

HALL CREEK OFFICE PARK

96% OCCUPIED | RENTAL UPSIDE



6912 220th Street SW, Mountlake Terrace, WA 98043

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FOR SALE: \$6,750,000 (\$177/SF)

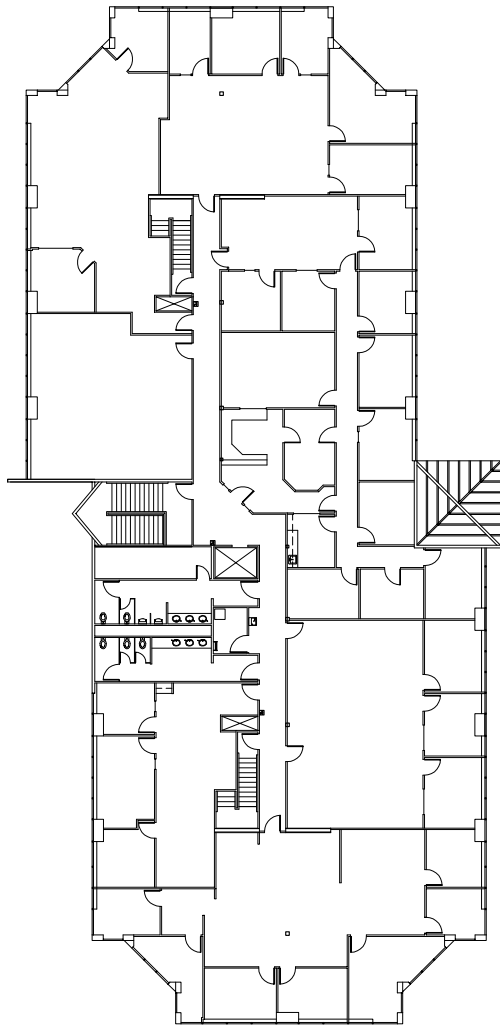
INVESTMENT DETAILS:

- \$18.84/SF Average Full Service Rent
- Rents Over 20% Below Market
- 4.2% Actual Vacancy
- 7.1% CAP Rate

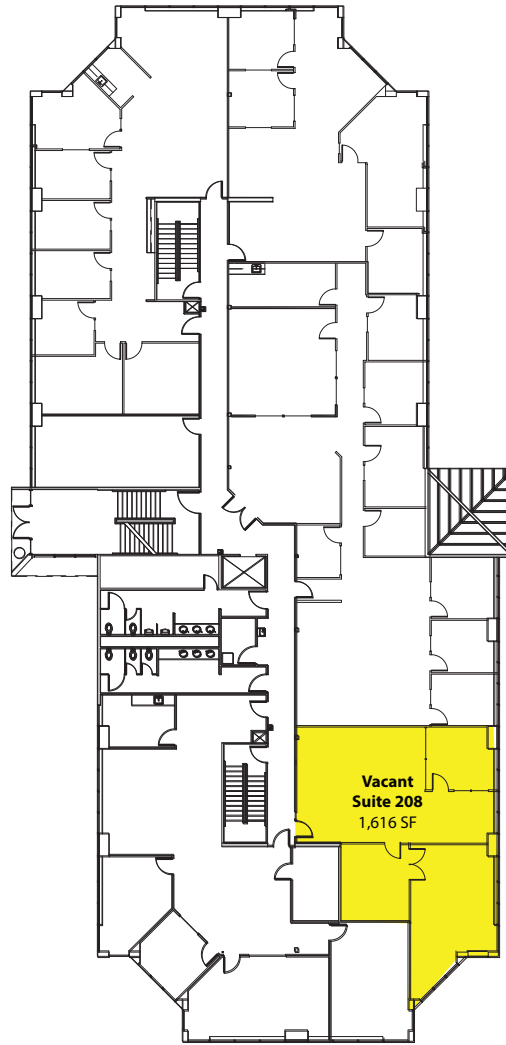
BUILDING FEATURES:

- Building Size: 38,114 SF Total
- Cascade Mountain Views
- Common Area Remodeled in 2014
- Quick Access to I-5 & Highway 99
- Minutes from Swedish-Edmonds Hospital

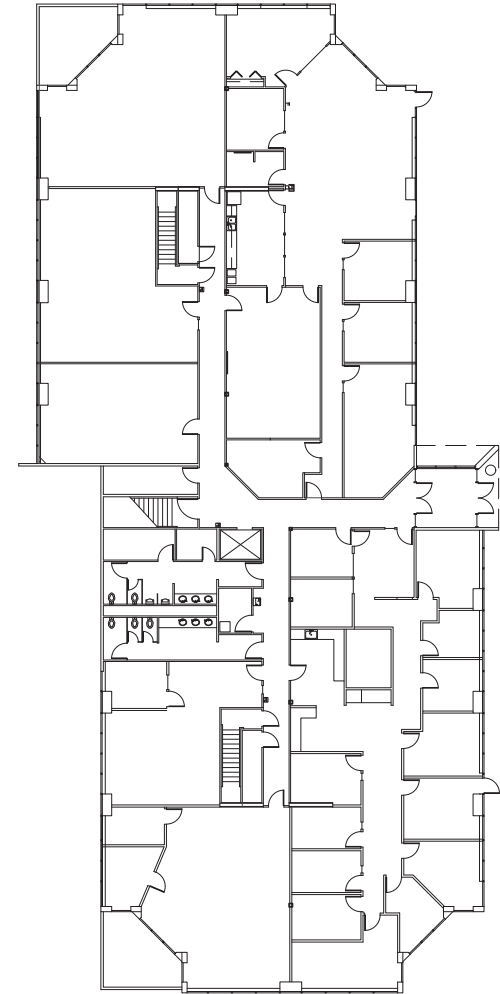
3RD FLOOR
Fully Occupied



2ND FLOOR



1ST FLOOR
Fully Occupied



- **Structure:** Three-story concrete tilt with wood framing
- **Year Built:** 1985 | 2014 Remodeled
- **Exterior:** Concrete tilt up - slab on grade
- **Windows:** Aluminum frames with insulated glazing
- **Roof:** New in 2011 | Sarnafil 45 mil PVC | 15 year warranty
- **Ceilings:** 8'6" - 9'
- **HVAC:** New in 2011 | (3) 25-ton units; 1 servicing each floor
- **Fiber:** Comcast / Frontier





ADDITIONAL BUILDING INFORMATION

Drive Times:	
Lynnwood	5 Minutes
Seattle	15 Minutes

Parcel Number:	270429000300500
Lot Size:	58,370 SF (1.34 acres)
2017 Taxes:	\$48,405.45
Zoning:	General office

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For additional information, contact:

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