
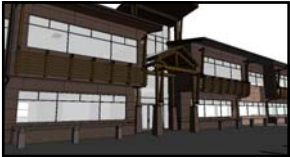






Eastside/Northend Office

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

www.nai-psp.com







| Property Name & Address | Available SF | Rate/SF | NNN/SF | Comments | Broker |
|--|---|-------------------------|---------|---|---|
|  <p>Airports 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, classrooms, 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. Professional culinary kitchen equipment also available for use. | 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: 7,500 - 25,487 Suite 240: 4,663 | \$28.00 Full Service | - | Divisible. Downtown Bellevue location. Excellent I-405 freeway access, signage and visibility. Available signage - monument and exterior building signage. Parking ratio of 3.6/1,000 SF. Zoned DNTN-OLB. Full floor opportunity. | John Werdel (425) 586-5633 Morgan Burbridge (206) 332-1491 |
|  <p>Everett Airport Center 2610 W Casino Rd. Everett, WA</p> | 3,000 - 17,936 Main Floor: 9,747 Mezz. Level: 8,189 | \$12.00 - \$15.00 | \$1.50 | Currently all open office area with new ceiling and lighting. Negotiable TI allowance for the addition of private office, conference room and other features. Abundant free parking. Only minutes to Boeing and I-5. Everett Airport Center has just been given a great makeover. Warehouse space is also available. Fiber is available. | Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642 |
|  <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p> | 7,623 - 15,246 | \$14.00 | \$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>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 |

Eastside/Northend Office, cont.

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| Property Name & Address | Available SF | Rate/SF | NNN/SF | Comments | Broker |
|--|--|--------------------------|--------|--|---|
|  <p>Yuhl Building 12828 Northup Way Bellevue, WA</p> | <p>6,563</p> <p>Suite 100: 4,067 Suite 110: 1,692 Suite 120: 804</p> | <p>\$18.00 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 | \$5.25 | Location on I-5 corridor. Signage opportunity on 128th St. SW. Economical office space close to all services. | Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642 |
|  <p>Lynnwood Financial Center II 19031 - 33rd Ave. W Lynnwood, WA</p> | <p>Suite 100: 4,994 Suite 203: 1,941 Suite 211: 1,600</p> | \$14.00 | \$5.83 | Suite 100 divisible to 2,451 SF. Please call for details. Ample parking. Close to Alderwood Mall and many amenities. Storage space is available as well (602-1,861 SF) | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  <p>CimWorks Building 11415 NE 128th St., Suite 10 Kirkland, WA</p> | <p>Suite 10: 4,286 Suite 40: 1,548</p> | \$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. <u>Suite 10:</u> Open space. <u>Suite 40:</u> Former medical imaging space. Extensive build-out. | 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. | John Rochford (425) 586-5635 |
|  <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 |

Eastside/Northend Office, cont.

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| Property Name & Address | Available SF | Rate/SF | NNN/SF | Comments | Broker |
|--|--------------|-----------------------|--------|--|---|
|  <p>Schnitzelbank Building 7330 NE Bothell Way Kenmore, WA</p> | 846 - 2,594 | \$13.00 - \$15.00 | \$3.40 | Second floor office space available. Parking ratio of 5.7/1,000 SF. Approximately 40,000 VPD traffic count. | John Rochford (425) 586-5635 Bob Swain (425) 586-5622 |
|  <p>PCA Building 2930 Richards Rd. Bellevue, WA</p> | 2,561 | \$14.00 | \$4.96 | Demisable to 780 SF and 1,781 SF. Abundant parking. Great traffic exposure. | Bob Swain (425) 586-5622 |
|  <p>Tightline Building 20508 - 56th Ave. W Lynnwood, WA</p> | 2,503 | \$12.00 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>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 St., Suite A Redmond, WA</p> | 1,917 | \$15.00 | - | SUBLEASE THRU DECEMBER 31, 2010! Office space available immediately. Longer term available with Landlord. | Paul Ference (425) 586-5608 |
|  <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 |

**Eastside/Northend
Office, cont.**







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| Property Name & Address | Available SF | Rate/SF | NNN/SF | Comments | Broker |
|--|--------------|-------------------------|--------|--|---|
|  <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 |
|  <p>Jensen Building 8275 - 166th Ave. NE Redmond, WA</p> | 1,351 | \$13.50 Full Service | - | Space can be divided to 674 SF and 677 SF. Rate does not include janitorial. | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  <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 |
|  <p>Silvermark Building 8060 - 165th Ave. NE Redmond, WA</p> | 684 | \$22.00 Full Service | - | Three work areas with private offices, each on glass. Efficient office. | Steve Balkman (425) 586-5606 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. 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>Hossman Building 278 Central Way Kirkland, WA</p> | 6,234 3,900 2,058 | \$20.00 - \$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>Kelsey Station Road 14650 N Kelsey St. Monroe, WA</p> | 4,497* 2,098 1,287 1,150 | \$22.00 | TBD | 21,452 SF shopping center with a parking ratio over 6/1,000 SF and high traffic counts (33,000 VPD). High visibility between Fred Meyer and Galaxy Theatre. *Divisible to 1,491 SF. | Barry Kelly (425) 586-5625 |
|  <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>North Creek Center 18002 Bothell-Everett Highway Bothell, WA</p> | 1,500 1,500 | \$16.00 \$16.00 | \$2.64 | Zoned LI. High visibility space. Great parking and access. | John Rochford (425) 586-5635 |

**Eastside/Northend
Retail, cont.**







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| Property Name & Address | Size (SF) | Rate/SF | NNN/SF | Comments | Broker |
|---|-----------|---------|--------|---|--|
|  <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 |
|--|---|--|--|--|--|
|  | Super Supplements/ Seattle Water Sports 6806 & 6820 NE 175th St. Kenmore, WA | 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 |
|  | Lincoln Way Center 2807 & 2810 Lincoln Way Lynnwood, WA | 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 |
|  | Nissan of the Eastside 11815 NE 8th St. Bellevue, WA | 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 |
|  | University Heights Office Center 10812 & 10816 NE 185th St. Bothell, WA | ~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 |
|  | Sound View Center @ Seaway 5801 - 23rd Dr. W, Bldg. B Everett, WA | 53,805 | \$7,800,000 | Located in the heart of the desirable Seaway Corporate Park of South Everett. Long-term leases with credit tenants. Generous truck maneuvering on north and south sides of building. 24' warehouse clear height. 110 parking stalls (2/1,000 SF parking ratio). Abundant power: 1,200 amps (3-phase). Good access to Hwy 526 & I-5. | Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483 |
|  | 1166 Village Way Monroe, WA | 12,745 (1,525) | \$1,150,000 (\$90.23 PSF) | 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 |

Sale Pending






Eastside/Northend Investment Opportunities, cont.

| Property Name & Address | Size (SF) | Sale Price | Comments | Broker |
|---|--------------------------------|-------------|---|---|
|  <p>Cedar King Lumber 9150 Willows Rd. NE Redmond, WA</p> | 11,952 | \$1,675,000 | Office, warehouse and covered lumber storage. Zoned MP (Manufacturing Park). 1.52 acres of land (66,257 SF). Owner/user, developer or investor opportunity. Fenced and secured yard. | John Werdel (425) 586-5633 Christian Mattson (425)586-5621 |
|  <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 |
|  <p>9215 - 151st Ave. NE Redmond, WA</p> | 9,299 (7,869/1,430) | \$1,325,000 | 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. | Steve Balkman (425) 586-5606 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 | \$1,950,000 | 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. | 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 |




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> | 16,510 (2,112) | - | - | 22' | 1 GL | 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. | Chris O'Connor (425) 586-5640 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642 |
| FOR SALE: \$133.00 PSF | | | | | | | |
|  <p>FOR SALE Cedar King Lumber 9150 Willows Rd. NE Redmond, WA</p> | 11,952 | - | - | - | - | Office, warehouse and covered lumber storage. 1.52 acres of land (66,257 SF). Owner/user, developer or investor opportunity. Fenced and secured yard. Zoned MP. | John Werdel (425) 586-5633 Christian Mattson (425)586-5621 |
| FOR SALE: \$1.675,000 | | | | | | | |
|  <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 <i>(Plus 2 storage structures)</i> | \$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 | 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 | 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 |






Eastside Industrial, cont.

| Property Name & Address | Available SF (whse/ofc) | Rate/SF (whse/ofc) | NNN/SF | Clear Height | Loading Doors | Comments | Broker |
|---|-------------------------------|-----------------------|---------|--------------|---------------|--|--|
| <i>Photo Not Available</i> STI Building 6709 - 176th Ave. NE Redmond, WA | 8,000 (5,300/2,700) | \$0.60 \$1.20 | \$0.25 | 14' | - | Very clean, well maintained building. Space can be altered to suit needs. | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  FOR LEASE AND/OR SALE 1166 Village Way Monroe, WA | 6,325 (1,525) | \$0.40 \$0.95 | TBD | 22' | - | Lease with purchase option available. Zoned LI. Possible yard area. Mixed use neighborhood. ENTIRE BUILDING (12,745 SF) FOR SALE \$1,150,000 (\$90.23 PSF) | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  Issaquah Glass 1430 NW Mall St. Issaquah, WA | 5,216 (1,492) | \$5,216.00/ month | \$0.24 | 16' | 1 GL | Additional 2,226 SF of upstairs office available. Prime Issaquah location. Flexible retail/office/industrial zoning. Owner willing to demolish some of-fice. | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  FOR SALE OR LEASE U Fix It Building 24115 Snohomish-Woodinville Rd. Woodinville, WA | 5,000 | \$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. FOR SALE: \$1,950,000 | Steve Balkman (425) 586-5606 John Rochford (425) 586-5635 |
|  Telemark Buildings 19717-19731 144th Ave. NE Woodinville, WA | 1,200-3,600 | \$0.65 - \$0.85 | \$0.205 | 16'-18' | GL | Automotive use okay. Lots of power. | John Rochford (425) 586-5635 |
|  Moss Bay Commerce Center 751 Kirkland Ave. Kirkland, WA | 2,566 (1,166/800) | \$0.90 Blended | \$0.31 | 14' | 1 GL 1 DH | Space has 3-phase power. Spacious office. Nice image. | Steve Balkman (425) 586-5606 |







Eastside Industrial, cont.

| | Property Name & Address | Available SF (whse/ofc) | Rate/SF (whse/ofc) | NNN/SF | Clear Height | Loading Doors | Comments | Broker |
|--|--|-----------------------------|-----------------------|--------|-----------------|------------------|--|---------------------------------|
|  | Totem Place 13209 NE 126th Pl., Bldg. A Suite 110 Kirkland, WA | 2,455 (1,855/600) | \$0.75 Blended | \$0.25 | 14' | 2 GL | Ideal for automotive user. Generous parking. Located in unincorporated King County, Totem Lake area. | Steve Balkman (425) 586-5606 |
|  | Totem Place 13209 NE 126th Pl., Bldg. D Suite 440 Kirkland, WA | 1,688 (1,388/100) | \$0.75 Blended | \$0.25 | 14'-16' | 1 GL | Ideal for automotive user. Generous parking. Located in unincorporated King County, Totem Lake area. | Steve Balkman (425) 586-5606 |
|  | Moss Bay Commerce Center 707 Kirkland Ave. Kirkland, WA | 662 (462/200) | \$0.97 Blended | \$0.31 | 14' | 1 GL | Space has 3-phase power. | 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>Everett Airport Center 2610 W. Casino Rd. Everett, WA</p> | <p>24,500 - 63,643 (45,399/18,244)</p> | <p>\$0.55 \$1.10 - \$1.20</p> | \$0.12 | 24' | 7 DH 6 GL | <p>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.</p> | <p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>Cyrus Way Industrial Center 12313 Cyrus Way Mukilteo, WA</p> | <p>45,473</p> | <p>\$0.65 \$1.35</p> | TBD | 22'-24' | 8 DH 2 GL | <p>Divisible to 5,775 SF. BTS office. New flex high image industrial building planned for Mukilteo.</p> | <p>Darrell Okada (425) 586-5623 Taylor Hoff (425) 586-5634 Tyler Springer (425) 586-5642</p> |
| <p><u>Photo Not Available</u></p> <p>Airport Business Center II 11327 - 30th Ave. W Everett, WA</p> | <p>8,000 - 40,000</p> | <p>\$0.65 \$1.35</p> | TBD | 30' | 8 DH 4 GL | <p>New class 'A' industrial building planned next to former Goodrich facility at Paine Field. Heavy power.</p> | <p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>80th Street Business Park 1111 - 80th St. SW Everett, WA</p> | <p>26,259 Suite 250: 14,674 (4,531) Suite 220: 11,585 (1,405)</p> | <p>\$0.60 \$1.25</p> | \$0.15 | 22' | 6 DH 3 GL | <p>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.</p> | <p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p> |
|  <p>Airport Business Center 11323 - 30th Ave. W Everett, WA</p> | <p>10,550 - 22,100</p> | <p>\$0.55 - \$0.60</p> | ~\$0.15 | 12' | GL DH | <p>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.</p> | <p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>Cascade Coffee Building 1525 - 75th St. SW Everett, WA</p> | <p>10,000 - 21,000</p> | <p>\$0.45</p> | \$0.13 | 24' | GL | <p>Short lease term available. High density lighting. Fully sprinklered. Heavy power. Oversized GL loading door. Excellent short term storage solution.</p> | <p>Chris O'Connor (425) 586-5640 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>Airport Business Center 11323 - 30th Ave. W Everett, WA</p> | <p>Assembly or Storage: 3,700 - 20,000 (MEZZANINE LEVEL)</p> | \$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. | <p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>FOR LEASE AND/OR SALE Sound View Center @ Seaway 5901 - 23rd Dr. W, Bldg. A Everett, WA</p> | <p>14,315* 10,948 6,528*</p> | <p>\$0.65 \$1.35</p> | \$0.15 | 24' | DH GL | <p>~50,000 SF high image industrial building. *Spaces can be combined to 20,843 SF.</p> <p>ALSO FOR SALE - \$125 PSF SHELL</p> | <p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p> |
|  <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> | \$0.58, blended | \$0.23 | 18' | 5 GL | <p>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> | <p>Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>Galco Industrial Center 720 - 132nd St. SW Everett, WA</p> | <p>12,888</p> <p>Suite 205: 3,014 Suite 204: 2,846 Suite 206/207: 7,028</p> | \$0.50 - \$0.55 Blended | \$0.19 | 15' | DH 1 GL | <p>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.</p> | <p>Arie Salomon (425) 586-5636 Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642</p> |
|  <p>Firstline Building 18825 - 33rd Ave. W Lynnwood, WA</p> | <p>7,623</p> | \$0.70 - \$0.90 | \$0.4375 | 9'-10' | GL | <p>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> | <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> | \$0.60 \$1.25 | TBD | 24' | 2 DH 1 GL | <p>Fully sprinklered. Quality concrete and glass tilt-up construction. Highly visible corner of Seaway Corporate Park. Easy access off Hwy 526.</p> | <p>Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483</p> |

**Northend
Industrial, cont.**

| Property Name & Address | Available SF (whse/ofc) | Rate/SF (whse/ofc) | NNN/SF | Clear Height | Loading Doors | Comments | Broker |
|--|---|-----------------------|--------|-----------------|------------------|--|---|
|  <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> | \$0.58 | \$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. | Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642 |
|  <p>Empire Industrial Park 12320 Hwy 99, Bldg. E Suite 93 Everett, WA</p> | <p>2,000</p> | \$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 |

Land

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

www.nai-psp.com

| Property Name & Address | Size | Price | Zoning | Comments | Broker |
|--|---------------------|------------------------------|--------------------------------|---|--|
| Highway 2 Commercial Site 339th Ave. SE & Hwy 2 Sultan, WA | 1 - 44 Acres | Negotiable | HOD | Multiple parcels available for 1 to 44 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 Tyler Springer (425) 586-5642 |
| <u>FOR LEASE</u> | ~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 |
| <u>FOR SALE AND/OR LEASE</u> | 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 |
| Center 44 82xx - 44th Ave. W Mukilteo, WA | ~6.73 Acres | Negotiable | 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 |
| 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 MVS0 | 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 |
| <u>BUILT-TO-SUIT FOR SALE AND/OR LEASE</u> | 3.9 Acres | Call for Info | - | Everett location close to Boeing/Paine Field. SEPA approved site. Developed by Panattoni. Up to 75,000 SF building. 24' clear height. | Richard Peterson (206) 332-1480 Chris Peterson (206) 332-1483 |

Land, cont.

| Property Name & Address | Size | Price | Zoning | Comments | Broker |
|---|-------------------------------|-------------|--------|--|---|
| 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 |
| FOR LEASE AND/OR SALE General Commercial Site 9515 State Ave. Marysville, WA | ~1.24 Acres | \$837,000 | 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. Parcel is priced as a redevelopment site. | Darrell Okada (425) 586-5623 |
| University Heights 10812 & 10816 NE 185th St. Bothell, WA | ~74,000 SF | \$2,750,000 | GDC | MAJOR PRICE REDUCTION! 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 |