
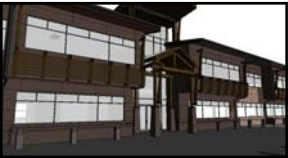






Eastside/Northend Office

Bellevue Office
 11235 SE 6th Street Suite 130
 Bellevue WA 98004
 tel 425 586 5600 | fax 425 455 9138

Seattle Office
 1420 Fifth Avenue Suite 2670
 Seattle WA 98101
 tel 206 332 1466 | fax 206 332 1499

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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>	2,617 - 61,988	\$10.00 - \$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, open areas and assembly space. All available space on mezzanine level. Fiber available! Dead storage/assembly (10,000 - 25,000 SF) is also possible at \$0.40 - \$0.85 PSF.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>University Heights Office Center 10812 & 10816 NE 185th St. Bothell, WA</p>	~58,000 Bldg 1: ~32,000 Bldg 2: ~26,000	TBD	TBD	Located adjacent to UW Bothell and Cascadia Community College in downtown Bothell. Easy I-405 and SR-522 access in addition to great transit service. Walking distance to downtown Bothell restaurants and amenities. Class 'A' construction. Building 1 is on two levels over two levels of covered parking. Building 2 is on three levels over two levels of covered parking. Owner will also consider selling site with plans/approvals.	Dick Paylor (425) 586-5624
 <p>200 Building 200 - 112th Ave. NE Bellevue, WA</p>	30,150 Suite 300: 25,487 Suite 205: 4,663	\$28.00 Full Service	-	Downtown Bellevue location. Excellent I-405 freeway access, signage and visibility. Available signage - monument and exterior building signage. Parking ratio of 3.36/1,000 SF. Full floor opportunity.	John Werdel (425) 586-5633 Morgan Burbridge (206) 332-1491
 <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p>	7,623 - 15,246	\$11.00 - \$16.00	\$2.50	Retail/office/service space. Each floor is 7,623 SF. Upper level ideal for mostly open office or showroom area. Lower level is ideal for storage or service area. Parking on both levels. Each has at-grade access. Building and monument signage is available. Great value for retail/office space at the primary west entry to Alderwood Mall.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Lynnwood Financial Center II 19031 - 33rd Ave. W Lynnwood, WA</p>	1,500 - 10,964	\$14.00	\$5.40	Space is divisible, please call for details. Ample parking. Close to Alderwood Mall and many amenities.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>FOR SUBLEASE Alderwood Business Center 3500 - 188th SW Lynnwood, WA</p>	8,654	Call for info.	TBD	SUBLEASE THRU AUGUST 31, 2012! Top floor with decks. Can be demised. New tenant improvements and great views. Available now. Internal shower. Well below market rents.	Morgan Burbridge (206) 332-1491

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Property Name & Address	Available SF	Rate/SF	NNN/SF	Comments	Broker
 <p>Yuhl Building 12828 Northup Way, Suite 100 Bellevue, WA</p>	<p>7,596</p> <p>Suite 100: 4,067 Suite 110: 1,692 Suite 200: 1,033 Suite 120: 804</p>	<p>\$20.00 - \$22.00 Gross</p>	-	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>Puget Square Business Park 12811 - 8th Ave. W Everett, WA</p>	700-5,000	\$11.00	TBD	Location on I-5 corridor. Signage opportunity on 128th St. SW.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Corbett Building 13024 Beverly Park Rd. Mukilteo, WA</p>	<p>4,900</p> <p>Suite 202: 1,863 Suite 103: 1,769 Suite 101: 1,268</p>	\$13.75	\$6.26	High image building with atrium-style lobby. Large windows for maximum natural light. NNN expenses exclude janitorial costs.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>Tightline Building 20508 - 56th Ave. W Lynnwood, WA</p>	4,608	\$13.95 Semi-gross	-	Office space is highly improved with several private offices. HVAC system and T1 communication lines. Fenced yard area for additional parking of vans or trucks. Aggressive rental rate. Will do shorter or longer term leases.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>CimWorks Building 11415 NE 128th St., Suite 10 Kirkland, WA</p>	4,286	\$16.50	\$7.24	AVAILABLE NOW! Former medical imaging space. Extensive build-out. 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.	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
 <p>Kaufman Building 18920 Bothell Way NE Bothell, WA</p>	1,136-3,500	\$18.00 - \$20.00	\$8.34	<u>Suite 102</u> : Former physical therapy space located adjacent to Kaufman Chiropractic Clinic. Perfect location for physical therapy or other medical uses. Possible shared space. <u>Suite 206</u> : Open space available April 1, 2010.	John Rochford (425) 586-5635

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Property Name & Address	Available SF	Rate/SF	NNN/SF	Comments	Broker
 <p>Westford Building 3631 Hoyt Ave. Everett, WA</p>	~3,500	\$12.00	TBD	Private office and open area. Space can be demised to 700 - 800 SF.	John Rochford (425) 586-5635 Tyler Springer (425) 586-5642
 <p>Dibble Engineers Building 1029 Market St. Kirkland, WA</p>	1,000-2,000	\$20.00	-	Short term lease available. Building conference room available. Four free parking stalls. Excellent west of market Kirkland location. Walking distance to many amenities.	John Werdel (425) 586-5633
 <p>FOR SUBLEASE Oakridge Business Park 17935 NE 65th Street, Suite A Redmond, WA</p>	1,917	\$15.00	TBD	SUBLEASE THRU DECEMBER 31, 2010! Space available immediately. Longer term available with Landlord.	Paul FERENCE (425) 586-5608
 <p>CimWorks Building 11415 NE 128th St., Suite 40 Kirkland, WA</p>	1,548	\$16.50	\$7.24	AVAILABLE NOW! Open space plan. 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.	John Rochford (425) 586-5635 Steve Balkman (425) 586-5606
 <p>Inglewood Professional Center 7315 NE 141st St. Bothell, WA</p>	1,500	Negotiable	\$9.00	Located on the cusp of Bothell, Kirkland and Kenmore. Rare opportunity - first vacancy in over 15 years. Currently built out as dental office with four operatories. Abundant parking and neighborhood amenities. Professional center with medical/dental related tenants.	John Werdel (425) 586-5633
 <p>Empire Industrial Park 12320 Hwy 99, Bldg. E Suites 125-126 Everett, WA</p>	1,371	\$12.00	TBD	Office suite near Paine Field on Highway 99.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

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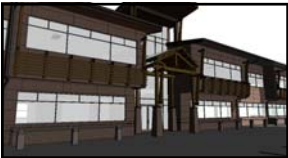


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Property Name & Address	Available SF	Rate/SF	NNN/SF	Comments	Broker
 <p>CLS Building 4720 - 200th St. SW Lynnwood, WA</p>	1,227	\$16.50 Full Service	-	Build-out office. Plenty of parking and located next to park and ride.	Tyler Springer (425) 586-5642 John Rochford (425) 586-5635




Eastside/Northend Retail

Property Name & Address	Size (SF)	Rate/SF	NNN/SF	Comments	Broker
 <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p>	7,623 - 15,246	\$14.00 - \$16.00	\$2.50	Retail/office space. Each floor is 7,623 SF. Upper level ideal for mostly open office or showroom area. Lower level is ideal for storage or service area. Parking on both levels. Each has at-grade access. There is a freight elevator and 3-phase power. Building and monument signage is available. Great value for retail/office space at the primary west entry to Alderwood Mall.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Landmark Building III 4100 Alderwood Mall Blvd. Lynnwood, WA</p>	1,875 - 9,375	\$16.00—\$18.00	\$4.40	Potential signage opportunity on Alderwood Blvd. Over-abundance 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>North Creek Center 18002 Bothell-Everett Highway Bothell, WA</p>	6,247 1,500 1,500	\$12.00 \$16.00 \$16.00	\$2.64	AVAILABLE NOW! Zoned LI. High visibility space. Great parking and access.	John Rochford (425) 586-5635
 <p>Hossman Building 278 Central Way Kirkland, WA</p>	3,900	\$28.00	\$4.75	AVAILABLE SEPT. 1, 2010! Bank branch build-out with 11 parking stalls at no charge. Prominent CBD corner location - 22,000 cars per day. Additional 2,000 SF retail space available.	Dick Paylor (425) 586-5624
 <p>Puget Square Business Park 12811 - 8th Ave. W Everett, WA</p>	1,000-2,916	\$15.00	TBD	Location on I-5 corridor. Signage opportunity on 128th St. SW.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Gateway Plaza 11801 NE 160th St. Bothell, WA</p>	1,768	\$15.00	TBD	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	Barry Kelly (425) 586-5625 Steve Balkman (425) 586-5606







Eastside/Northend Investment Opportunities

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 to be sold together. Near intersection of 68th & Bothell Way. Both properties are currently leased.	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 Tyler Springer (425) 586-5642 Arie Salomon (425) 586-5636
 <p>Nissan of the Eastside 11815 NE 8th St. Bellevue, WA</p>	76,389	\$12,900,000 (7.1 CAP)	New construction in 2005. Strong tenant guarantee. Absolute net lease (tenant pays all expenses including roof, walls and foundations) . 10-year lease with extensions. Considered top store in Washington state. 50-yard line location within Bellevue auto row. Structure built for future 3rd floor parking lot.	Chris O'Connor (425) 586-5640
 <p>University Heights Office Center 10812 & 10816 NE 185th St. Bothell, WA</p>	~58,000 Bldg 1: ~32,000 Bldg 2: ~26,000	\$350 PSF (completed shell)	Located adjacent to UW Bothell and Cascadia Community College in downtown Bothell. Easy I-405 and SR-522 access in addition to great transit service. Walking distance to downtown Bothell restaurants and amenities. Class 'A' construction. Building 1 is on two levels over two levels of covered parking. Building 2 is on three levels over two levels of covered parking. Owner will also consider selling the site with plans/approvals.	Dick Paylor (425) 586-5624
 <p>1166 Village Way Monroe, WA</p>	12,745 (1,525)	\$1,150,000	6,325 SF (1,525 SF office) available for lease at \$0.40 PSF warehouse and \$0.95 PSF office. Excellent owner/user opportunity. Grade level loading. 22' clear height. 1,525 SF of office.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>Tightline Building 20508 - 56th Ave. W Lynnwood, WA</p>	11,678 (8,816/2,862)	\$2,150,000	Investor or owner/user purchase. Users have the ability to expand with the building as existing leases approach expiration. Wood frame construction. Built in 1993. 15 parking stalls in front, free street parking and fenced area in rear. 400 amps, 480 volt 3-phase power in warehouse. Proforma cap rate of 7.2%. 5,336 SF available for owner use.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642






Eastside/Northend Investment Opportunities, cont.

	Property Name & Address	Size (SF)	Sale Price	Comments	Broker
	<p>9215 - 151st Ave. NE Redmond, WA</p>	<p>9,299 (7,869/1,430)</p>	<p>\$1,325,000</p>	<p>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.</p>	<p>Steve Balkman (425) 586-5606 John Rochford (425) 586-5635</p>
	<p>FOR SALE OR LEASE U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA</p>	<p>5,000 (2,000)</p>	<p>\$1,950,000</p>	<p>2.38 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.</p>	<p>Steve Balkman (425) 586-5606 John Rochford (425) 586-5635</p>
	<p>I-90 Marine Center 720 - 1st Ave. NE Issaquah, WA</p>	<p>~4,337</p>	<p>\$1,500,000</p>	<p>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 five years to John Deere Landscapes. Call for details.</p>	<p>Steve Balkman (425) 586-5606 John Rochford (425) 586-5635</p>






Eastside Industrial

Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>FOR SALE Monroe Gateway 14561 Fryelands Blvd. SE Monroe, WA</p>	17,624 (2112)	-	-	22'	1 GL	Spaces for sale individually or together. 6,215 SF (998 SF mezz.) & 11, 409 SF (1,114 SF office/1,114 SF mezz.). Zoned LI. Great access to SR 522 & Hwy 2.	Chris O'Connor (425) 586-5640 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
FOR SALE: \$125.00 PSF							
 <p>FOR SUBLEASE Monroe Gateway 14512 - 167th Ave., Bldg. C Monroe, WA</p>	11,689 (8,707/2,982)	\$0.64	\$0.08	22'	1 DH 1 GL	SUBLEASE THRU JULY 31, 2012! Available immediately. Two levels of office space. Sprinkler system	Chris O'Connor (425) 586-5640
 <p>Seattle Water Sports 6820 NE 175th St. Kenmore, WA</p>	11,200 (Plus 2 storage structures)	\$0.60 - \$0.65 Blended	TBD	14'	GL	Available on short notice. Main building is clear span and currently provides service showroom and mezzanine office. Two semi-enclosed storage sheds (~4,000 SF @ \$0.20 PSF) and fenced yard with opportunity for signage visible to Bothell Way.	John Rochford (425) 586-5635 Darrell Okada (425) 586-5623
 <p>NRJ Building 14124 NE 186th St. Woodinville, WA</p>	10,625 (8,125/2,050)	\$0.60 \$1.20	\$0.19	20'-24'	DH GL	AVAILABLE NOW! Clear span warehouse. Includes 450 SF mezzanine storage. Sprinklered. Entire building can be made available (21,250 SF).	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>11805 NE 116th St. Kirkland, WA</p>	10,385 (7,235/3,150)	\$0.70 \$1.25	TBD	18'-20'	5 GL	AVAILABLE NOW! Standalone warehouse on large lot. Fenced, paved outside storage area. Easy access to I-405.	John Rochford (425) 586-5635 Chris O'Connor (425) 586-5640
 <p>FOR LEASE AND/OR SALE 1166 Village Way Monroe, WA</p>	6,325 (1,525)	\$0.40 \$0.95	TBD	22'	-	Lease with purchase option available. Zoned LI. Possible yard area. Mixed use neighborhood.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
ENTIRE BUILDING (12,745 SF) FOR SALE \$1,150,000 (\$90.23 PSF)							







Eastside Industrial, cont.

Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>Issaquah Glass 1430 NW Mall St. Issaquah, WA</p>	5,216 (1,492)	\$5,216.00/ month	\$0.24	16'	1 GL	AVAILABLE NOW! Additional 2,226 SF of upstairs office available. Prime Issaquah location. Flexible retail/office/industrial zoning. Owner willing to demolish some office.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
 <p>FOR SALE OR LEASE U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA</p>	5,000 (2,000)	\$12,500.00/ month	TBD	-	GL	Drive-in loading and level/fenced storage yard. Excellent visibility from Hwy 522 with traffic count of 45,000 VPD. Yard at \$0.10 PSF/month, NNN.	Steve Balkman (425) 586-5606 John Rochford (425) 586-5635
FOR SALE: \$1,950,000							
 <p>Telemark Buildings 19717-19731 144th Ave. NE Woodinville, WA</p>	1,200-3,600	\$0.65 - \$0.85	\$0.205	16'-18'	GL	AVAILABLE NOW! Automotive use okay. Lots of power.	John Rochford (425) 586-5635
 <p>Totem Place 13209 NE 126th Pl., Bldg. D Suite 440 Kirkland, WA</p>	1,688 (1,388/100)	\$0.75 Blended	\$0.25	14'-16'	1 GL	AVAILABLE NOW! Ideal for automotive user. Generous parking. Located in unincorporated King County, Totem Lake area.	Steve Balkman (425) 586-5606
 <p>Moss Bay Commerce Center 719 Kirkland Ave. Kirkland, WA</p>	1,416 (1,016/400)	\$0.85 Blended	\$0.31	14'	GL	Space has 3-phase power, one restroom and a small office.	Steve Balkman (425) 586-5606

Northend Industrial

Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p><u>FOR SALE AND/OR LEASE</u> Everett Corporate Park 6005 - 36th Ave. W Everett, WA</p>	50,000 - 200,000	\$0.65 \$1.35	TBD	24'	DH GL	New business park with multi-tenant design. Concrete tilt-up construction. Four building complex located in Seaway Corporate Center. BTS.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p><u>FOR LEASE AND/OR SALE</u> Everett Technical Park IV 13xx - 75th St. SW Everett, WA</p>	15,000 - 75,000 (150,000)	\$0.65 \$1.35	TBD	24'+	DH GL	Site graded/level and ready to build. M1 zoning. Two blocks east of Boeing 747 facility. Easy access to I-5 and SR-526. Exceptional views.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Everett Airport Center 2610 W. Casino Rd. Everett, WA</p>	24,500 - 63,643 (45,399/18,244)	\$0.55 \$1.10 - \$1.20	TBD	24'	7 DH 6 GL	East portion of building is available. Lots of fenced yard area is also available (\$0.20 PSF) - this is hard to find around Paine Field. Heavy power. ~8,497 SF of office space is located on the mezzanine level.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p><u>FOR LEASE AND/OR SALE</u> Sound View Center @ Seaway 5901 - 23rd Dr. W, Bldg. A Everett, WA</p>	51,375 20,975 10,900 6,500	\$0.65 \$1.35	TBD	24'	DH GL	<u>AVAILABLE NOW!</u> ~50,000 SF high image industrial building. ALSO FOR SALE - \$135 PSF SHELL (2+ BAYS) & \$140 PSF (SINGLE BAY) \$140 PSF FOR CORNER SUITES.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Cyrus Way Industrial Center 12313 Cyrus Way Mukilteo, WA</p>	45,473	\$0.65 \$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><u>Photo Not Available</u> 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 Goodrich facility at Paine Field. Heavy power.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

Northend Industrial, cont.







Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>75th Street Center 1515 - 75th St. SW, Suite 500 Everett, WA</p>	23,906	\$0.65 Blended	\$0.10	24'	GL	65% improved. Heavy 3-phase power. Parking ratio of 2.62/1,000 SF.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Airport Business Center 11323 - 30th Ave. W Everett, WA</p>	10,550 - 22,100	\$0.55 - \$0.60	~\$0.15	12'	GL DH	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. Fully sprinklered. 3-phase power and fiber in place. Warehouse space includes 3 new offices.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Cascade Coffee Building 1525 - 75th St. SW Everett, WA</p>	10,000 - 21,000	\$0.45	\$0.13	24'	GL	AVAILABLE NOW! Short lease term available. High density lighting. Fully sprinklered. Heavy power. Oversized GL loading door. Excellent short term storage solution.	Chris O'Connor (425) 586-5640 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Airport Business Center 11323 - 30th Ave. W Everett, WA</p>	<i>Assembly or Storage:</i> 3,700 - 20,000 (MEZZANINE LEVEL)	\$0.45 - \$1.00	~\$0.15	12'	-	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. Fully sprinklered. 3-phase power and fiber in place. Warehouse space includes 3 new offices.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>80th Street Business Park 1111 - 80th St. SW, Suite 250 Everett, WA</p>	14,674 (8,368/4,531)	\$0.60 \$1.25	\$0.15	22'	4 DH 1 GL	AVAILABLE NOW! 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>Galco Industrial Center 720 - 132nd St. SW Everett, WA</p>	12,888 Suite 205: 3,014 Suite 204: 2,846 Suite 206/207: 7,028	\$0.58 - \$0.60 Blended	\$0.19	15'	DH 1 GL	Four 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

Northend Industrial, cont.




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Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>Empire Industrial Park 12428 Hwy 99, Bldg. A Everett, WA</p>	<p>14,000</p> <p>Suite 69/71: 6,000 Suite 86: 2,000 Suite 73: 2,000 Suite 68: 2,000 Suite 84: 2,000</p>	<p>\$0.58, blended</p>	\$0.23	18'	5 GL	Building A currently has four 2,000 SF spaces and one 6,000 SF industrial space for lease. Small office in each with grade level loading and heavy power. Ideal incubator type units. 6,000 SF space ready for occupancy. Smaller units available with 30 days notice.	<p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p>
 <p>80th Street Business Park 1111 - 80th St. SW, Suite 220 Everett, WA</p>	<p>11,585 (10,180/1,405)</p>	<p>\$0.60 \$1.25</p>	\$0.15	22'	2 DH 2 GL	AVAILABLE NOW! Heated and insulated warehouse. Heavy 480-volt 3-phase power. Air conditioned office with view. Abundant parking. Located 0.5 mile from Boeing.	<p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p>
 <p>Sound View Center @ Seaway 5801 - 23rd Dr. W, Bldg. B Everett, WA</p>	<p>9,966</p>	<p>\$0.65 \$1.35</p>	TBD	24'	4 DH 1 GL	AVAILABLE NOW! 9,966 SF left for lease in North building. BTS office. New high image industrial building in Seaway Corporate Park.	<p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p>
 <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p>	<p>7,623</p>	<p>\$0.70 - \$0.90</p>	\$0.4375	9'-10'	GL	Lower level. Office area and freight elevator to service main level that fronts on 33rd Avenue W. Gas space heaters. This also has service room area with plumbing. Excellent warehouse for local tenants, service facility or office or showroom.	<p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p>
 <p>Seaway Corporate Park 6600 Merrill Creek Parkway, Bldg. B Everett, WA</p>	<p>6,125 (1,600)</p>	<p>\$0.60 \$1.25</p>	TBD	24'	2 DH 1 GL	Fully sprinklered. Quality concrete and glass tilt-up construction. Highly visible corner of Seaway Corporate Park. Easy access off Hwy 526.	<p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p>
 <p>Empire Industrial Park 12432 Hwy 99, Bldg. B Everett, WA</p>	<p>4,500</p> <p>Suite 51: 1,500 Suite 63/64: 3,000</p>	<p>\$0.58</p>	\$0.23	18'	2 GL	Building B has one 3,000 SF (\$0.40 PSF) space and one 1,500 SF industrial space for lease. Heavy power and grade loading located near Paine Field on Highway 99 in south Everett.	<p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p>

Northend Industrial, cont.

Property Name & Address	Available SF (whse/ofc)	Rate/SF (whse/ofc)	NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p>Harbour Pointe Business Park 12407 Mukilteo Speedway, Bldg. B Suite B-250 Lynnwood, WA</p>	3,610 (2,485/1,125)	\$3,200/mo.	TBD	20'	GL	Attractive concrete-tilt construction. Easy truck maneuvering and ample parking. Fully sprinklered. Air-conditioned office. 3-phase power.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
 <p>Empire Industrial Park 12320 Hwy 99, Bldg. E Suite 93 Everett, WA</p>	2,000	\$0.58	TBD	18'	1 GL	Building E currently has one 2,000 SF industrial space for lease. Small office in each with grade level loading and heavy power. Available now.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Tightline Building 20508 - 56th Ave. W Lynnwood, WA</p>	728	\$0.60	\$0.17	10'	2 GL	Clean smaller space warehouse with 2 GL doors. Heating and shelving.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

Land

Property Name & Address	Size	Price	Zoning	Comments	Broker
FOR LEASE 46501 SE North Bend Way North Bend, WA	~11.00 Acres	\$0.05 PSF/mo.	RB-SO	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	\$4,700,000	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.	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 \$16,910. Phase I environmental completed. Located in heart of Woodinville winery colony. Adjacent to 30 acre city park.	Gordon Fouts (425) 586-5617
FOR SALE AND/OR LEASE Everett Technical Park 13xx - 75th St. SW Everett, WA	~4.5 Acres	Negotiable	M-1	Site graded/level and ready to build. BTS space at \$0.65 PSF for warehouse and \$1.35 PSF for office. M1 zoning. Two blocks east of Boeing 747 facility. Easy access to I-5 and SR-526. Exceptional views.	Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483
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
Courter Property 12xxx NE 180th St. Bothell, WA	4.06 Acres	\$4,750,000	R-AC OP CB LI MVSO	Ready for development with multiple allowed uses including retail and auto sales. Great exposure on SR-522 adjacent to Home Depot and Staples. Owner will consider ground lease or BTS. Will consider short-term ground lease.	Dick Paylor (425) 586-5624
Seaway Center (Lot 3B-1) 60xx - 23rd Dr. W Everett, WA	~1.89 Developable Acres	\$789,000	M-1	Rare small lot available in Seaway Center. Located between Norpro and the new vigilant office building. Water loop in place. Partial connection to storm water runoff system. Ideal for owner/user.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642

Land, cont.

Property Name & Address	Size	Price	Zoning	Comments	Broker
<u>FOR LEASE AND/OR SALE</u> General Commercial Site 9515 State Ave. Marysville, WA	~1.24 Acres	\$1,150,000	GC	General commercial site near K-Mart and Fred Meyer. C-store improvements onsite with large vacant area. All utilities. Lots of site signage and frontage on State Ave.	Darrell Okada (425) 586-5623
University Heights 10812 & 10816 NE 185th St. Bothell, WA	~74,000 SF	\$2,750,000	GDC	<u>MAJOR PRICE REDUCTION!</u> Great opportunity for student housing project and/or mixed use with recent zoning change. No specific density limit with 45' height limit. Price also includes plans for two proposed office buildings of 32,000 GRA and 26,000 GRA. SEPA/ environmental review and traffic analysis complete. Seller will consider BTS proposals, possible sale of a portion of the property and possible seller financing. Great location adjacent to expanding UW Bothell and Cascadia Community College campus. Easy access to I-405, SR-522 and transit services.	Dick Paylor (425) 586-5624