

FOR SALE OR FOR LEASE

8223 BUILDING

8223

BROADWAY

Everett, Washington 98203

\$1,700,000 PURCHASE PRICE



PROPERTY FEATURES

Office/Tech Building: ±8,515 SF
Secure, Fully Fenced Lot: ±35,284 SF

Lease Rate: \$14.50/SF, Net of Operating Expenses

- + 40 plus oversized parking stalls: 5/1,000 SF
- + Freeway visibility
- + Easy access to I-5 and Hwy 526
- + Excellent owner/user opportunity with Seller financing available

- + Built in 1987; renovated in 2014
- + Good mix of private offices and open area
- + Potential loading door conversion for dock and grade access
- + Purchase or Lease opportunity



CONTACT US

RIC BRANDT

Senior Vice President
+1 425 462 6901
ric.brandt@cbre.com

JOHN BAUER

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

ERIK LARSON

Senior Associate
+1 425 462 6954
erik.larson@cbre.com

CBRE, Inc.
10885 NE 4th Street
Suite 500
Bellevue, Washington 98004

www.cbre.com/bellevue

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PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

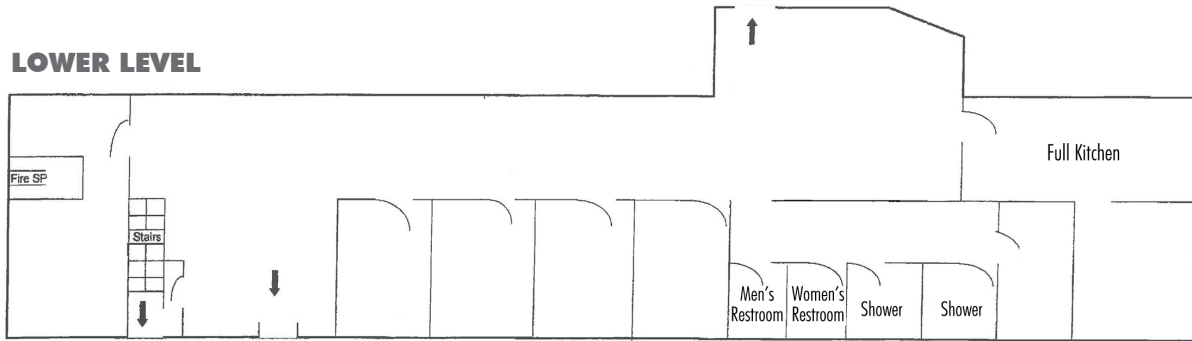
SALE PRICE	\$1,700,000
LEASE RATE	\$14.50 per square foot Net of Operating Expenses
AVAILABLE SPACE/SF	8,515
FLOORS	Two
LAND SIZE/SF	35,284
ESTIMATED NNN EXPENSES	\$3.00 per square feet annually
YEAR BUILT / RENOVATED	1987/Renovated in 2014
PARKING RATIO	40 plus spaces on-site; 5 spaces per 1,000 SF
ZONING	C1 (General Commercial), City of Everett
2014 RENOVATIONS	Carpet, paint, windows with solar shades, upstairs kitchenette and full kitchen with stainless steel appliances, resurfaced and painted parking lot, exterior paint.



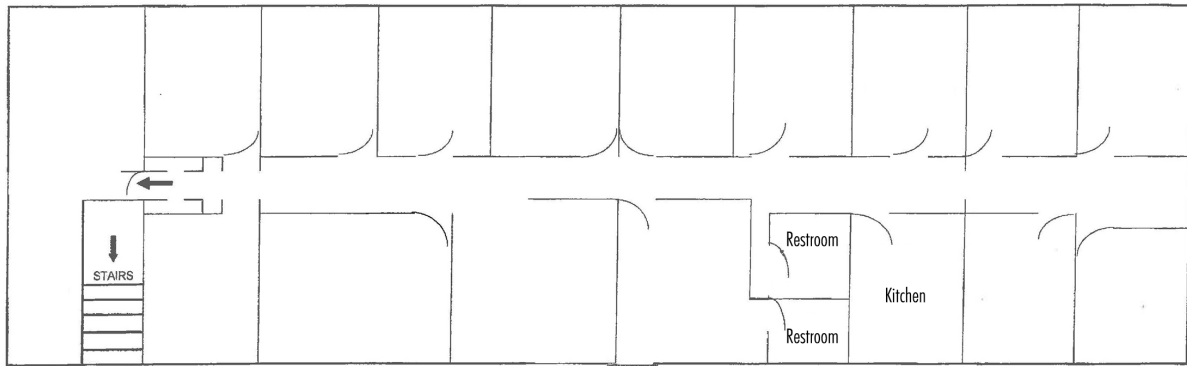


FLOOR PLANS | ±8,515 RSF

LOWER LEVEL



UPPER LEVEL



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BROADWAY
Everett, Washington 98203



LOCAL INFORMATION

- + One block west of Interstate 5
- + Six miles south of downtown Everett
- + Within a mile of the Everett Mall including a variety of retail amenities, restaurants and other services

TRAVEL TIME/DISTANCE TO MAJOR METRO AREAS

	Miles
BOEING	3
PAIN FIELD	4.5
DOWNTOWN EVERETT	6
DOWNTOWN BELLEVUE	25
DOWNTOWN SEATTLE	25
SEATAC INTERNATIONAL AIRPORT	38

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