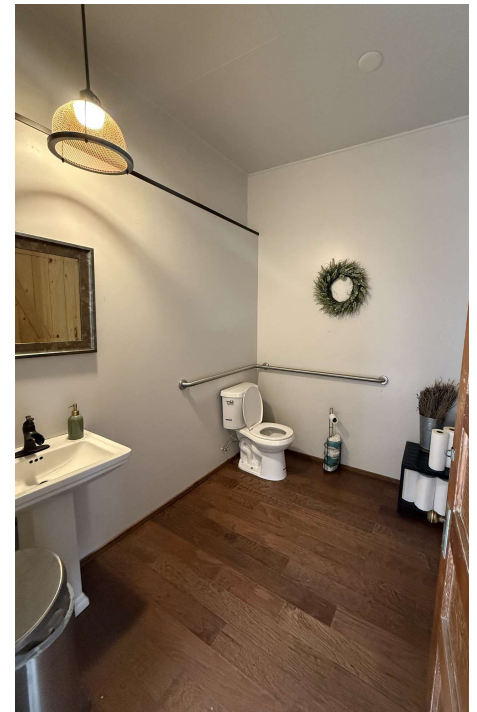


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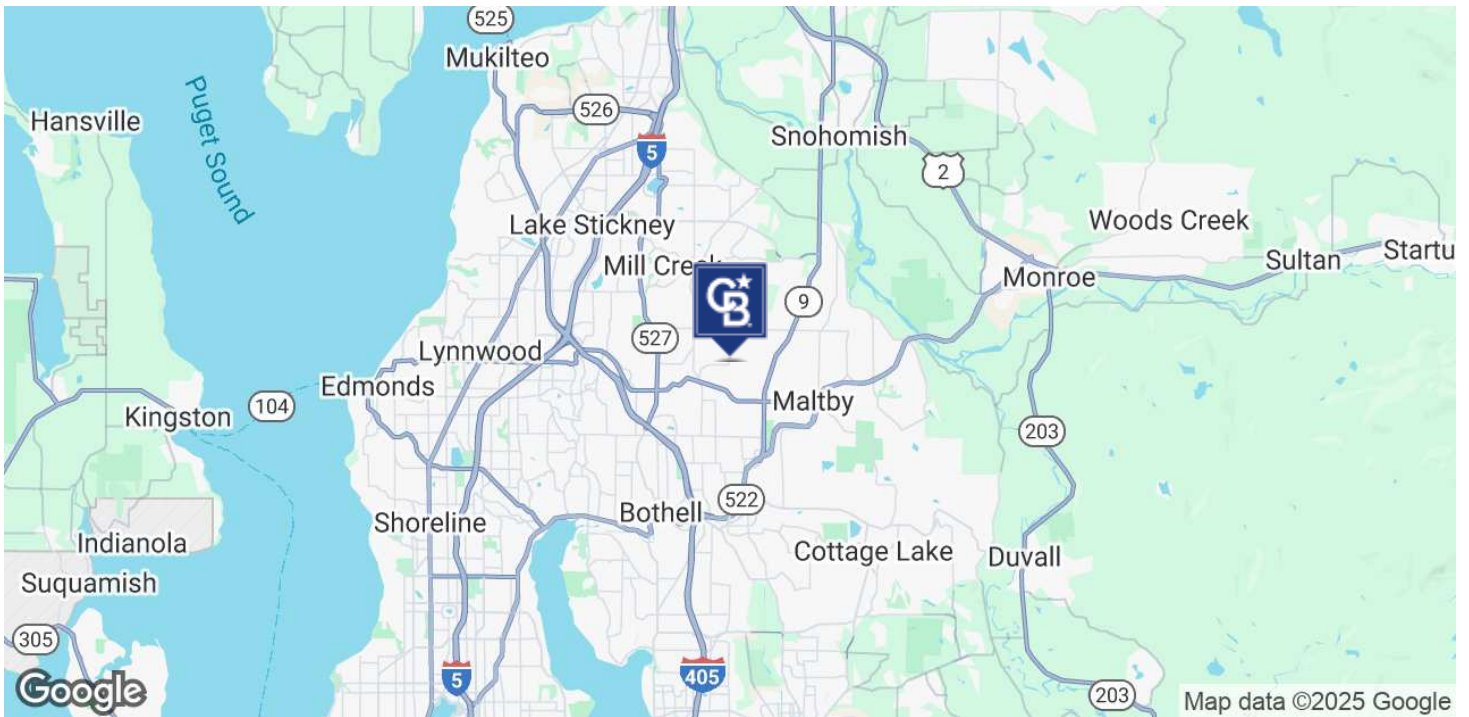


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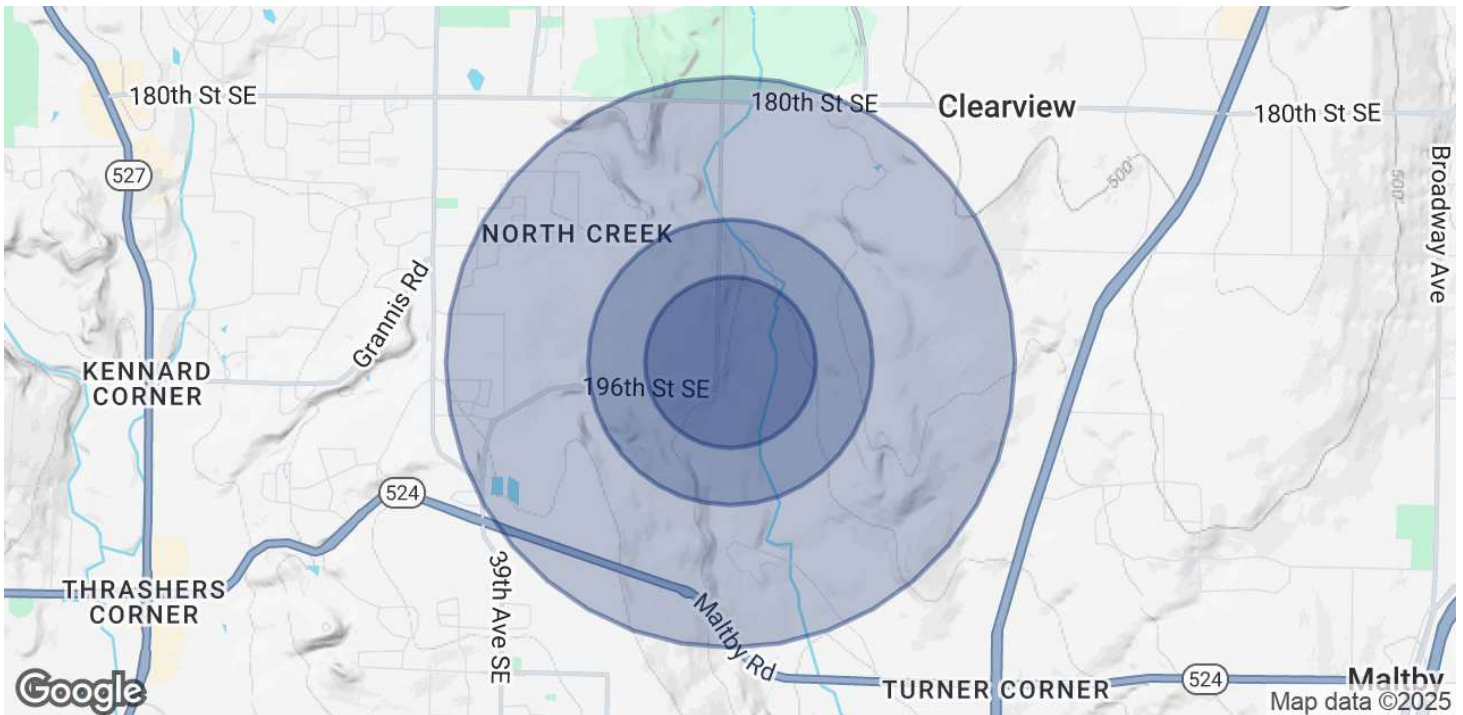


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	203	615	6,192
Average Age	36	36	33
Average Age (Male)	36	36	33
Average Age (Female)	37	37	34

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	66	198	1,838
# of Persons per HH	3.1	3.1	3.4
Average HH Income	\$207,966	\$207,986	\$231,551
Average House Value	\$1,083,764	\$1,085,214	\$1,085,812

Demographics data derived from AlphaMap

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