

**USER SALE  
OR  
LEASE**

**40,000 SF BUILDING**  
OFFICE | ASSEMBLY | WAREHOUSE



Harbour Pointe • 11015 47th Avenue W | Mukilteo, WA

**Caleb Farnworth, CCIM**  
(425) 289-2235  
calebf@rosenharbottle.com

**RH** | ROSEN  
HARBOTTLE  
COMMERCIAL REAL ESTATE

Rosen Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
phone: (425) 454-3030 fax: (425) 454-6705 | [www.rosenharbottle.com](http://www.rosenharbottle.com)

**SALE PRICE:** \$7,550,000

**LEASE RATE (NNN):** \$1.35/SF Office  
\$0.70/SF Warehouse

**SQUARE FOOTAGE**

Office	12,309 SF (Second Floor)
Warehouse/Assembly	27,691 SF
<b>Total</b>	<b>40,000 SF</b>

**PROPERTY FEATURES:**

- Ample Parking (111 Parking Stalls)
- Ability to Expand Building by 12,000 SF
- Prestigious Harbour Pointe Area
- 2.8 Parking Stalls per 1,000 SF
- 24' Ceiling Height
- Grade-Level & Dock-High Loading
- 2,000 amps of 480/277v  
625 amps of 120/208

**OWNER/USER DETAILS:**

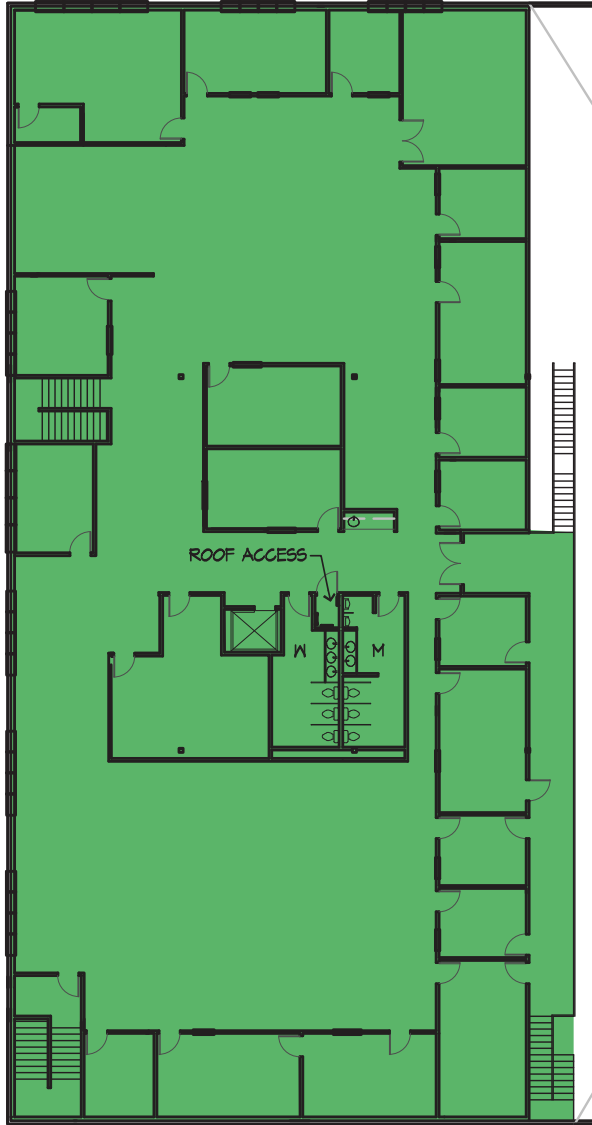
- 8.1% Return with Principal Pay Down Year One\*
- Monthly Mortgage Payment \$30,196\*
- Monthly Rent \$36,000\*

\*assumes 25% down payment, 5% interest, 30-year amortization & \$0.96/SF/Month Blended owner/user lease rate on 40,000 SF



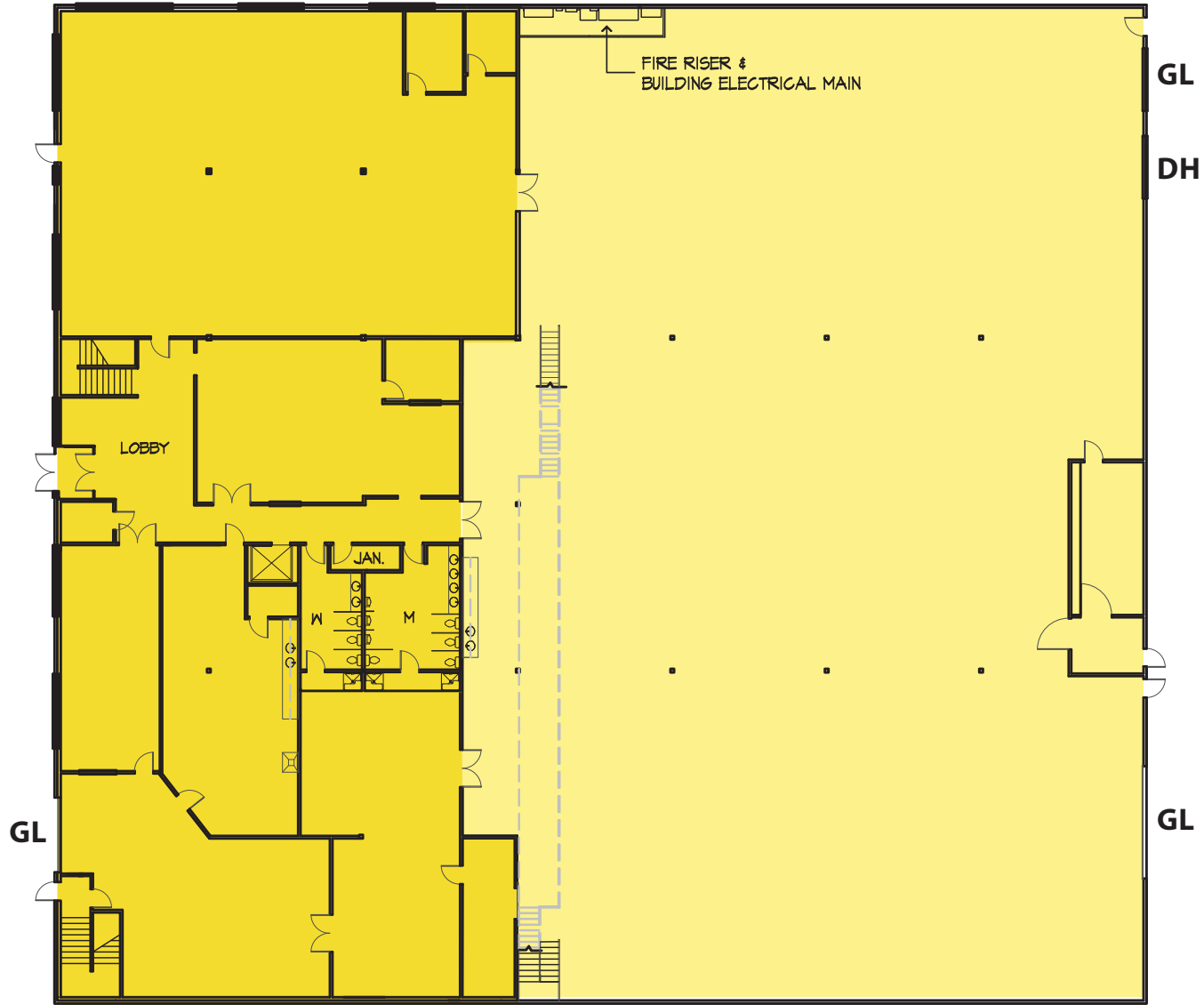
# FLOOR PLANS

Second Floor Office  
12,309 SF



Office: 12,309 SF

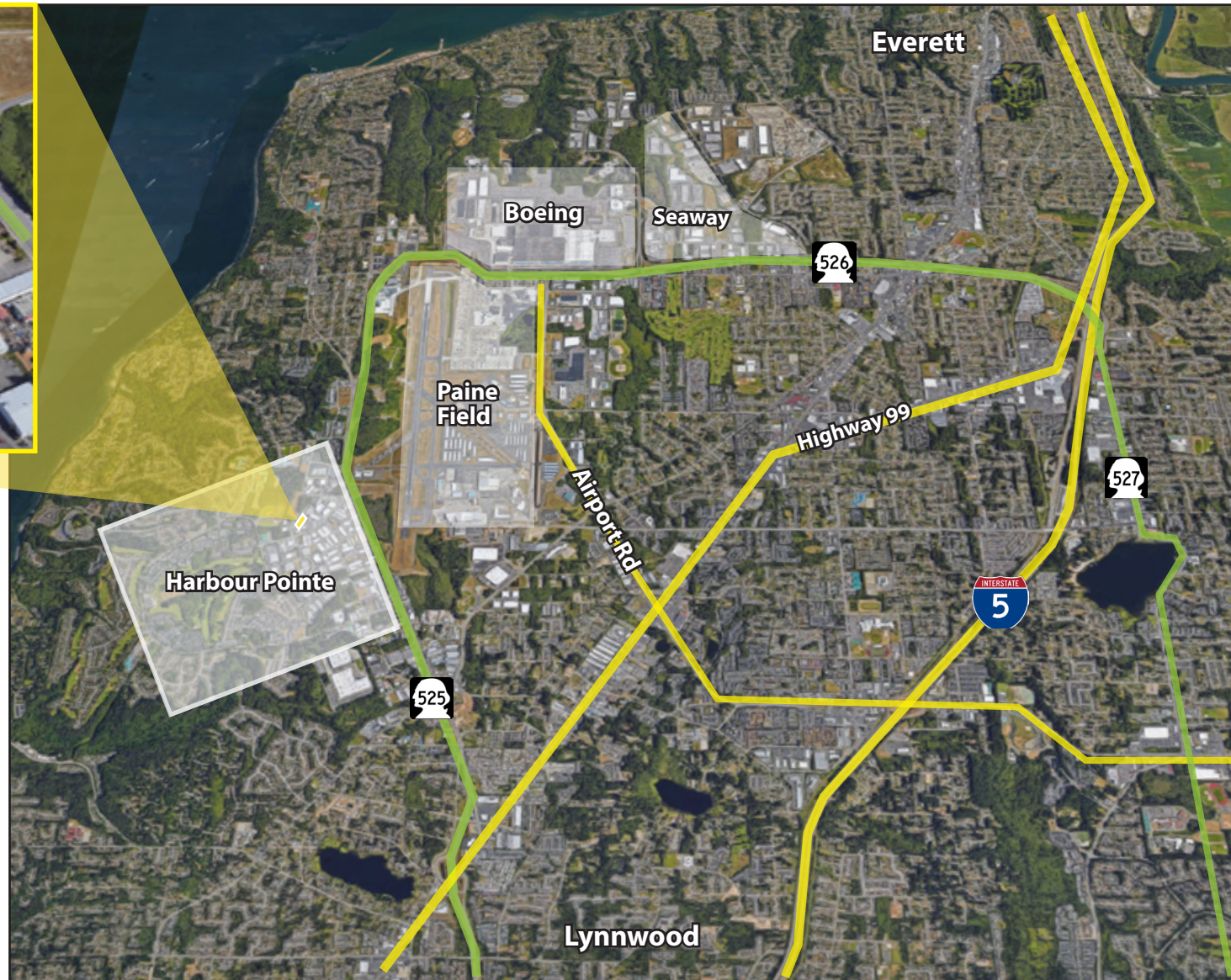
First Floor Tech/Assembly & Warehouse  
27,691 SF



Low Bay Warehouse/Assembly: 9,812 SF  
Full HVAC

Warehouse: 17,879 SF

# LOCATION MAP



## DRIVE TIMES

(To 11015 47th Ave W):

From Seattle: **27 Minutes**

From Bellevue: **28 Minutes**

From Lynnwood: **10 Minutes**

From Boeing: **8 Minutes**

From Hwy 525: **2 Minutes**