







Eastside/Northend Office

Bellevue Office
11235 SE 6th Street Suite 130
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Property Name & Address	Available SF	Rate/SF	NNN/SF	Comments	Broker
 <p>Airport Business Center 11323 - 30th Ave. W Everett, WA</p>	1,000 - 40,000	\$12.00 - \$13.80	~\$3.00	Close proximity to Boeing. Located on Paine Field Airport. Easy access to SR-526 and I-5. Fully fenced back lot with possible storage yard uses. Ample private offices, classrooms, open areas and assembly space. All available space on mezzanine level. Fiber available!	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Yuhl Building 12828 Northup Way Bellevue, WA</p>	7,605 Suite 100: 4,067 Suite 110: 1,692 Suite 300: 1,042 Suite 200: 1,033 Suite 120: 804	\$18.00 Gross	-	Retail/office (open area and private offices). New carpet and paint; ready to go! Convenient Bellevue location with easy access to SR-520 and I-405. Northup monument signage available. Garage and surface parking ratio - 3.25/1,000 SF.	John Rochford (425) 586-5635
 <p>200 Building 200 - 112th Ave. NE, Suite 310 Bellevue, WA</p>	6,336	\$28.00 Full Service	-	Exterior signage visible to I-405 Available. Downtown Bellevue location. Excellent I-405 freeway access, signage and visibility. Available signage - monument and exterior building signage. Zoned DNTN-OLB. 5 private offices and reception. Extensive capital improvements done to the building	John Werdel (206) 332-1488 Morgan Burbridge (206) 332-1491
 <p>526 Commerce Center 1410-1420 80th St. SW Everett, WA</p>	5,350	\$15.00 Full Service	-	Divisible to 3,000 SF. Corner suite with open areas, private offices, conference rooms and reception. Fully air-conditioned. Main floor and mezzanine. Less than two minute drive to Boeing plant at Paine Field.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Puget Square Business Park 12811 - 8th Ave. W Everett, WA</p>	700-5,000	\$11.00	\$5.25	Location on I-5 corridor. Signage opportunity on 128th St. SW. Economical office space close to all services. Will consider modest tenant improvements. Signage on 128th is available.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>16th Street Office Building 13818 NE 16th St. Bellevue, WA 98</p>	4,471	\$5.90 Semi-gross + Utilities	N/A	\$2,200 per month, gross. Cheapest deal in town!	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635

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 <p>Totem Green Medical 11903 NE 128th Street Kirkland, WA</p>	3,375	\$23.50	\$10.71	6 exam rooms, 4 offices, reception and waiting area. Storage. Ample free surface parking. Space is divisible. Potential for 1,600 RSF & 1,518 RSF.	John Werdel (206) 332-1488
 <p>Viking Building 13456 SE 27th Place Bellevue, WA</p>	2,950	\$9.50	-	PRICE REDUCED! Second floor, Suite 200. Five private offices. Large open area. Abundant parking. Zoned L1– Most office uses allowed. Can be used for: Assembly, art studio, or church. \$9.50/PSF/YR. net of utilities and janitorial. Owner will pay \$1.00 PSF Bonus.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>Lynnwood Financial Center II 19031 - 33rd Ave. W Lynnwood, WA</p>	Suite 309: 2,728 Suite 205: 2,443 Suite 314: 2,332 Suite 207: 2,004 Suite 203: 1,960 Suite 310: 1,496	\$14.00	\$6.65	Ample parking. Close to Alderwood Mall and many amenities. Storage space is available as well on the first floor. Call for details.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>Earth Building 1805 136th Pl. NE Bellevue, WA</p>	Suite 207: 2,725 Suite 101: 2,273 Suite 204: 1,952 Suite 206: 1,925 Suite 104: 1,522	\$12.00	\$3.82	Great suburban Bellevue location. Offices are mix of open area and private offices.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>CimWorks Building 11415 NE 128th St., Suite 30 Kirkland, WA</p>	1,500 - 1,938	\$14.00 - \$16.50	\$7.24	Excellent Kirkland location with convenient access to I-405. Ample parking (4.5/1,000 SF). Beautiful forested setting. Many user-friendly amenities. Short term okay. New carpet and paint. Mix of open area and private offices. Exterior and interior entrance.	John Rochford (425) 586-5635
 <p>Totem Valley Business Center 12912 NE 125th WA Kirkland, WA</p>	1,650	\$14.40	\$3.96	Private office and open area. I-405 access. Abundant parking.	John Rochford (425) 586-5635 Richard Peterson (206) 332-1480

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	McGee Building 24003 Bothell-Everett Hwy Bothell, WA	1,500	\$26.00 Gross	-	AVAILABLE JANUARY 2012! New building under construction. 2nd floor space available. Good signage across from new Safeway Shopping Center.	Dick Paylor (425) 586 5624
	CLS Building 4720 - 200th St. SW Lynnwood, WA	1,227	\$16.50 Full Service	-	Build-out office. Plenty of parking and located next to park and ride.	Tyler Springer (425) 586-5642 John Rochford (425) 586-5635
	Kaufman Building 18920 Bothell Way NE Bothell, WA	1,136	\$18.00 - \$20.00	\$8.34	<u>Suite 206:</u> Open space. Professional building ideal for medical and office use.	John Rochford (425) 586-5635

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 <p>Perrinville Village 7526 Olympic View Dr. Edmonds, WA</p>	12,831	\$18.00	TBD	Neighborhood shopping center. Abundant parking. Located at the intersection of 75th St. W & Olympic View Dr.	Barry Kelly (425) 586-5625 Itzik Mizrahi (425) 586-5637
 <p>10307 NW 1st St. Bellevue, WA</p>	8,562 Suite C: 4,480 Suite A: 2,880 Suite B: 1,202	\$25.00	TBD	Free standing building. Bellevue CBD location. Easy access off Bellevue Way.	Barry Kelly (425) 586-5625 Itzik Mizrahi (425) 586-5637
 <p>Landmark Building III 4100 Alderwood Mall Blvd. Lynnwood, WA</p>	1,875 - 5,625	\$16.00	\$4.25	Potential signage opportunity on Alderwood Blvd. Overabundance of parking. Highly visible from I-5. Located next to La Quinta & Marriott hotels.	Tyler Springer (425) 586-5642 Darrell Okada (425) 5896-5623
 <p>Monroe Shopping Center Hwy 2 & Main St. Monroe, WA</p>	A2/A3: 4,245 B9: 3,262 B4: 1,607 B5: 1,217 B7: 1,212 B3: 1,066	\$9.00 - \$15.00 \$11.50	TBD	Suites A2/A3 are divisible to 2,109 SF. Heavy traffic count and parking ratio of 5/1,000 SF. Neighbors include Grocery Outlet and Sherwin Williams. Suite B7: Medical Office	Barry Kelly (425) 586-5625
 <p>Gateway Plaza 11801 NE 160th St. Bothell, WA</p>	1,000 - 3,768	\$12.00 - 18.00	\$6.50	12,500 SF shopping center. Parking ratio is 3.3/1,000 SF. High traffic counts (25,000 VPD). One block East of Exit 22 and I-405. Available suites are G (1,768 SF), H (1,000 SF) and I (1,000 SF).	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>FOR SALE Southgate Building & Site 3703 - 150th Ave. SE Bellevue, WA</p>	3,223	-	-	Retail building on 42,170 SF lot. Right off I-90 freeway exit. High traffic location. Owner/user restaurant, auto retail, child day care, etc. Redevelopment opportunity for hotel, senior housing, apartment, etc. Zoned CE. Owner financing available.	John C. Wu (425) 586-5613 Itzik Mizrahi (425) 586-5637





FOR SALE: \$3,495,000

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 <p>Puget Square Business Park 12811 - 8th Ave. W Everett, WA</p>	1,000-2,916	\$15.00	\$5.25	Location on I-5 corridor. Signage opportunity on 128th St. SW. Visibility to 128th. Lots of parking.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Former Ezell's Chicken 7531 - 196th St. SW Lynnwood, WA</p>	2,000	\$4,000/mo.	TBD	Free-standing restaurant/retail building. Kitchen hoods, cooler, sinks all included. Signalized corner location. Pylon sign. Across from QFC anchored shopping center.	Dick Paylor (425) 586-5624
 <p>Tye City Building 206 E Main St. Monroe, WA</p>	1,797	\$10.00	TBD	Divisible to 891 SF & 906 SF. 19 surface parking spaces with 7-Eleven. New construction.	Barry Kelly (425) 586-5625 Itzik Mizrahi (425) 586-5637
 <p>North Creek Center 18002 Bothell-Everett Highway Bothell, WA</p>	1,500	\$14.00	\$2.64	Zoned LI. High visibility space. Great parking and access. Available with 30 days notice.	John Rochford (425) 586-5635

Eastside/Northend Investment Opportunities

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Property Name & Address	Size (SF)	Sale Price	Comments	Broker
 <p>Super Supplements/ Seattle Water Sports 6806 & 6820 NE 175th St. Kenmore, WA</p>	1.18 acres	\$2,400,000	Zoned Regional Business. Re-development, investment, owner/user opportunity. Two tax parcels. Near intersection of 68th & Bothell Way. Owner may consider selling individual properties.	John Rochford (425) 586-5635 Darrell Okada (425) 586-5623
 <p>Lincoln Way Center 2807 & 2810 Lincoln Way Lynnwood, WA</p>	165,746 2810 Bldg: 84,160 2807 Bldg: 81,586	\$12,950,000 (buildings available individually)	2807: Heavy manufacturing building includes ~14,855 SF of office. Heavy power, ample parking, DH & GL loading. 2810: Ideal owner/user building. Warehouse/manufacturing facility with 24' - 40' clear height. Heavy power, DH & GL loading. Both buildings are leased at below market rent. Additional land with frontage on Highway 99 may also be available. Outstanding location near Paine Field just off Highway 99 at I-405/SR-525. This is a hold and configure/re-tenant opportunity at well below replacement cost.	Darrell Okada (425) 586-5623 Taylor Hoff (425) 586-5634 Arie Salomon (425) 586-5636
 <p>204th Street Center 6412-6416 204th St. SW Lynnwood, WA</p>	79,600	\$9,702,371	3 building, multi-tenant business park. Concrete-tilt construction build in 1993. 165 parking stalls (2.07/1,000 SF). Central location to service Seattle to Everett. Excellent access to Hwy 99 & I-5. Long-term leases - 100% occupied.	Richard A. Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Village Way Business Park 1144 Village Way Monroe, WA</p>	11,588	\$800,000 (\$69.00 PSF)	7.3% CAP rate. 22' clear height. Oversized GL doors. Zoned LI (Light Industrial). Includes tenant with new 5-year lease.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p>Edmonds Gas Station 7601 - 224th St. SW Edmonds, WA</p>	Gas Station on 32,000 SF lot	\$1,850,000	REAL ESTATE & BUSINESS OPPORTUNITY. Very busy corner location. Average gas sales of 120,000 gallons per month. Average convenience store sales of \$50,000 per month. Permitted for drive-thru coffee stand. 4 gas pumps. Open 24/7.	Itzik Mizrahi (425) 586-5637 John C. Wu (425) 586-5613
 <p>9215 - 151st Ave. NE Redmond, WA</p>	9,299 (7,869/1,430)	\$1,290,000	REDUCED PRICE! Investor or owner/user purchase. Rare Willows Industrial building for sale. Two areas of office (~1,430 SF). Single or multi-tenant building. Zoned MP (Manufacturing Park). 14'-18' clear height. Grade level loading. 3 oversized truck doors.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635

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Investment Opportunities, cont.**

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Property Name & Address	Size (SF)	Sale Price	Comments	Broker
 <p><u>FOR SALE OR LEASE</u> U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA</p>	5,000	\$1,950,000	2.36 acres (102,902 SF). Zoned LI - Light Industrial. Drive-in loading and level/fenced storage yard. Excellent visibility from Hwy 522 with traffic count of 45,000 VPD. Lease rates: yard at \$0.10 PSF/month, NNN, office/warehouse at \$0.50 PSF/month, NNN. \$12,500/month.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>I-90 Marine Center 720 - 1st Ave. NE Issaquah, WA</p>	~4,337	\$1,500,000	0.44-acre lot. Zoned IC - Intensive Commercial. Excellent visibility from I-90. Building constructed in 1997 and features work bays with hydraulic lift, exhaust ventilation, compressed air lines and floor drains. Showroom and offices also on main floor. Mezzanine for additional office, storage or assembly. Paved yard/parking. Located just off the Front Street exit in Issaquah. Leased for four years to John Deere Landscapes. Call for details.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635

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 <p><u>FOR SALE OR LEASE</u> 15323 Woodinville Redmond Rd NE Woodinville, WA</p>	51,554 (7,554)	\$32,131/ month	-	18'-20'	2 GL	<p><u>AVAILABLE SEPT. 1, 2012!</u> 169,013 SF site (3.88 acres). Rear loading gated. 71 parking spaces on site, plus additional parking next door.</p> <p><u>FOR SALE: \$5,500,000</u></p>	Richard Peterson (206) 332-1480 Chris Peterson (206) 332 -1483
 <p><u>FOR SALE</u> Monroe Gateway 14561 Fryelands Blvd. SE Monroe, WA</p>	16,510 (2,112)	-	-	22'	1 GL	<p>Spaces for sale individually or together. Divisible into 2 units of 6,215 SF (998 SF mezz.) & 10,295 SF (1,114 SF office/1,114 SF mezz.). Zoned LI. Great access to SR 522 & Hwy 2.</p> <p><u>FOR SALE: \$133.00 PSF</u></p>	Chris O'Connor (425) 586-5640 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>WestPark 8521 - 154th Ave. NE, Bldg. L Redmond, WA</p>	11,459 (3,616)	\$0.60 \$1.20	\$0.28	24'	2 GL 2 DH	<p>Beautiful space. 3 phase power. 4 years remaining on SUBLEASE, ends 6/30/2015. Also have 4,300 SF of first floor office.</p>	Steve Balkman (425) 586-5606
 <p>Totem Valley Business Park 12912 NE 125th Way Kirkland, WA</p>	1,650 - 8,991	\$0.60 \$1.20	\$0.33	14'-16'	GL	<p>Mix of spaces. Private offices and open. Main units updated. Great location, convenient freeway access.</p>	John Rochford (425) 586-5635 Richard Peterson (206) 332-1480
 <p>Telemark Buildings 19717-19731 144th Ave. NE Woodinville, WA</p>	1,200 - 7,200	\$0.75 - \$0.85	\$0.22	16'-18'	GL	<p>Automotive use okay. Lots of power. Small bays with office. Can be combined for 7,200 SF.</p>	John Rochford (425) 586-5635
 <p><u>FOR SALE OR LEASE</u> U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA</p>	5,000	\$8,500/ month	TBD	-	GL	<p>Drive-in loading and level/fenced storage yard. Excellent visibility from Hwy 522 with traffic count of 45,000 VPD.</p> <p><u>FOR SALE: \$1,950,000</u></p>	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635

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 <p>Willows East Business Park 9577 153rd Ave NE, Bldg. B Redmond, WA</p>	<p>4,520 (2,200 +/-)</p>	<p>\$0.55 \$1.10</p>	<p>\$0.22</p>	<p>16'-18'</p>	<p>GL</p>	<p>Redmond flex space with mix of open office and private offices. Ample parking. Convenient location.</p>	<p>Steve Balkman (425) 586-5606 John Rochford (425) 586-5635</p>
 <p>Willows East Business Park 15236 NE 95th St., Bldg. A Redmond, WA</p>	<p>2,440 (861)</p>	<p>\$0.55 \$1.10</p>	<p>\$0.22</p>	<p>16'-18'</p>	<p>GL</p>	<p>Redmond flex space with mix of open office and private offices. Ample parking. Convenient location.</p>	<p>Steve Balkman (425) 586-5606 John Rochford (425) 586-5635</p>
 <p>Moss Bay Commerce Center 751 Kirkland Ave. Kirkland, WA</p>	<p>1,946 (973)</p>	<p>\$0.80 - \$0.90 Blended</p>	<p>\$0.33</p>	<p>14'</p>	<p>1 GL 1 DH</p>	<p>Space has 3-phase power. Spacious office. Nice image. Call for specific details. Available with 30 days notice.</p>	<p>Steve Balkman (425) 586-5606</p>
 <p>Moss Bay Commerce Center 717 Kirkland Ave. Kirkland, WA</p>	<p>1,416 (400)</p>	<p>\$0.80 - \$0.90 Blended</p>	<p>\$0.33</p>	<p>14'</p>	<p>1 GL 1 DH</p>	<p>AVAILABLE JANUARY 1 2012! Space has 3-phase power. Spacious office. Nice image. Call for specific details.</p>	<p>Steve Balkman (425) 586-5606</p>
 <p>Moss Bay Commerce Center 703 Kirkland Ave. Kirkland, WA</p>	<p>735 (300)</p>	<p>\$1.10 Blended</p>	<p>\$0.33</p>	<p>14'</p>	<p>1 GL</p>	<p>End unit with exposure. Available with 60 days notice.</p>	<p>Steve Balkman (425) 586-5606</p>

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 <p>80th Street Center BTS 10xx 80th St. Everett, WA</p>	50,000 - 100,000	TBD	TBD	24'-30'	TBD	Preliminary design is SEPA approved. Occupancy can be 4th Quarter 2012. Excellent site access from I-5 & Hwy 526. Close proximity to Boeing's Everett plant. Ideal for manufacturing and distribution. BTS sale or lease or lease with option. Can customize to fit user's needs.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>FOR SALE OR LEASE 2810 Lincoln Way Lynnwood, WA</p>	53,000 PLUS 30,000 MEZZ.	\$0.45 Shell \$0.25 Mezz.	\$0.11	20'-40'	4 DH	LEASING SPECIAL! High bay warehouse space with heavy power and two freight elevators. Great location off Hwy 99 and SR-525. Adjacent building (81,586 SF) also for sale.	Darrell Okada (425) 586-5623 Taylor Hoff (425) 586-5634 Arie Salomon (425) 586-5636
 <p>Cyrus Way Industrial Center 12313 Cyrus Way Mukilteo, WA</p>	45,473	\$0.60 \$1.35	TBD	22'-24'	8 DH 2 GL	Divisible to 5,775 SF. BTS office. New flex high image industrial building planned for Mukilteo.	Darrell Okada (425) 586-5623 Taylor Hoff (425) 586-5634 Tyler Springer (425) 586-5642
<p>Photo Not Available</p> <p>Airport Business Center II 11327 - 30th Ave. W Everett, WA</p>	8,000 - 40,000	\$0.65 \$1.35	TBD	30'	8 DH 4 GL	New class 'A' industrial building planned next to former Airport Business Center at Paine Field. Heavy power.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Chennault Beach Business Park 4408 Chennault Beach Road Mukilteo WA</p>	36,294 (7,020 +/-)	\$0.50 \$1.10	\$0.16	20'-22'	1 DH 2 GL	Two story office. Warehouse/manufacturing. Grade and dock loading. Divisible to 12,000 +/- SF. AVAILABLE NOW!	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
 <p>Empire Industrial Park 12428 Hwy 99 Everett, WA</p>	2,000 - 18,000 Suite 69/71: 6,000 Suite 63/64: 3,000 Suite 86: 2,000 Suite 73: 2,000 Suite 68: 2,000 Suite 84: 2,000 Suite 51: 1,500	\$0.58, blended	\$0.23	18'	GL	GL loading and heavy power. Smaller units available with 30 days notice.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

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 <p>80th Street Business Park 1111 - 80th St. SW, Suite 250 Everett, WA</p>	14,674 (4,531)	\$0.60 \$1.25	\$0.15	22'	6 DH 3 GL	Also has 1,775 SF unimproved mezzanine. Heated and insulated warehouse. Heavy 480-volt 3-phase power. Air conditioned office with view. Abundant parking. Located 0.5 mile from Boeing.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>FOR SALE OR LEASE NTD Building 406 - 164th St. SW Lynnwood, WA</p>	13,575 (3,184)	\$0.55 \$1.15	TBD	12'-18'	3 GL oversized	Free-standing building. Multiple space configurations available. Divisible to 2,700 SF. Fire sprinklers. New warehouse lighting. 27 parking stalls.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>FOR SALE 526 Commerce Center 1410 - 80th Street SW, Unit 1D Everett, WA</p>	12,045 (1,500)	-	-	24'	2 DH 2 GL	Association Dues: \$0.12 PSF/Month.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>FOR LEASE AND/OR SALE Sound View Center @ Seaway 5901 - 23rd Dr. W, Bldg. A Everett, WA</p>	10,900 (2,000)	\$0.60 \$1.30	\$0.15	24'	DH GL	~50,000 SF high image industrial building.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>FOR LEASE OR SALE 526 Commerce 1420 - 80th Street SW Everett, WA</p>	7,778 (2,000)	\$0.55 \$1.25	-	24'	1 DH 1 GL	Well maintained by Owner occupant. Excellent access to I-5 and Hwy. 526. 1,200 SF air conditioned office with great layout. Generous truck maneuvering area.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p>	7,623	\$0.75, gross	TBD	9'-10'	GL	Lower level. Office area and freight elevator to service main level that fronts on 33rd Ave W. Gas space heaters. This also has service room area with plumbing. Excellent warehouse for local tenants, service facility or office or showroom. Limited parking.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

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Property Name & Address	Available SF (Office SF)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>Highpoint Industrial Park 15006 35th Avenue West Lynnwood, WA</p>	6,330 (720)	\$0.55 \$1.10	\$0.20	18'	DH, GL	Clear span warehouse. Located on transit stop. Easy access to Hwy 99, I-5 & I-405.	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
 <p>I-5 Corporate Park 802 - 134th St. SW, Suite 100/120 Everett, WA</p>	6,250 (2,000)	\$0.60 \$1.30	TBD	24'	2 DH 1 GL	Near retail services and park 'n ride. Quality finish and cascade views. Excellent parking (3/1,000 SF)	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>FOR SALE Pacific Glass Building 12333 Evergreen Drive Mukilteo, WA</p>	6,200 (1,200)	-	-	18'	3 GL	Zoned: LI. Large paved yard. 5,000 SF insulated warehouse with air conditioned office. Security system in place. Clear span warehouse. 3-phase power.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
FOR SALE - \$1,250,000							
 <p>Galco Industrial Center 720 - 132nd St. SW Everett, WA</p>	5,860 Suite 205: 3,014 Suite 204: 2,846	\$0.50, blended	\$0.15	15'	1 GL	Three suites available individually or combined. 450 - 900 SF of office. HVAC throughout warehouse. 3-phase (480/277/225 amps). Immediate access to I-5 at 128th Street SW.	Arie Salomon (425) 586-5636 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Harbour Pointe Business Park 12407 Mukilteo Speedway, Bldg. B Lynnwood, WA</p>	3,920 (1,100)	\$3,300/mo.	TBD	20'	DH GL	Attractive concrete tilt-up. Easy truck maneuvering and ample parking. Fully sprinklered. Air-conditioned office. High bay lighting—40 FC. 100 amps, 480-volt, 3-phase power.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483

Land

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Property Name & Address	Size	Price	Zoning	Comments	Broker
Mountain River Lodge 3003 Cabin Creek Rd. Easton, WA	Lodge w/ 51 Acres	\$3,950,000 \$1,000,000 Price Reduction!	-	\$1,000,000 PRICE REDUCTION! Magnificent 12,500 SF timber lodge on 51 level acres with private Yakima River frontage. 9 guest rooms, conference rooms, commercial kitchen, dining hall and spacious decks. Great for corporate, church or group retreats. 1 hour east of Seattle and minutes from I-90. Bank owned and fully furnished. MAKE AN OFFER!	Bob Bencze (206) 332-1472 John Werdel (206) 332-1488
Highway 2 Commercial Site 339th Ave. SE & Hwy 2 Sultan, WA	28.17 Acres	\$2,245,566	HOD	Multiple parcels available for 28 acres. Great opportunity for retail development. Hard corner is occupied by McDonalds and Shell gas station. Site is level and cleared. (Zoned HOD - Highway Oriented Development).	Darrell Okada (425) 586-5623 Barry Kelly (425) 586-5625
152nd Avenue NE Marysville, WA	24 Acres	\$3,975,000	GC	Divisible. Rectangular, flat and level. 775' of frontage on 152nd Street NE. Ability to buy into regional storm-water detention facility. Ready to develop.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
FOR SALE 21902 76th Dr. SE Woodinville, WA	17.66 Acres	\$8.00 PSF	-	Fruhling Sand & Topsoil Five parcels covering 17.66 Acres. Zoning: Light/Heavy Industrial. Rail service adjacent to property. Utilities: Sewer, water and electricity. Filled and compacted. Fill and grade plans and permit. Access via Maltby Interchange SR 522.	Gordon Fouts (425) 586-5617 Dick Paylor (425) 586 5624
FOR LEASE 46501 SE North Bend Way North Bend, WA	~9.00 Acres	\$0.05 PSF/mo.	EP2	Adjacent to Truck Town. I-90 visibility. Easy access to Highway 90 and Highway 18.	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
FOR SALE AND/OR LEASE Center 44 82xx - 44th Ave. W Mukilteo, WA	6.78 Acres	Negotiable	PI	Entire site for BTS lease. \$0.65 PSF warehouse. \$1.35 PSF office. SEPA approved for up to 115,000 SF building. Possible to divide site.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
13518 Bothell-Everett Hwy. Mill Creek, WA	~6.73 Acres	Reduced to \$2,950,000	CB	Three tax parcels sold together. Located just north of the Mill Creek Town Center on Bothell-Everett Highway. Excellent access and visibility - next to Gateway Shopping Center (Safeway). Best suited as mixed use site - retail up front - combo uses behind. CB zoning. Will consider selling smaller lot at rear of property.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
Nordick Manufacturing 16225 Woodinville-Redmond Rd. Woodinville, WA	5.26 Acres	\$4,995,000	I	Site is primed for redevelopment & the future growth of this market into "Napa Valley" north! 3 tax lots. Real estate taxes are \$17,210. Phase I environmental completed. Located in heart of Woodinville winery colony. Adjacent to 30 acre city park. Zoned manufacturing.	Gordon Fouts (425) 586-5617

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Property Name & Address	Size	Price	Zoning	Comments	Broker
Sun Plaza 10825 Evergreen Way Everett, WA	4.19 Acres	\$5,900,000 (\$32.33 PSF)	C-1	Great corner and frontage on Highway 99. Will BTS up to 40,000 - 60,000 SF building. Will divide into smaller parcels. Zoned for office, retail, hotel, auto sales and service. Close to Everett Mall, Walmart, Auto Row and many other amenities.	Chris O'Connor (425) 586 5640 Bob Bencze (206) 332-1472
43909 SE Tanner Rd. North Bend, WA	4 Acres	\$6,500, NNN	EP1	Approximately 4 acres near truck town. Graded and fenced yard storage. 2,400 SF shop/warehouse. Access to I-90 and Hwy 18.	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
Mill Creek - Business Park Land 17010 Bothell Everett Hwy Mill Creek, WA	2.72 Developable Acres	\$1,652,841	BP	Highly visible BP zoned site just south of central Mill Creek. Sewer available. Lots of frontage on Bothell-Everett Hwy.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
FOR LEASE AND/OR SALE U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA	2.36 Acres	\$1,950,000	LI	2.36 acres (102,902 SF). 5,000 SF building. Drive-in loading and level/fenced storage yard. Excellent visibility from Hwy 522 with traffic count of 45,000 VPD. Lease rates: yard at \$0.10 PSF/month, NNN, office/warehouse at \$0.50 PSF/month, NNN. \$12,500/month.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
Mill Creek - Business Park Land 16824 Bothell Everett Hwy Mill Creek, WA	2.26 Developable Acres	\$1,176,424	BP	BP site located immediately south of the Mill Creek Commons Office Building. All utilities available. Primary uses include warehouse, daycare and wholesale services.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
Serene Plaza Site 14501 Hwy 99 Lynnwood, WA	2.17 Acres	\$2,750,000	GC	Planned and formerly permitted for multi-story commercial building and apartment buildings. Improvements include utility installation, lighting and paved parking areas. Site fronts Hwy 99 on the west and faces SR 525 on the east.	Wyk Parker (206) 332-1484 Jeff Tillman (206) 332-1473
10209 23rd Ave W Everett, WA	1.38 Acres	\$289,000	M-M	PRICE REDUCED: Only \$4.81 PSF! ~1.38 acre level Business Park site available just east of Paine Field. Rectangular lot, level, partially cleared and ready for development. DNS to SEPA application achieved in 2005 for ~16,000 SF industrial building. Yard storage allowed.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
Edmonds Development Site 23601 Edmonds Way Edmonds, WA	26,136 SF	\$1,778,000	BC-EW	Located on the SW corner of Edmonds Way and 236th Street SW. Seller will consider providing financing or a long-term ground lease.	Bob Swain (425) 586-5622 John Vernon (425) 586-5638 Tamir Ohayon (425) 586-5627



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Available Property Summary – January 2012

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Property Name & Address	Size	Price	Zoning	Comments	Broker
<u>FOR SALE</u> 18305 & 18315 98th Ave. Bothell, WA	24,640 SF	\$895,000	DN	2 parcel lots. Site improvements include 1,560 SF duplex and 962 SF office building.	Bob Bencze (206) 332-1432 Morgan Burbridge (206) 332-1491