

**13,600 SF - 60,426 SF BUILDING**

**OFFICE | LAB | WAREHOUSE**

**USER SALE  
OR  
LEASE**



## **HARBOUR POINTE BUSINESS CAMPUS**

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# SALE PRICE: \$13,500,000

## LEASE RATE (NNN):

\$1.45/SF Corporate Office

\$1.10/SF HVAC Lab/Tech/Manufacturing

\$0.75/SF High Bay Warehouse

## SQUARE FOOTAGE:

Corporate Office	8,101 SF
HVAC Lab/Tech/Manufacturing	20,476 SF
High Bay Warehouse	31,850 SF
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<b>Total</b>	<b>60,426 SF</b>

## PROPERTY FEATURES:

- Parking: 96 Stalls
  - 3 Stalls/1,000 SF (Office)
  - 2 Stalls/1,000 SF (Lab/Tech/Manufacturing)
  - 1 Stall/1,000 SF (Warehouse)
- Fully Sprinkled
- Fenced Yard Area Available
- 20' - 26' Ceiling Height
- Grade-Level & Dock-High Loading with Covered Access
- Oversized rollup door: 20'w x 18' h
- Heavy Power: 2,400 Amp 480v 3phase service with substantial additional capacity from on-site transformer
- Quick access to SR-525, I-5, I-405, and Highway 99

## IDEAL USES:

- Light Industrial and Manufacturing
- Research and Development
- Distribution
- Community Services/Assembly



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.





Corporate Image Office



# SALE PRICE: \$13,500,000

## OWNER/USER DETAILS:

- 10.3% Return with Principal Pay Down Year One\*
- Monthly Mortgage Payment \$50,688\*
- Monthly Rent \$58,157\*
- Building Suitable for Multi-Tenancy
- Up to 60,426 SF Available

\*assumes 25% down payment, 3.5% interest, 25-year amortization & \$0.96/SF/Month blended owner/user lease rate on 60,426 SF

# 13,600 SF - 60,426 SF

## SUITE AVAILABILITIES:

- **Option 1:** 13,600 SF  
Includes Lab/Tech/Manufacturing & Office
- **Option 2:** 26,103 SF  
Includes Lab/Tech/Manufacturing & Office
- **Option 3:** 39,107 SF  
Includes Lab/Tech/Manufacturing, Office, & Warehouse
- **Option 4:** 60,426 SF  
Includes Lab/Tech/Manufacturing, Office, & Warehouse

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# LEASE DETAILS

**13,600 SF - 60,426 SF**

**Corporate Office: \$1.45/SF, NNN**

**Lab/Tech/Manufacturing: \$1.10/SF, NNN**

**High Bay Warehouse: \$0.75/SF, NNN**

## SQUARE FOOTAGE:

Corporate Office	8,101 SF
HVAC Lab/Tech/Manufacturing	20,476 SF
High Bay Warehouse	31,850 SF
<hr/>	
<b>Total</b>	<b>60,426 SF</b>



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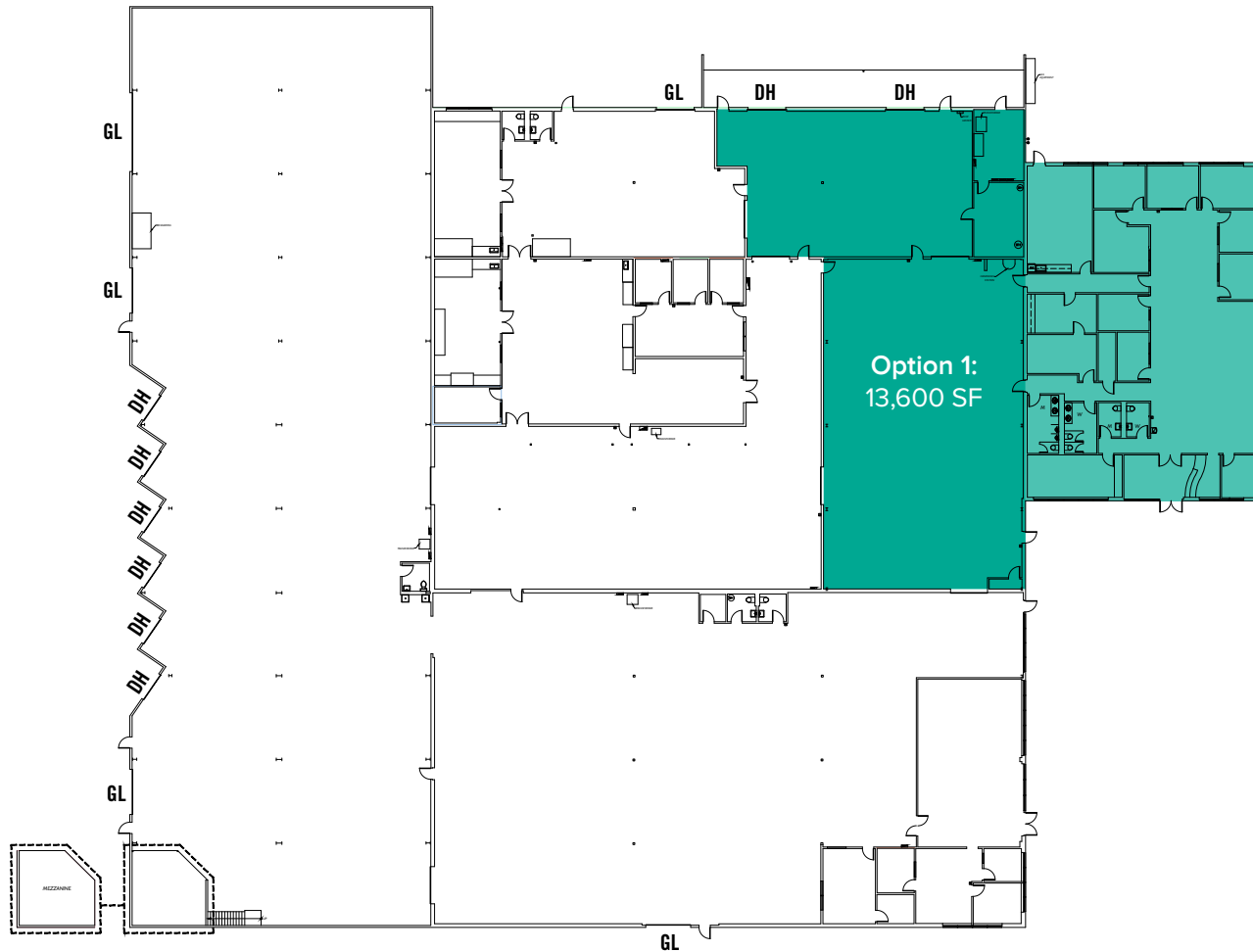
# LAB/MANUFACTURING IMPROVEMENTS

- 2 ton capacity single rail overhead crane covers 4,700 SF of lab/production area
- Secured and covered exterior areas for compressed gas storage and air compressors
- Ground mounted 30 ton air cooled process chiller system
- Epoxy flooring throughout
- Finished ceilings throughout
- Full HVAC throughout
- HEPA filter system
- Full production type lighting throughout
- Substantial electrical system
- Compressed Air system (copper piped)
- Compressed Gas system (Argon and Nitrogen)
- Substantial sanitary sewer system
- Emergency shower and eyewash systems
- Domestic Water: 2" line
- Enlarged natural gas service
- Deionized water system
- Separate chilled water system



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# OPTION 1 FLOOR PLAN



■ Lab/Tech/Manufacturing: \$1.10/SF  
7,972 SF

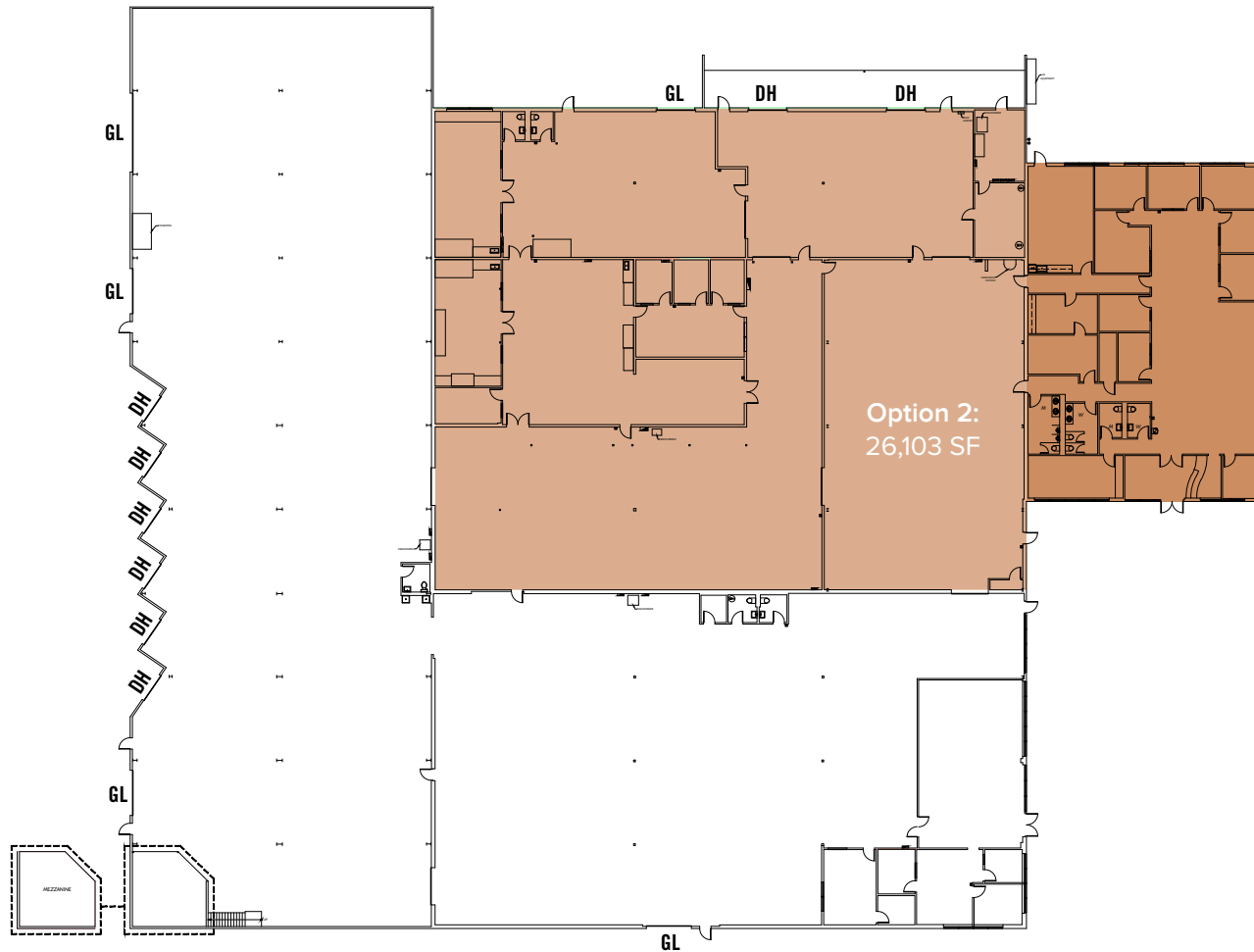
■ Corporate Office: \$1.45/SF  
5,628 SF

## SUITE FEATURES

- 13,600 SF Available
- Corporate Office Area
- Lab/Tech/Manufacturing Area
- Single Rail Overhead Crane
- 9 Private Offices
- 2 Conference Rooms
- Break Room with Kitchenette
- 4 Restrooms
- Storage Room & IT Room
- Reception Area
- 2 Dock-High Doors
- Covered Loading Dock

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# OPTION 2 FLOOR PLAN



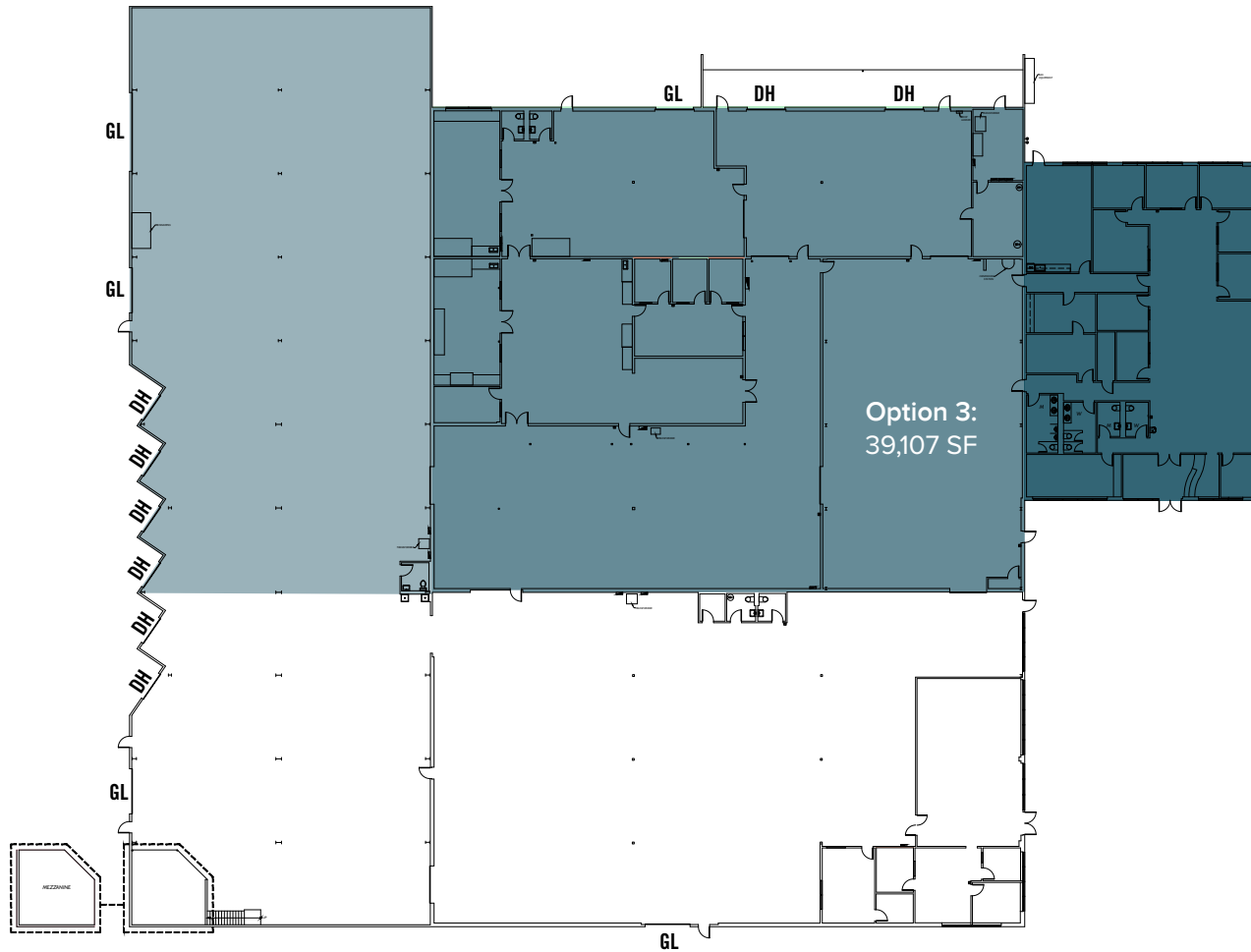
Lab/Tech/Manufacturing: \$1.10/SF  
20,475 SF

Corporate Office: \$1.45/SF  
5,628 SF

## SUITE FEATURES

- 26,103 SF Available
- Corporate Office Area
- Lab/Tech/Manufacturing Area
- Single Rail Overhead Crane
- 13 Private Offices
- 2 Conference Rooms
- Break Room with Kitchenette
- 6 Restrooms
- Storage Room & IT Room
- Reception Area
- 2 Dock-High Doors
- Covered Loading Dock
- 1 Grade-Level Loading Door

# OPTION 3 FLOOR PLAN



■ High Bay Warehouse: \$0.75/SF  
13,004 SF

■ Lab/Tech/Manufacturing: \$1.10/SF  
20,475 SF

■ Corporate Office: \$1.45/SF  
5,628 SF

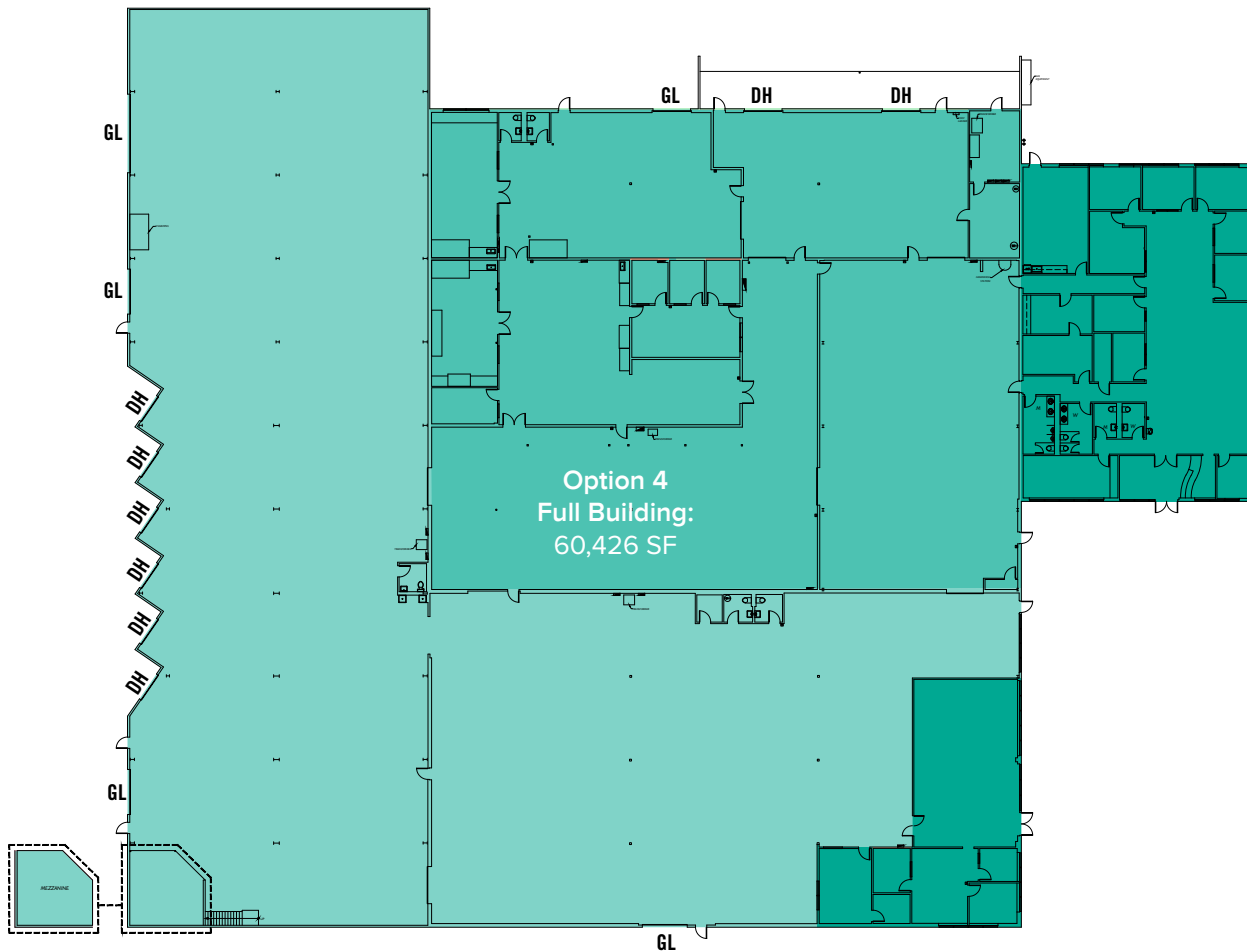
## SUITE FEATURES

- 39,107 SF Available
- Corporate Office Area
- Lab/Tech/Manufacturing Area
- Single Rail Overhead Crane
- 13 Private Offices
- 2 Conference Rooms
- Break Room with Kitchenette
- 7 Restrooms
- Storage Room & IT Room
- Reception Area
- 6 Dock-High Doors
- Covered Loading Dock
- 2 Standard Grade-Level Loading Door
- 1 Oversized 20' x 18' Grade-Level Loading Door

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# OPTION 4 FLOOR PLAN



High Bay Warehouse: \$0.75/SF  
31,850 SF

Lab/Tech/Manufacturing: \$1.10/SF  
20,475 SF

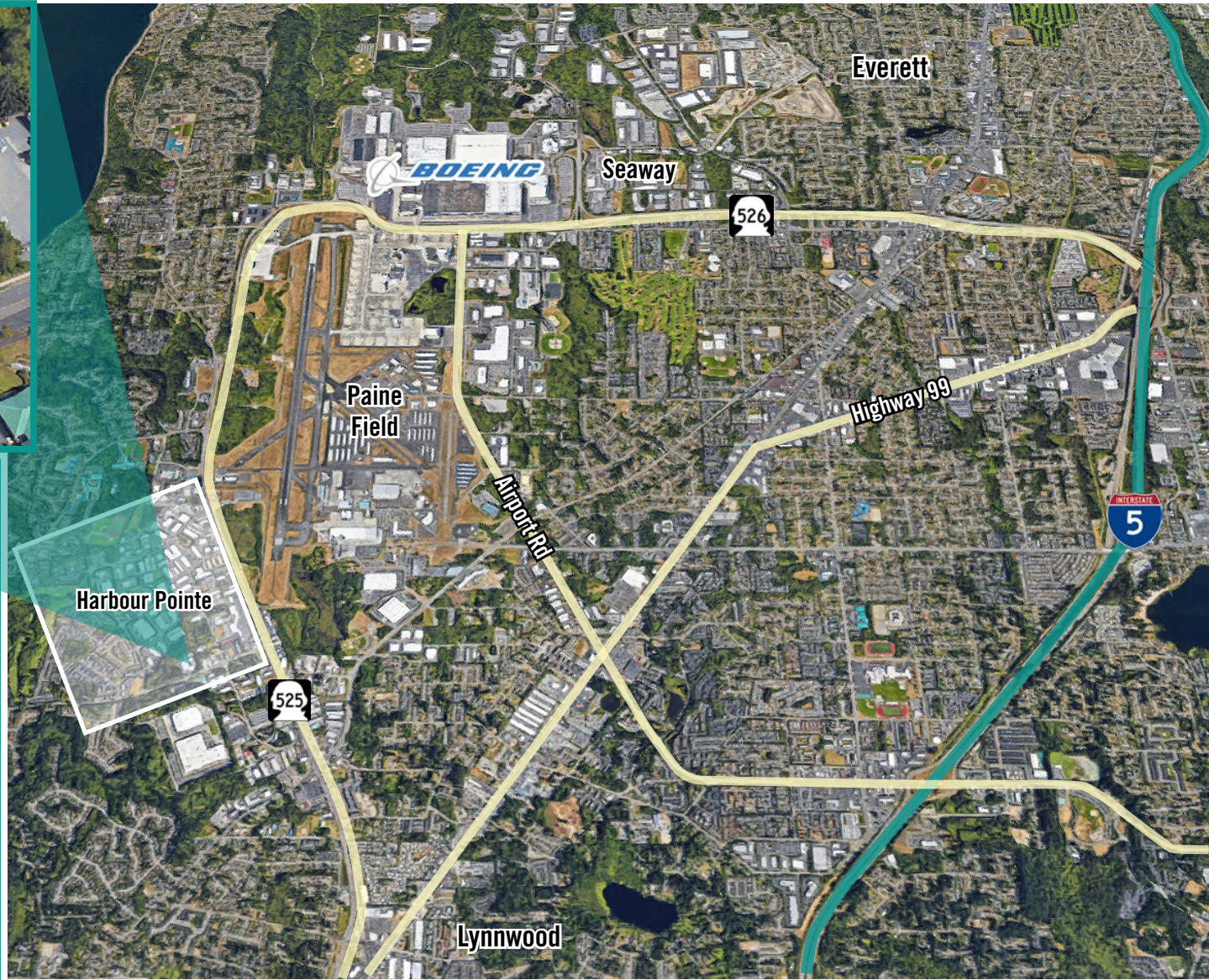
Corporate Office: \$1.45/SF  
8,101 SF

## SUITE FEATURES

- Full Building
- 60,426 SF Available
- Corporate Office Area
- Lab/Tech/Manufacturing Area
- Single Rail Overhead Crane
- 17 Private Offices
- 2 Conference Rooms
- Break Room with Kitchenette
- 9 Restrooms
- 2 Storage Rooms
- Reception Area
- 8 Dock-High Doors
- Covered Loading Dock
- 4 Standard Grade-Level Loading Door
- 1 Oversized 20' x 18' Grade-Level Loading Door
- Small Mezzanine Space



# LOCATION MAP



## DRIVE TIMES

(4333 Harbour Pointe Blvd SW):

From Seattle: **27 Minutes**

From Bellevue: **28 Minutes**

From Lynnwood: **10 Minutes**

From Boeing: **8 Minutes**

From Hwy 525: **2 Minutes**