

**INDUSTRIAL/OFFICE
LEASE**



ARLINGTON CORPORATE CENTRAL

3810 166th PI NE, Arlington, WA 98223

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

Brian Stewart

425.289.2222

brians@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





LOCATED MINUTES FROM SMOKEY POINT BOULEVARD

854 SF - 6,173 SF Available

\$1.00 - \$1.35/SF, NNN

PROPERTY DETAILS:

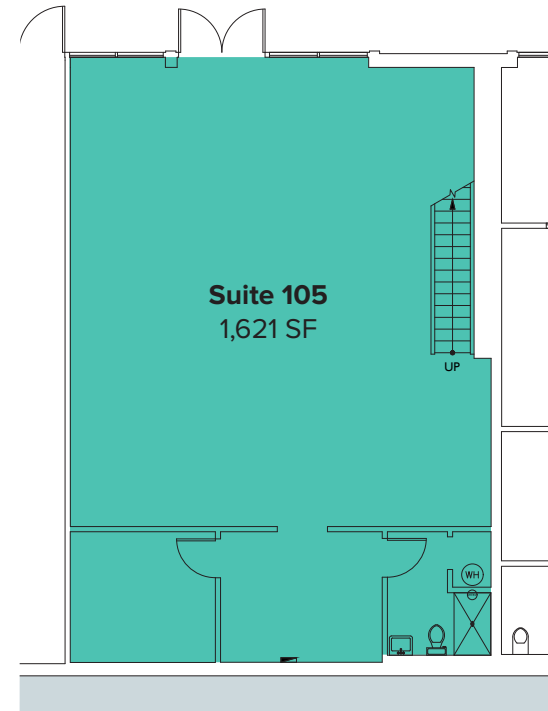
- Quick access to I-5
- Nearby retail and restaurant amenities
- Abundant parking
- Grade-level roll-up loading doors
- Close proximity to Arlington Municipal Airport, Cascade Industrial Center, and Auto Dealerships

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SUITE 105 FLOOR PLAN

SUITE FEATURES:

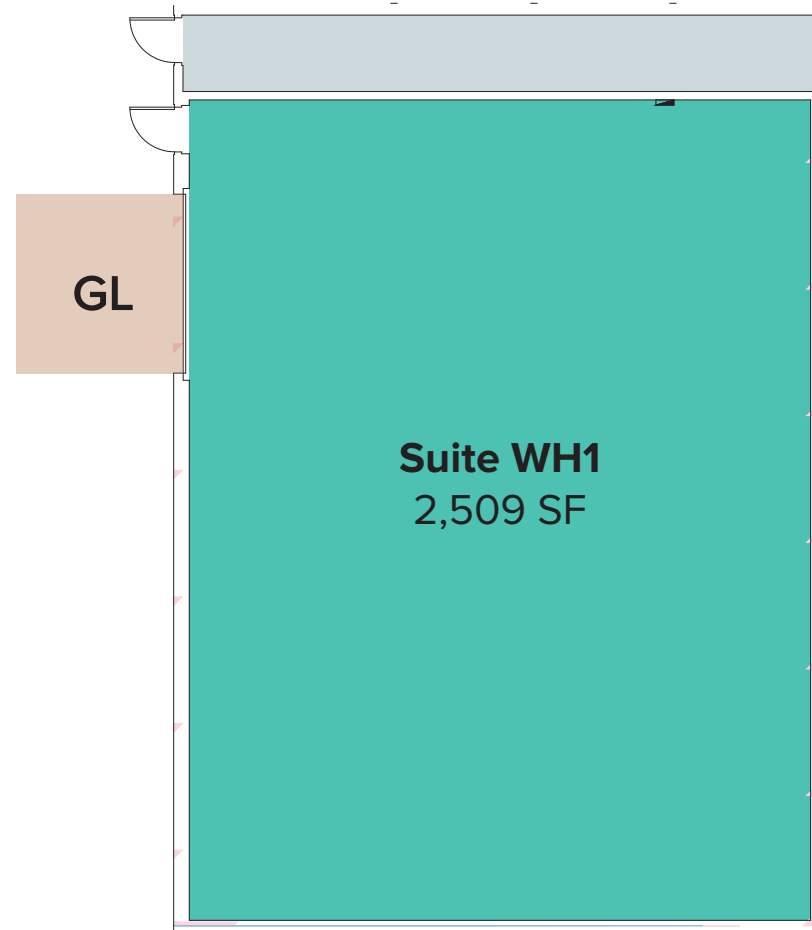
- Available with 60 days' notice
- 1,621 SF
- \$1.35/SF, NNN
- Office space
- Open work area
- 1 private office
- 1 restroom
- Common area restrooms



SUITE WH1

SUITE FEATURES:

- Available 9/1/24
- 2,509 SF
- \$1.35/SF, NNN
- Open Warehouse
- 1 Grade-Level Loading Door



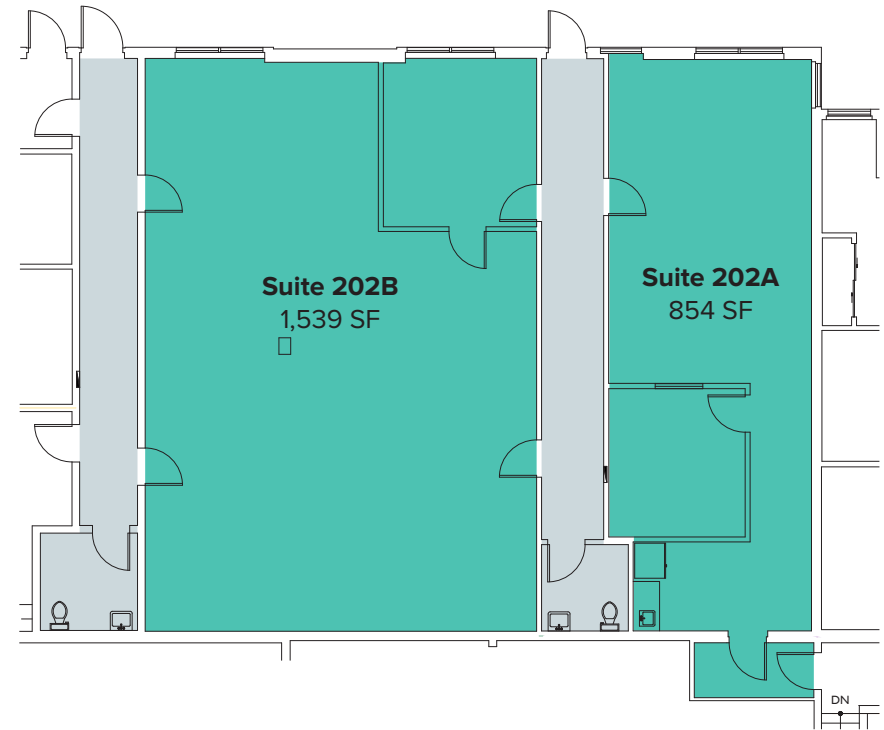
SECOND LEVEL FLOOR PLAN

SUITE 202A FEATURES:

- Available with 60 days' notice
- 854 SF
- \$1.00/SF, NNN
- Office space
- Includes 1 private office, open work area, and break area with a kitchenette
- Contiguous with Suite 202B for a total of 2,393 SF

SUITE 202B FEATURES:

- Available now
- 1,539 SF
- \$1.00/SF, NNN
- Office space
- Includes reception and open work area
- Contiguous with Suite 202A for a total of 2,393 SF

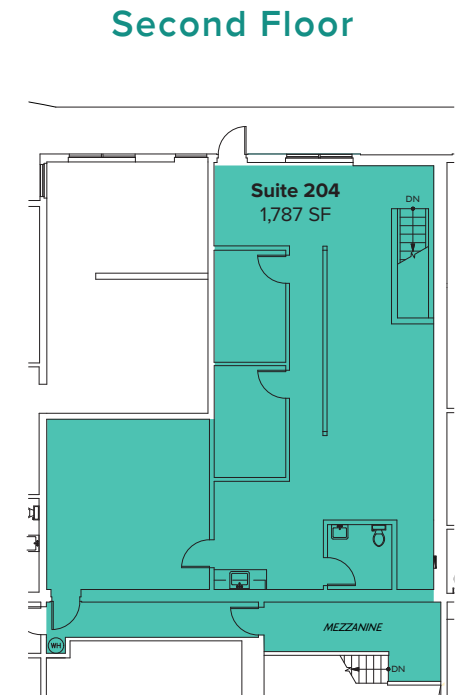
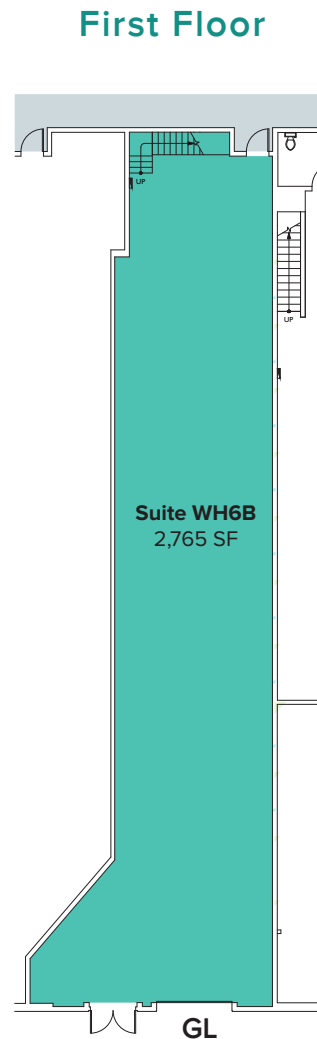


Contiguous 2,393 SF

SAMPLE FLOOR PLAN OPTION 1

SUITE 204 & WH6B FEATURES:

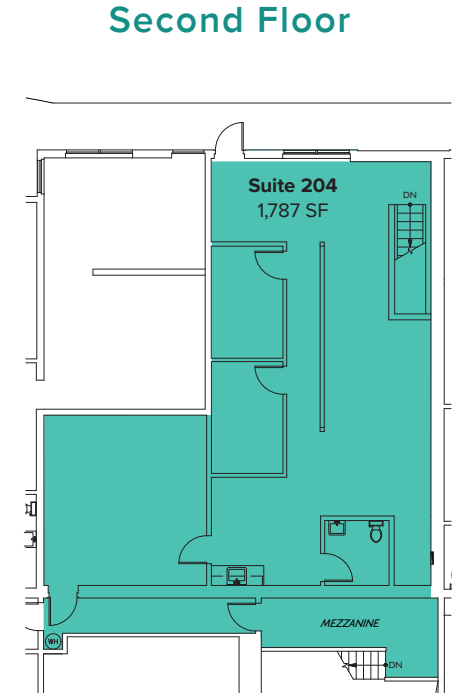
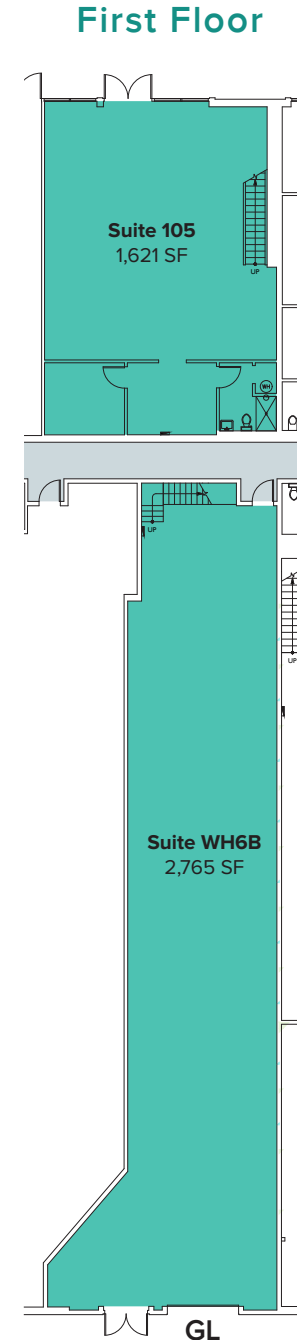
- Available with 60 days' notice
- 4,552 SF
- \$1.35/SF, NNN
- **First Floor**
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door and a stairwell leading to Suite 204
- **Second floor**
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and a stairwell leading to Suite WH6B



SAMPLE FLOOR PLAN OPTION 2

SUITE 105, 204 & WH6B FEATURES:

- Available with 60 days' notice
- 6,173 SF
- \$1.35/SF, NNN
- First Floor
 - Suite 105: Office space includes open work area, 1 private office, and 1 restroom
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door
 - Both suites include stairwells leading to Suite 204
- Second floor
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and stairwells leading to Suites 105 and WH6B



LOCATION MAP

