

# NORTHPOINTE CORPORATE CAMPUS • LOTS B & C



**25th Ave W off 164th St SW • Lynnwood, Washington**

**FAST TRACK OFFICE / TECH / MANUFACTURING BUILD-TO-SUIT OPTIONS**

## LOT B - OFFICE/TECH BUILDING

- +/- 2.55 acre site
- +/- 64,900 RSF (2-story over parking)
- Entitled for fast construction
- For Sale - Warm Shell & Land @ \$191.00/SF
- For Lease - \$18.50/SF, NNN, \$40.00/SF T.I.'s above a warm shell



## LOT B - MANUFACTURING BUILDING

- +/- 55,000 RSF
- For Sale - Industrial Shell & Land @ \$163.00/SF
- For Lease - Rate TBD



## LOT C

- +/- 2.28 Acre Site
- Rental rates and sale price can be quoted on request

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**CUSHMAN & WAKEFIELD**

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# NORTHPOINTE CORPORATE CAMPUS

## LOCATION / ACCESS

- One half mile to I-5
- One tenth mile to SR 525
- One and one-half mile to Alderwood Mall

## OPPORTUNITY

- Fast track build-to-suit construction
- Cost advantage over Bothell alternatives
- Adjacent 5 megawatt power substation
- Verizon "Smart Park" infrastructure
- Redundant power and fiber
- High profile companies as neighbors
- Less than 5 minutes from Alderwood Mall support services
- Quality construction in place
- All infrastructure in place
- Proven location near amenities
- Superior freeway access
- Counter commute from Seattle (I-5) and Eastside (I-405)
- SEPA and traffic concurrency in place
- Two neighborhood Park N Ride's



Exclusively Marketed By:

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