

**\$5,000,000  
OWNER/USER/  
INVESTMENT**



# BEVERLY PARK TECH CENTER

13024 Beverly Park Road | Mukilteo, WA

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# STABILIZED INVESTMENT OWNER/USER OPPORTUNITY

**Offering Price: \$5,000,000**

**Building SF: 18,755 SF**

## OCCUPANCY

- Option 1 - 100% Leased
- Option 2 - Available For Owner/User
  - Up to 10,844 SF can be Available by Sept 2021 for Owner/User

## PROPERTY OVERVIEW

- Average 20,738 Cars per Day Along Beverly Park Road
- Quick Access to I-5, SR-525, and I-405
- Land Size: 1.53 Acres

## BUILDING FEATURES AND UPGRADES:

- High-End Finishes
- Built in 2001
- Favorable LI Zoning
- Heating and Air Conditioning
- Elevator Access
- CMU Construction
- 60 Parking Stalls



# INVESTOR SCENARIO SUMMARY

- 100% Occupancy
- Diverse tenant mix
- NOI of \$254,574 (January 2021)
- Below replacement cost (\$276/SF)
- Potential for higher return: 3 below market leases expiring within 18 months

## TENANT BACKGROUND SUMMARIES:

### ID Integration:

For over 20 years, ID Integration has served as the leading systems integrator for assisting companies seeking stringent specifications for meeting aerospace traceability requirements, NASA technical standards, and even ISO certification. Their clients include the following: Boeing, United Airlines, US Army, US Navy, Lockheed Martin, Raytheon, GE Aircraft Engines, Honeywell Aerospace, Goodrich Aerospace, Smiths Aerospace, Rockwell Collins.

### Piezotronics:

PCB Piezotronics was founded in 1967 as a manufacturer of piezoelectric quartz sensors, accelerometers, and associated electronics for the measurement of dynamic pressure, force, and vibration. The unique expertise of the company was the incorporation of microelectronic signal conditioning circuitry, which gained them wide popularity and became the foundation for the company's success.

### American Family Insurance:

Based in Madison, Wisconsin, American Family Insurance has been serving customers since 1927. American Family Insurance group is the nation's 13th-largest property/casualty insurance group, ranking #306 on the Fortune 500 list. The American Family enterprise ended 2019 with 12.4 million policies in force, a 12-month increase of 10.6%, which achieved a net income of \$456 million, an increase from \$295 million in 2018.

# OWNER/USER SCENARIO SUMMARY

	Year 1	Year 10	Year 25
<b>Mortgage Payment*</b>	<b>\$9.43/SF</b>	<b>\$9.43/SF</b>	<b>\$9.43/SF</b>
<b>Market Lease Rate**</b>	<b>\$18.00/SF</b>	<b>\$23.50/SF</b>	<b>\$36.50/SF</b>

\*based on occupying 10.844 SF; loan terms of 10% down, 25 year amortization, 3.5% interest rate; rental income for non-occupied suites offsets total mortgage payment

\*\*3% annual increases

## INVESTMENT DETAILS:

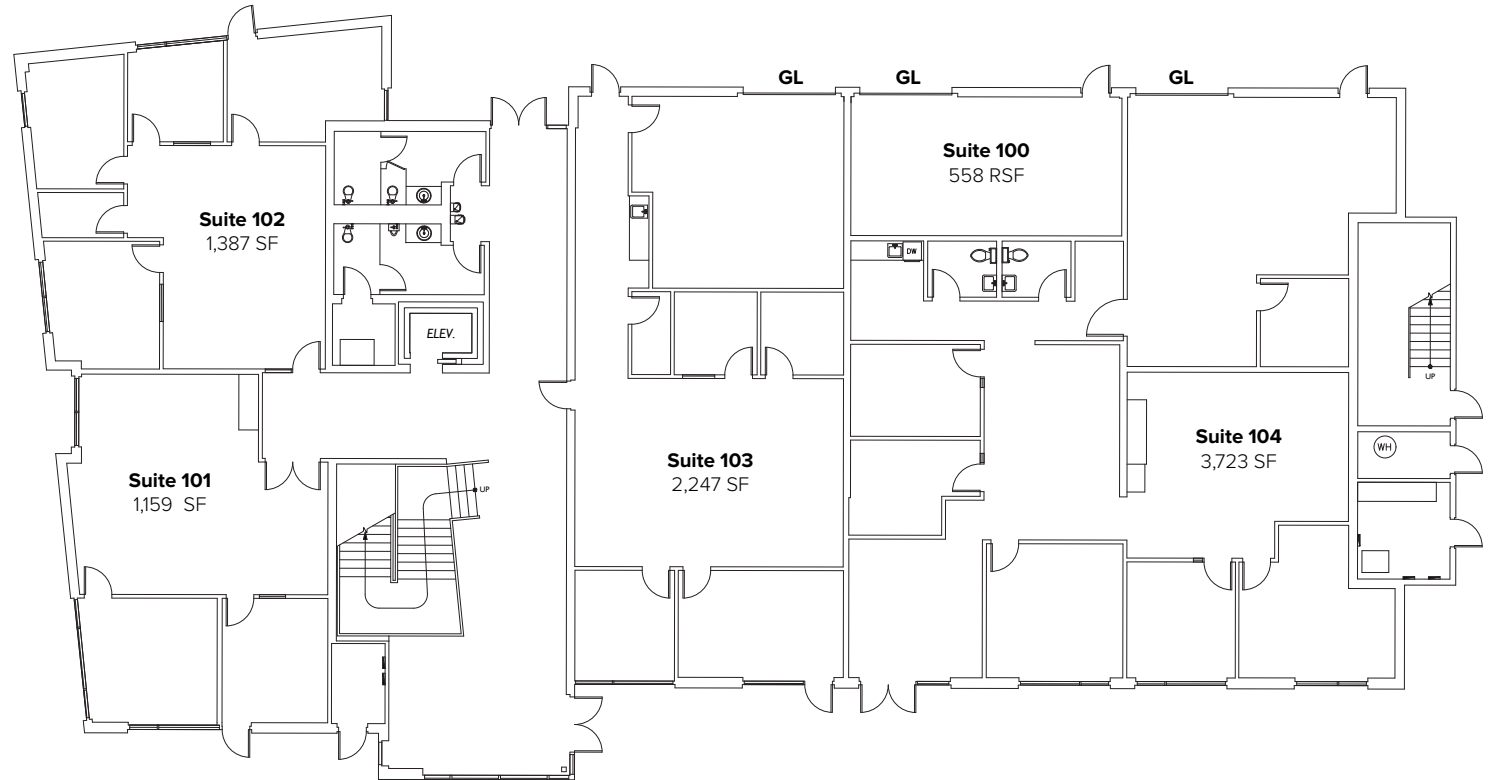
- Control Your Own Destiny
- Equity Build Up and Asset Appreciation
- Depreciation and Interest Tax Savings
- Collect 5% Management Fee of Approximately \$20,000/year

## RISKS TO LEASING:

- Annual Increases and Potential Rent Spikes for 25 Years
- May Be Forced To Relocate
- Missed Opportunity For Wealth Creation

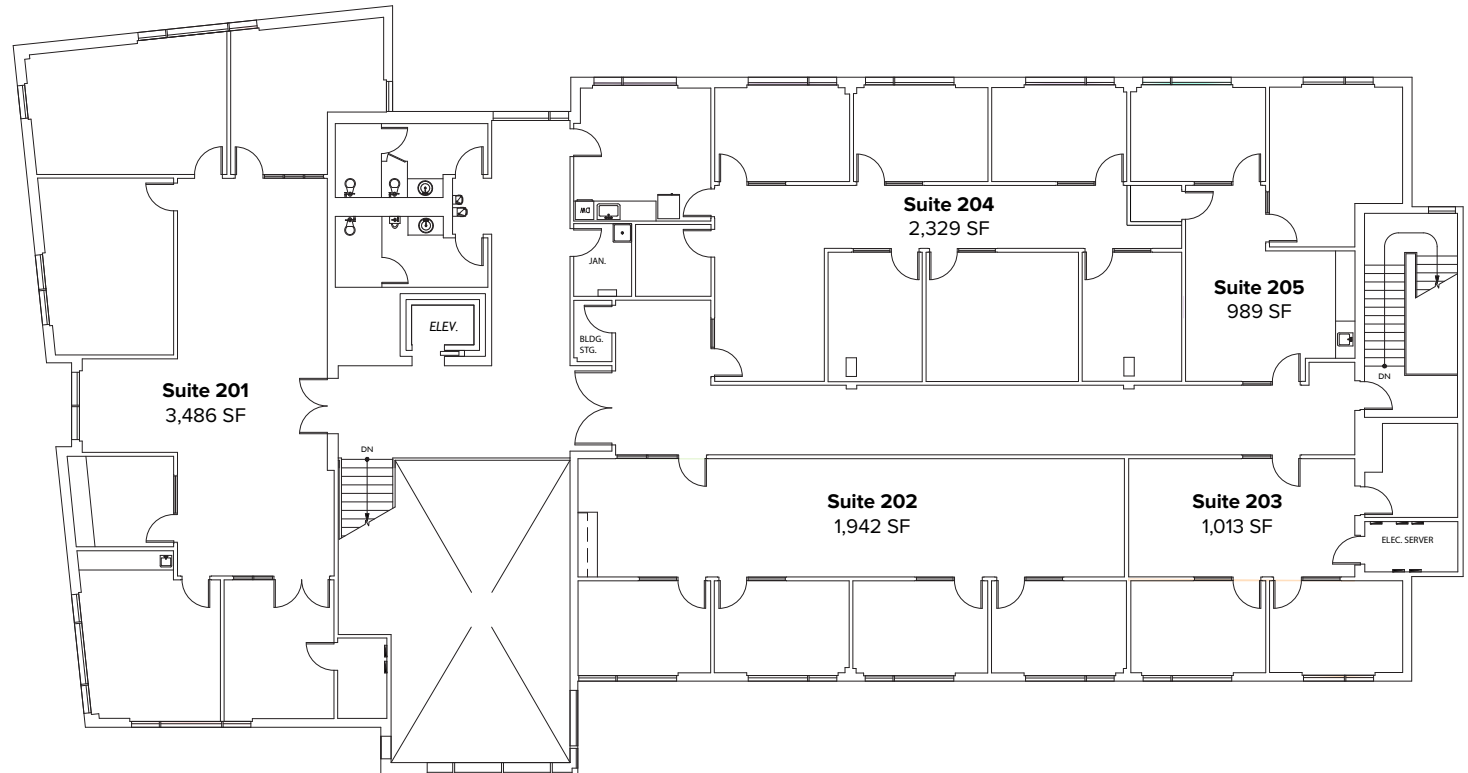
# FIRST LEVEL FLOOR PLAN

Suite	Square Footage
100	558 SF
101	1,159 SF
102	1,387 SF
103	2,247 SF
104	3,723 SF



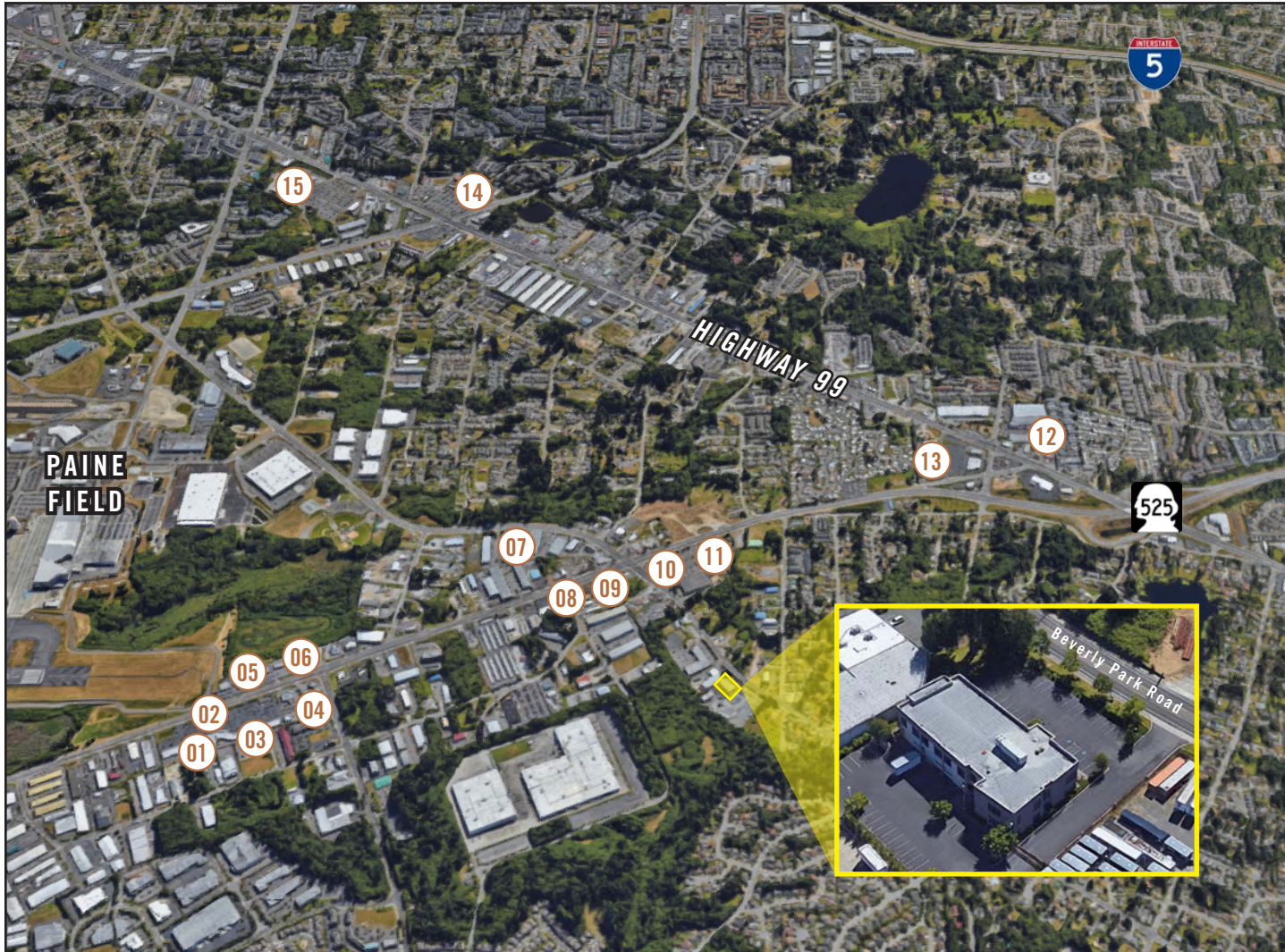
# SECOND LEVEL FLOOR PLAN

Suite	Square Footage
201	3,486 SF
202	1,942 SF
203	1,013 SF
204	2,329 SF
205	989 SF



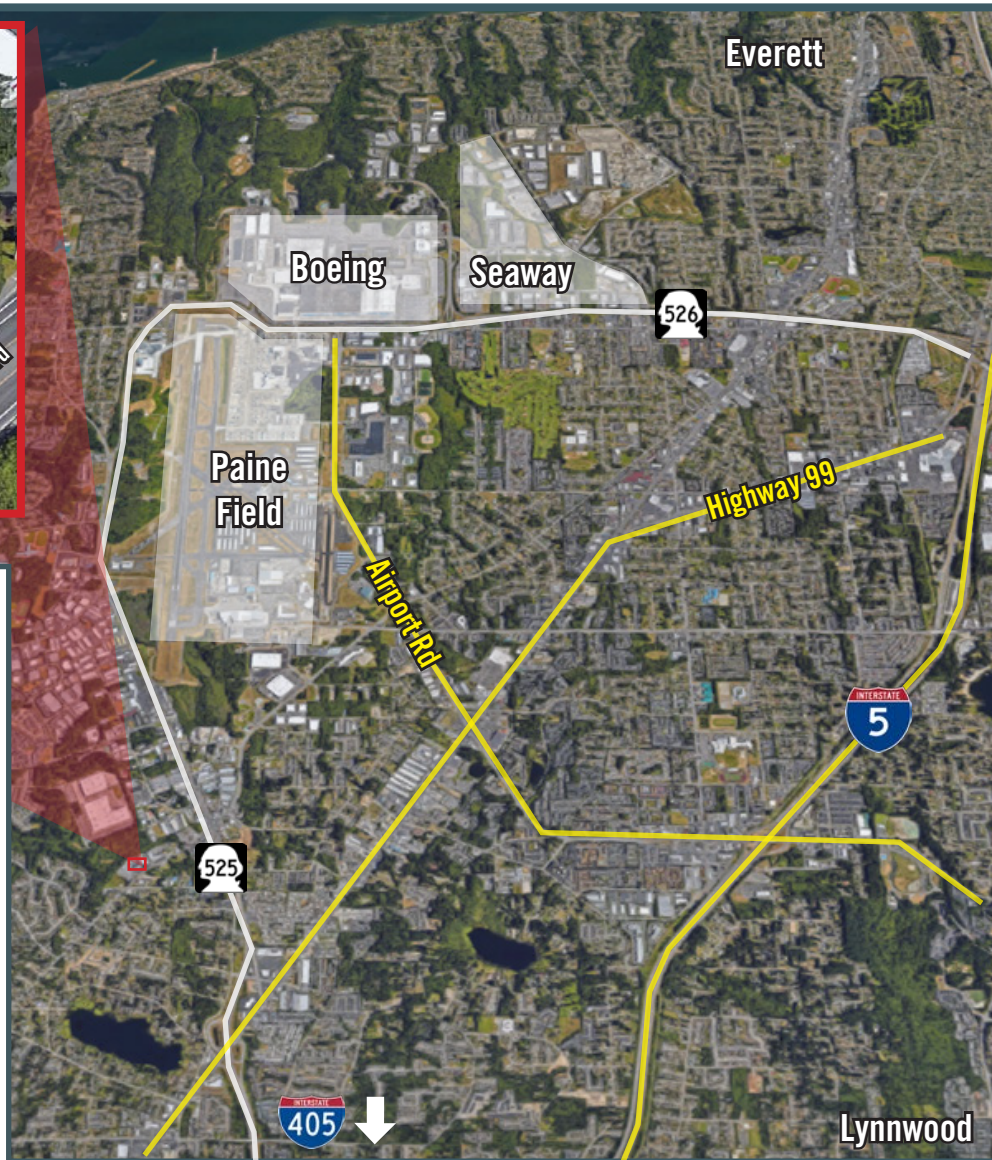
# NEARBY RETAIL AMENITIES

## LEGEND:



- 01 Rite Aid
- 02 Mongolian Grill
- 03 QFC
- 04 Chase Bank
- 05 Azteca Mexican Restaurants
- 06 McDonald's
- 07 CrossFit Advantage
- 08 Starbucks
- 09 Ace Hardware
- 10 Taco Time
- 11 Niko Teriyaki
- 12 New Seoul Restaurant
- 13 LA Fitness
- 14 The Home Depot
- 15 Walmart

# LOCATION MAP



## DRIVE TIMES

(13024 Beverly Park Road):

From Seattle: 25 Minutes

From Bellevue: 26 Minutes

From Lynnwood: 10 Minutes

From Boeing: 10 Minutes

From Hwy 525: 2 Minutes