

**USER SALE
OR
LEASE**

40,000 SF BUILDING
OFFICE | ASSEMBLY | WAREHOUSE



HARBOUR POINTE CORPORATE BUILDING

11015 47th Avenue W | Mukilteo, WA

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PO Box 5003
Bellevue, WA 98009 - 5003



SALE PRICE: \$9,250,000

LEASE RATE (NNN):

\$1.35/SF Corporate Office

\$1.10/SF HVAC Lab/Tech/Assembly

\$0.90/SF High Bay Warehouse

SQUARE FOOTAGE:

Corporate Office 12,309 SF (Second Floor)

HVAC Lab/Tech/Assembly 9,812 SF

High Bay Warehouse 17,879 SF

Total 40,000 SF

PROPERTY FEATURES:

- Ample Parking
 - 5 Stalls/1,000 SF (2nd Floor Office)
 - 1.8 Stalls/1,000 SF (Warehouse & Lab/Tech/Assembly)
- Ability to Expand Building by 12,000 SF
- 18,000 SF Fenced Yard Area
- Elevator
- 24' Ceiling Height
- Grade-Level & Dock-High Loading
- 2,000 amps of 480/277v
- 625 amps of 120/208

OWNER/USER DETAILS:

- 11.3% Return with Principal Pay Down Year One*
- Monthly Mortgage Payment \$35,000*
- Monthly Rent \$42,000*

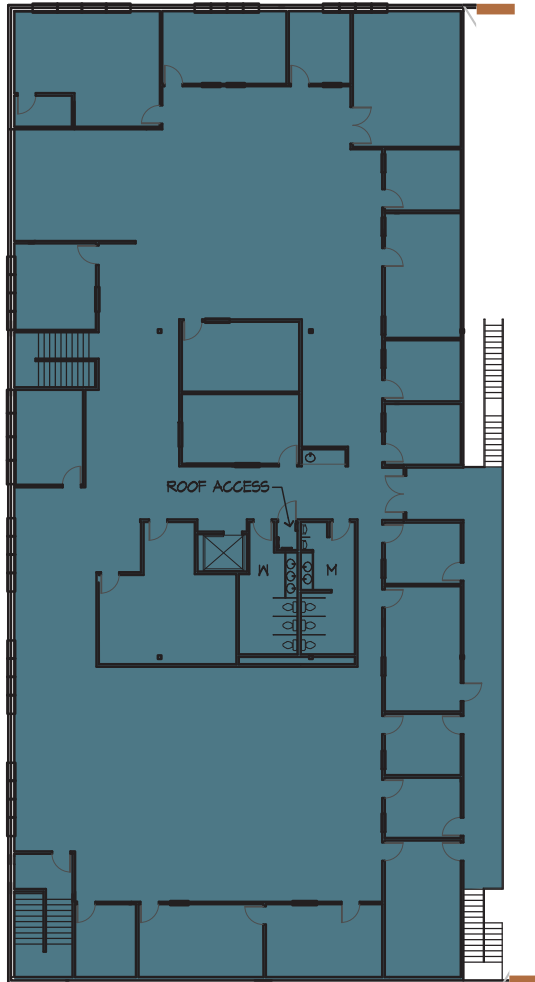
*assumes 25% down payment, 3.5% interest, 25-year amortization & \$1.05/SF/Month blended owner/user lease rate on 40,000 SF



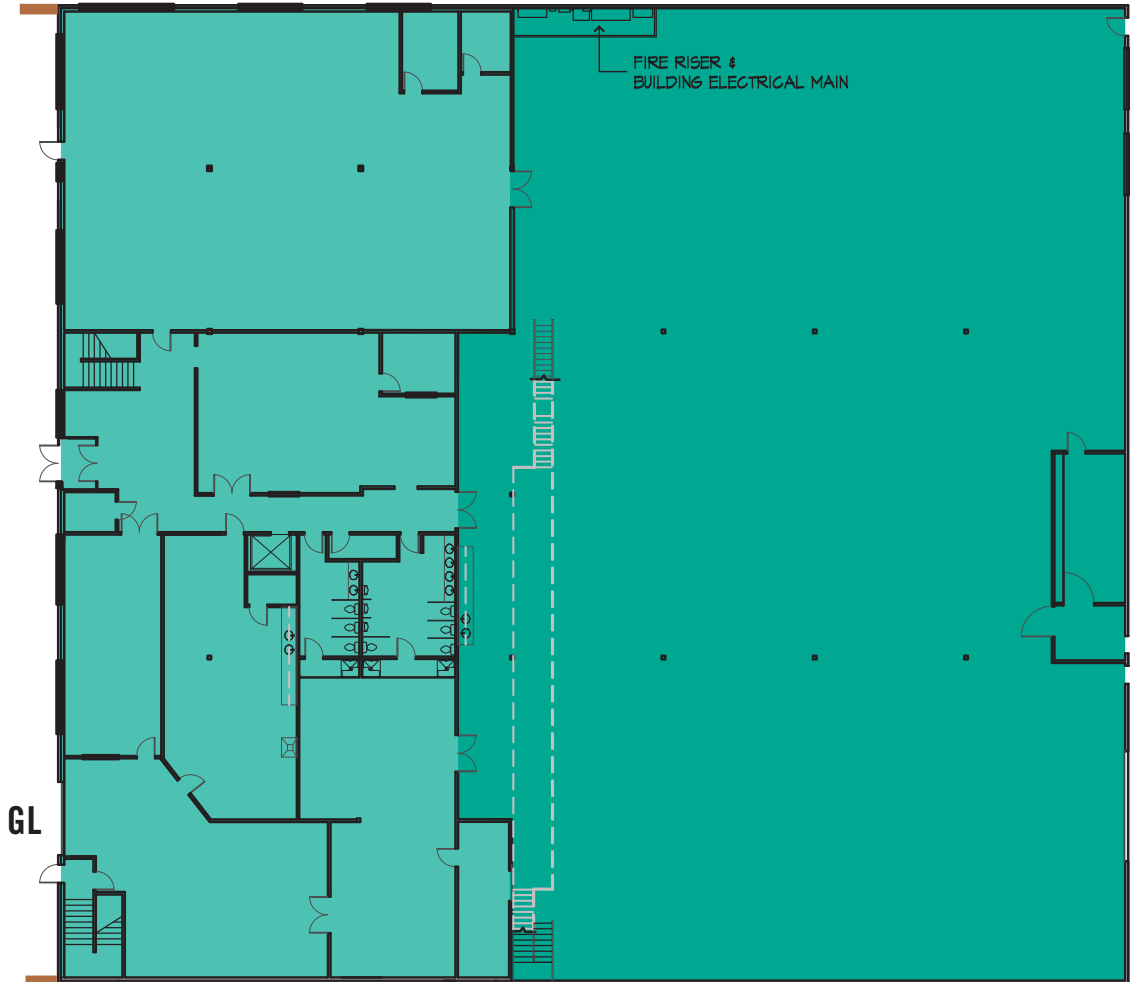
Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

FLOOR PLAN

Second Floor Office:
\$1.35/SF



First Floor Lab/Tech/Assembly:
\$1.10/SF



First Floor Warehouse:
\$0.90/SF

GL
DH
Oversized
GL

Office: 12,309 SF

HVAC Lab/Tech/Assembly: 9,812 SF

Warehouse: 17,879 SF

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PROPERTY DETAILS

YEAR BUILT:

1987

EXTERIOR:

Concrete Tilt Up - Slab on Grade

ROOF:

Multi-Layer Built Up

PARKING:

2.9 Stalls per 1,000 SF

**50 more stalls than required by code

INTERNET:

Comcast

ZONING:

IP - Industrial Park

PARCEL:

00715100003600

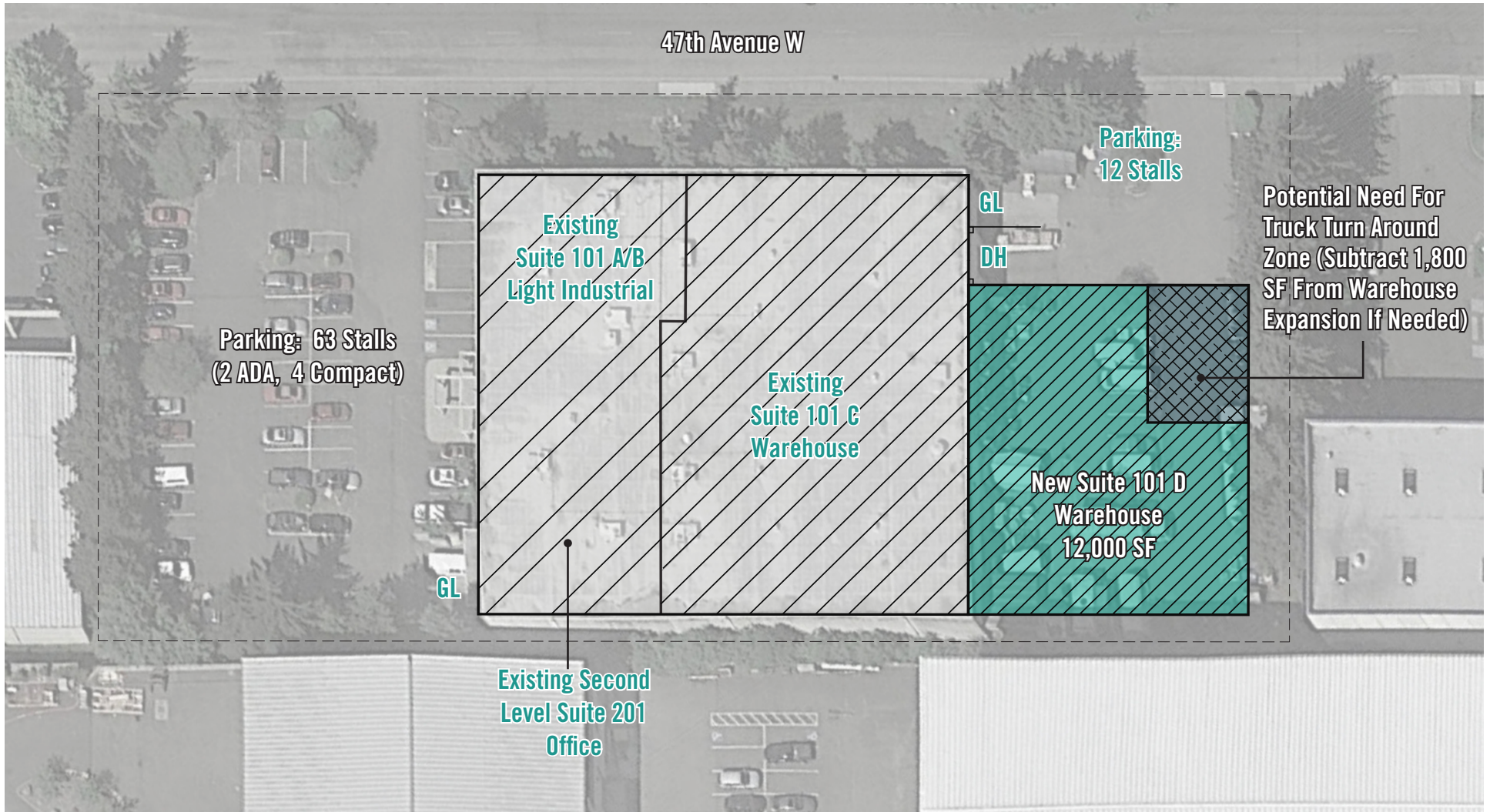
ELECTRICAL:

2,000 amps of 480/277v

625 amps of 120/208v

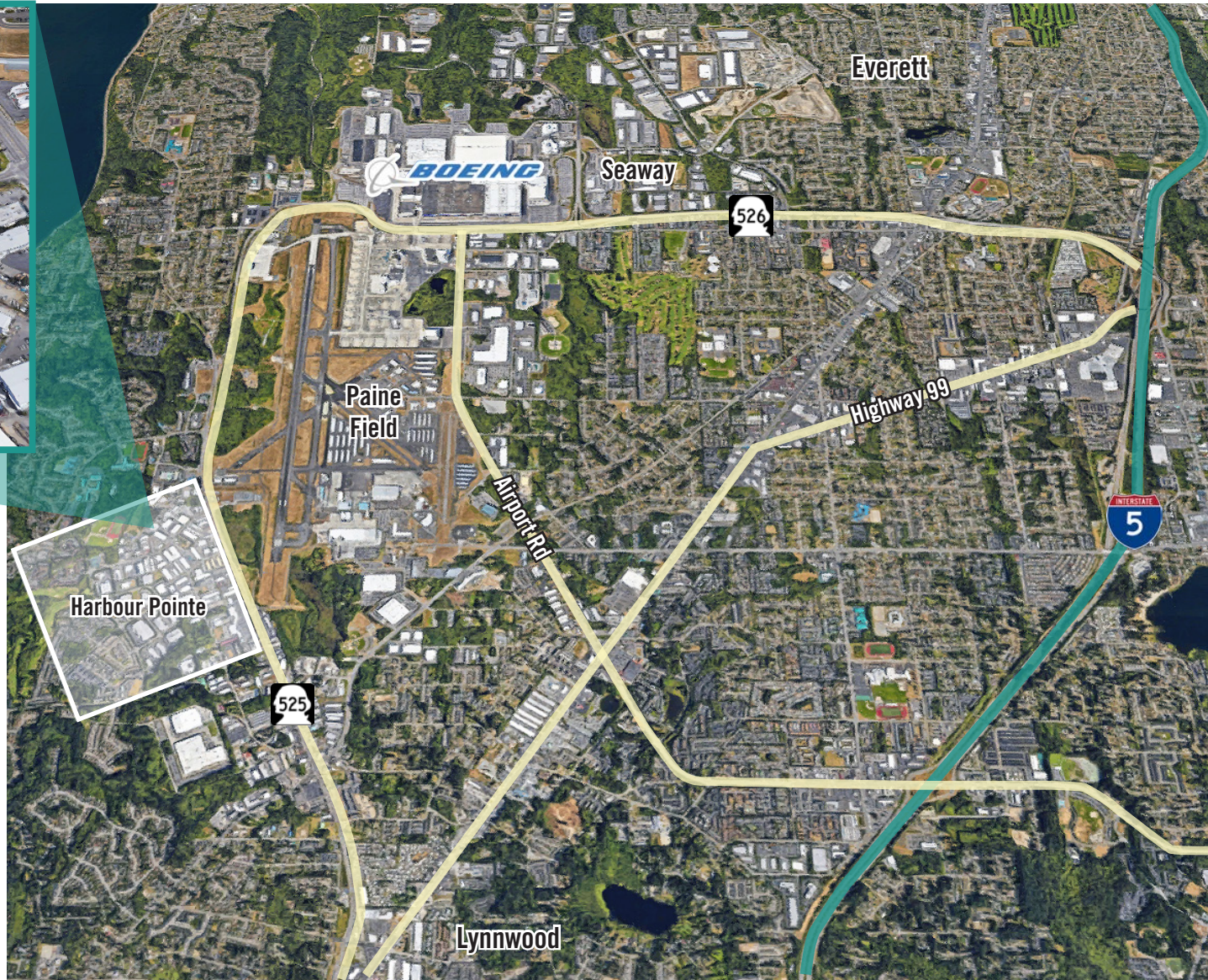


PRELIMINARY EXPANSION ANALYSIS



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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**