

**\$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



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. RHCRCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

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
Mortgage Payment*	\$9.43/SF	\$9.43/SF	\$9.43/SF
Market Lease Rate**	\$18.00/SF	\$23.50/SF	\$36.50/SF

*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:

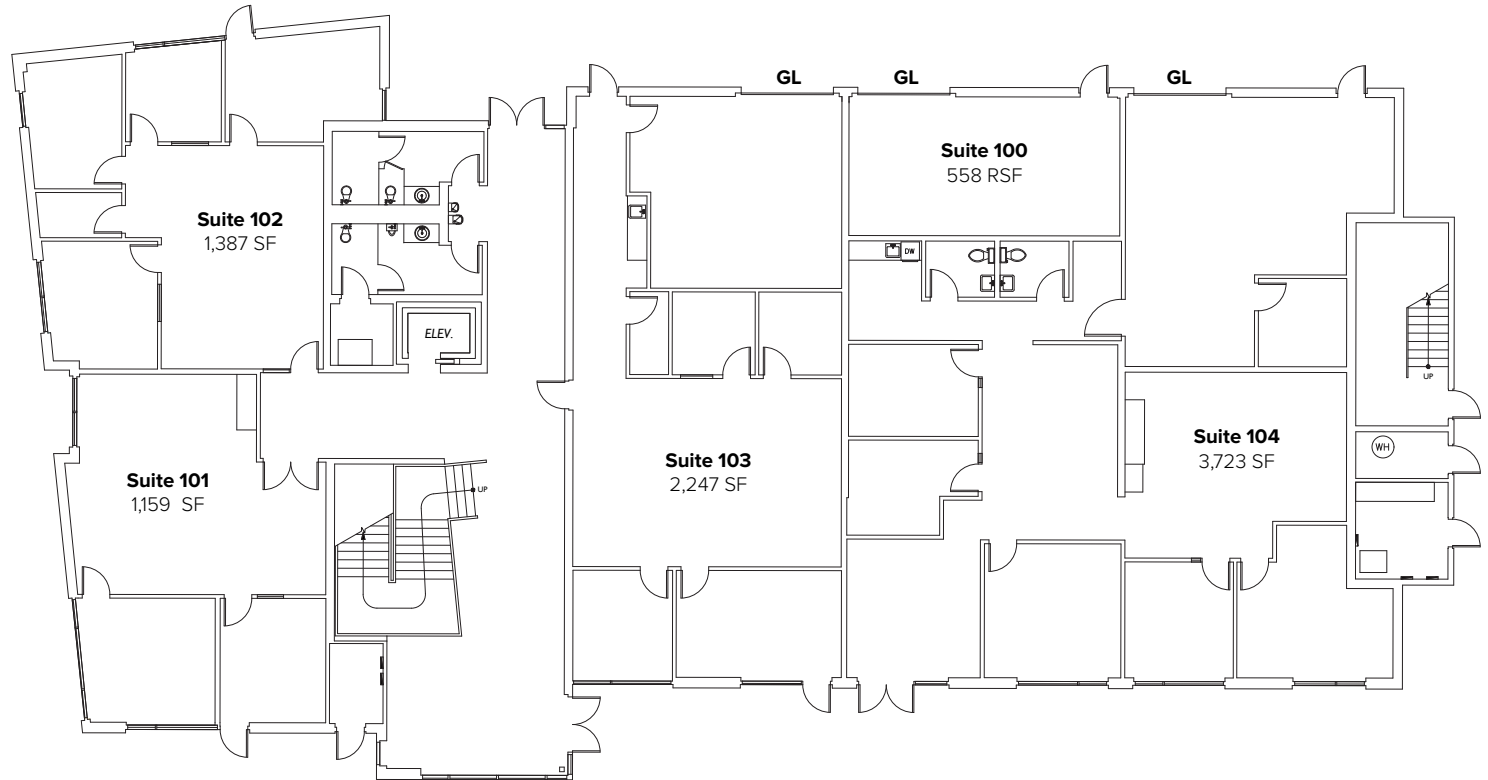
- Control Your Own Destiny
- Equity Build Up and Asset Appreciation
- Depreciation and Interest Tax Savings
- Collect 5% Management Fee of Approximately \$20,000/year

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

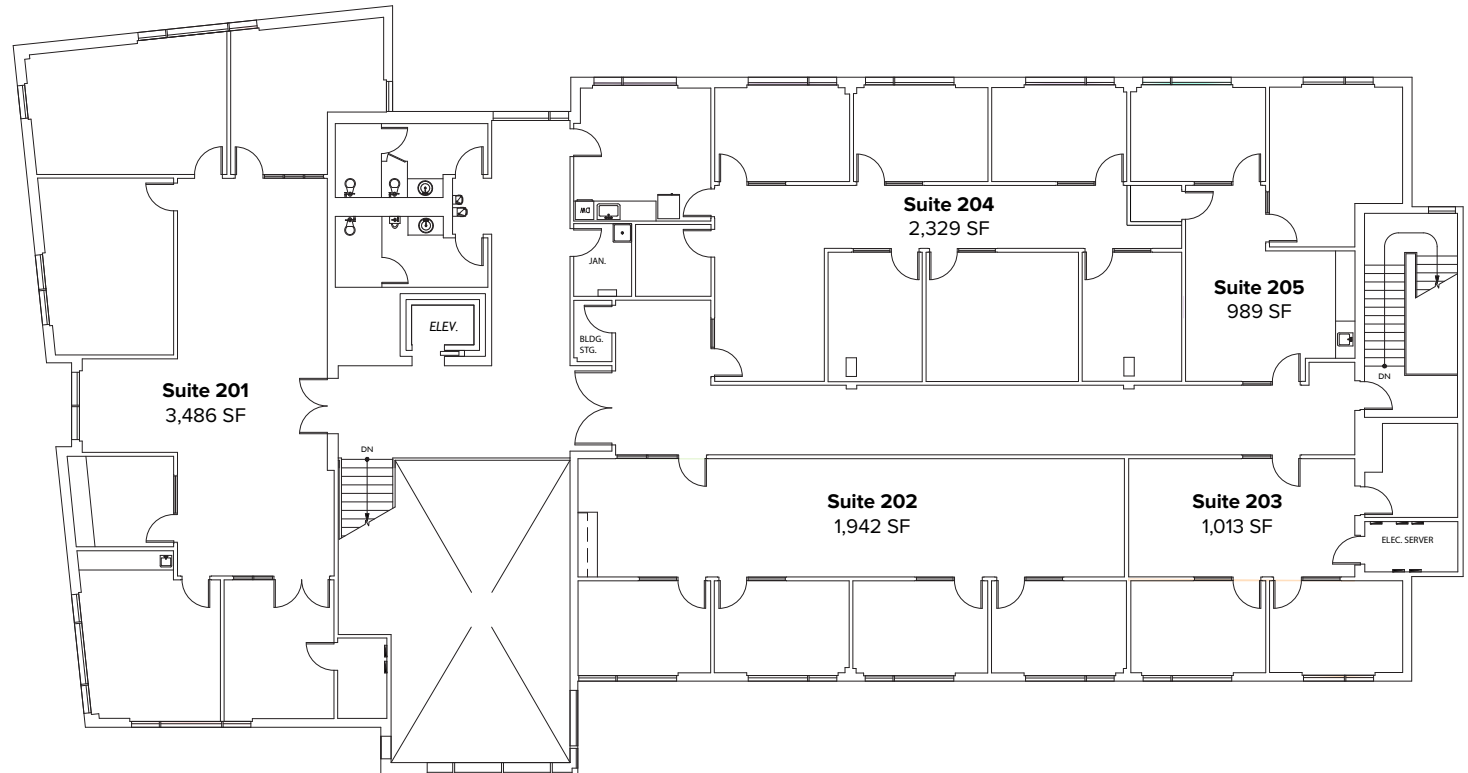
Suite	Square Footage
100	558 SF
101	1,159 SF
102	1,387 SF
103	2,247 SF
104	3,723 SF



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

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



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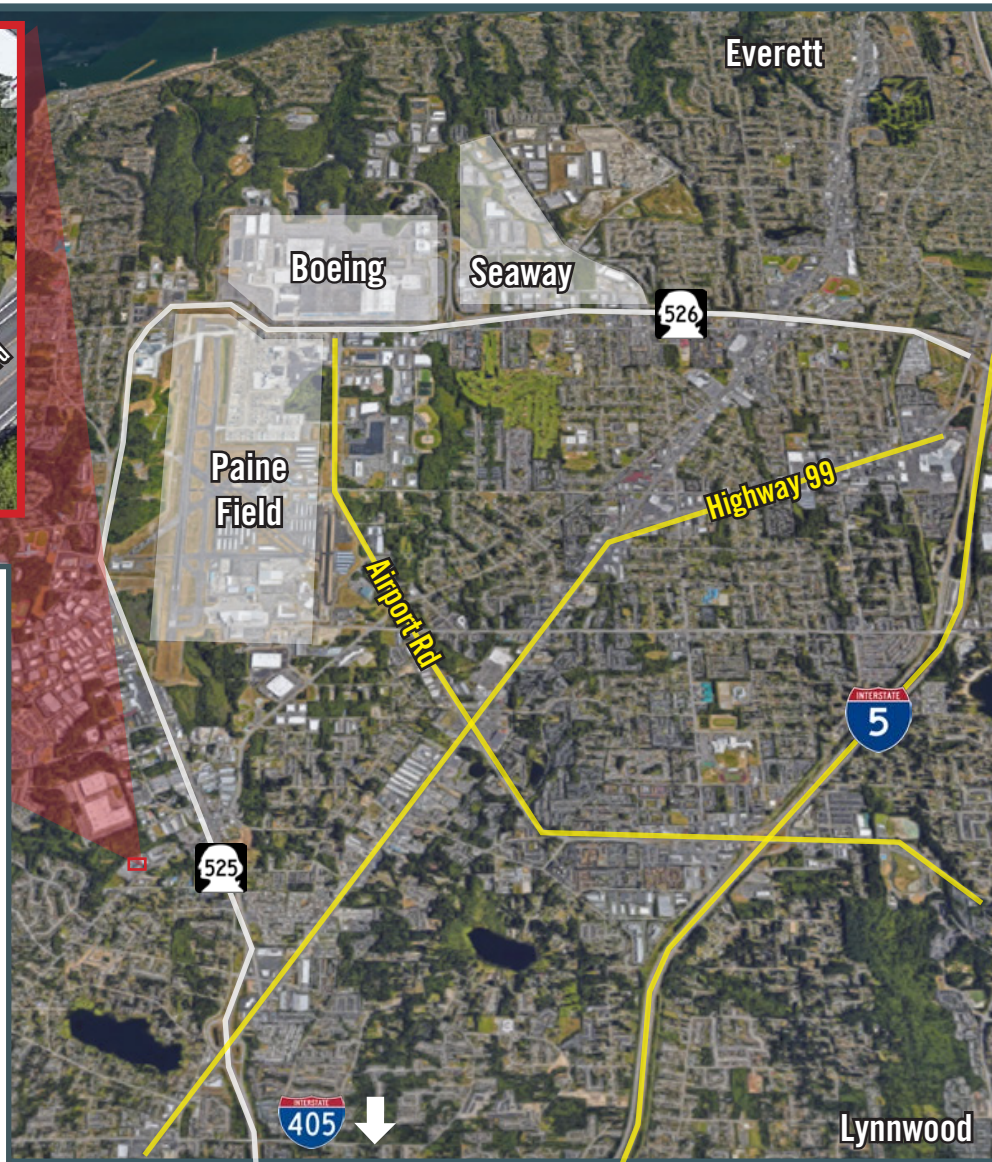
NEARBY RETAIL AMENITIES



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