

AVAILABLE
FOR LEASE

STERLING BUSINESS PARK

8217-8229 44TH AVENUE WEST :: MUKILTEO, WASHINGTON

ADJACENT TO
BOEING'S EVERETT
FACILITY



AVAILABLE SPACE

* Can combine with
other suite to provide
up to 10,901 SF
including 7,042 SF
Office

| BUILDING | SUITE | ± SF | TYPE OF SPACE |
|----------|-------|----------------------|---------------------|
| A | B | ±800 - 2,423 SF | |
| B | G | 4,157 SF | All Office |
| C | F* | 1,511 SF | All Office |
| C | G* | 3,553 SF 2,194 SF | Office Warehouse |
| C | J* | 1,075 SF | All Office |
| D | D | 1,729 SF 543 SF | Office Warehouse |
| D | A | 1,436 SF | Office/Flex |
| D | G | ±2,100 SF | All Office |

FEATURES

- Good freeway access to Hwy 526 & I-5
- Landmark location near Boeing and Paine Field
- Across from the new Future of Flight Museum and Hilton Garden Suites
- Professional business park with onsite property maintenance
- Food services onsite
- Parking: 5/1,000 - above average ratio

RATES

Office..... \$1.25/SF/Month, NNN
Warehouse..... \$0.60/SF/Month, NNN

for more information, visit:
www.cbre.com/sbp

FOR MORE
INFORMATION
PLEASE
CONTACT

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John Bauer
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Scott Barber
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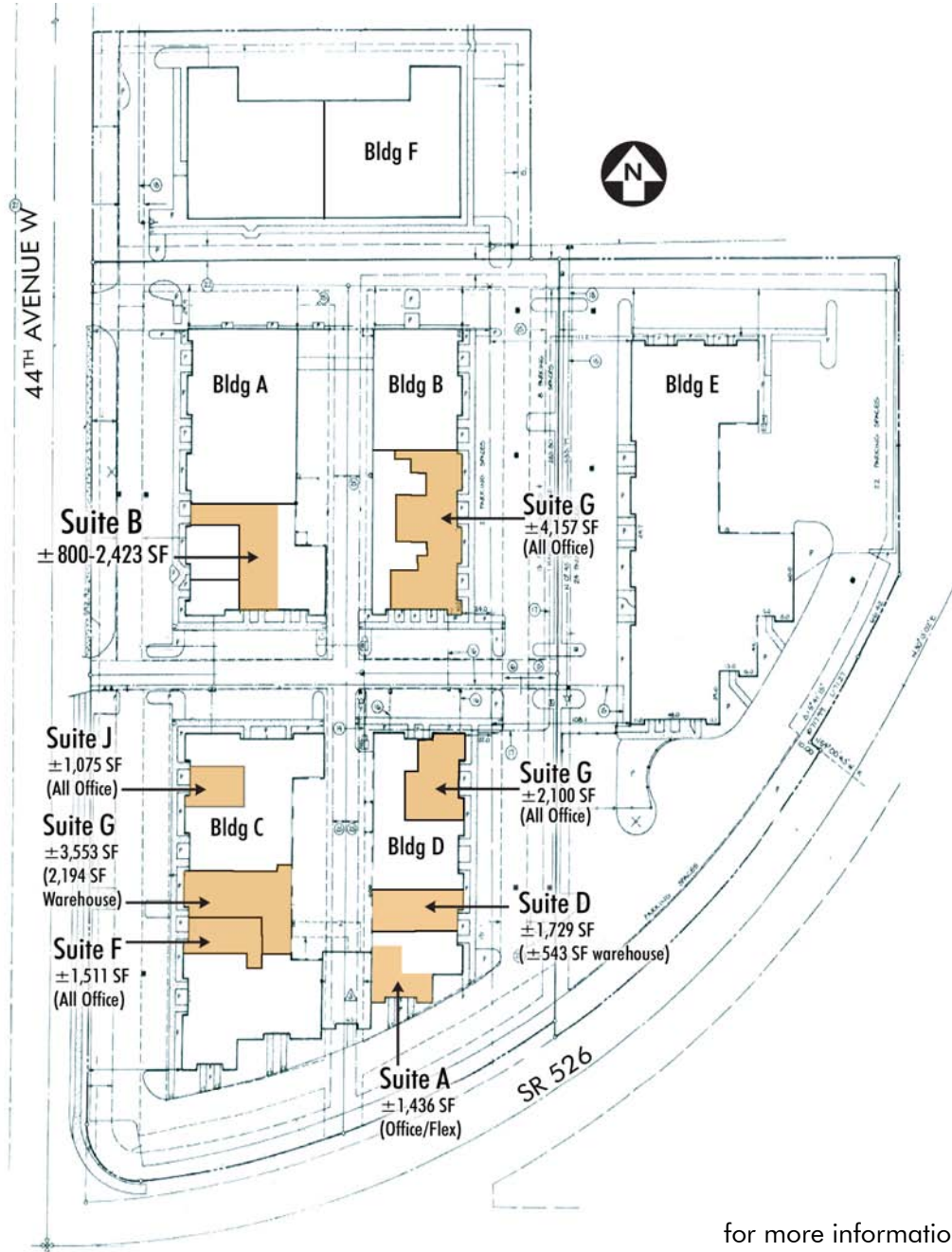
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CB RICHARD ELLIS

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SITE PLAN



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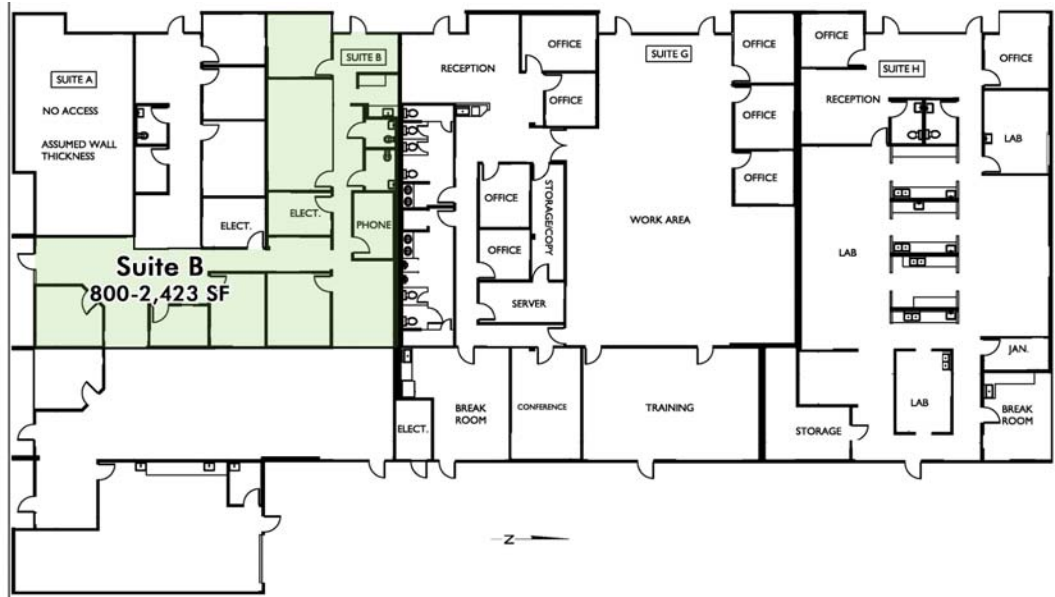
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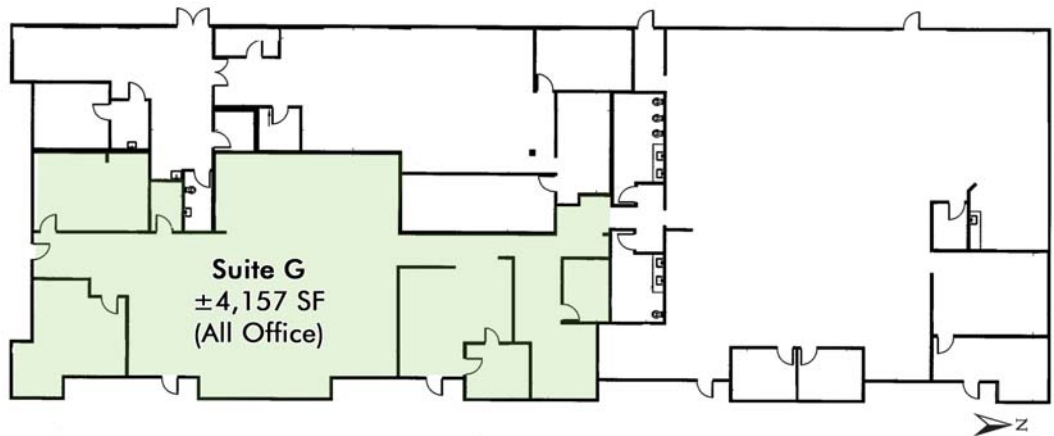
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BUILDING A
SUITE B
800 - 2,423 SF



BUILDING B
SUITE G
4,157 SF



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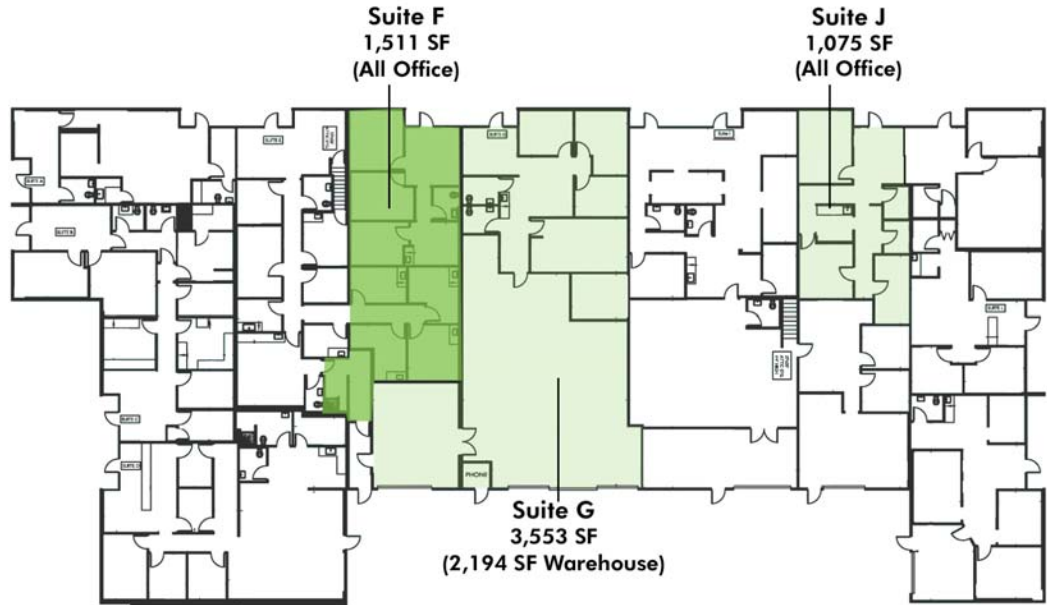


BUILDING C

SUITE F
1,511 SF

SUITE G
3,553 SF

SUITE J
1,075 SF

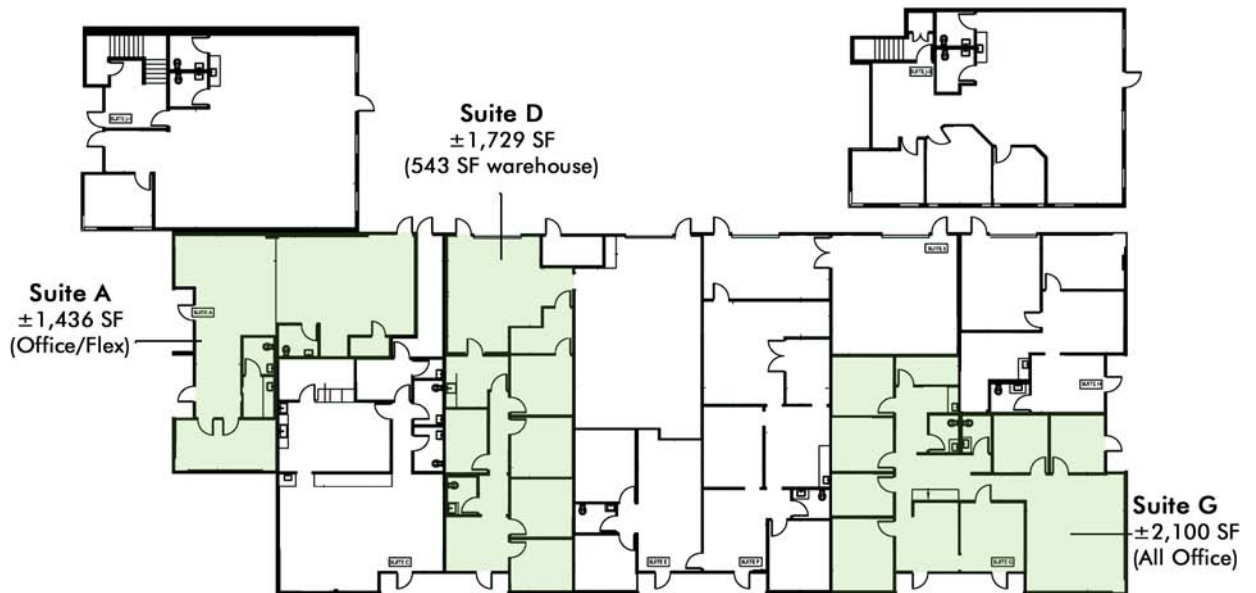


BUILDING D

SUITE A
1,436 SF

SUITE D
1,729 SF

SUITE G
2,100 SF



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