

AVAILABLE



# NORTHPOINTE

CORPORATE CENTER

15815 25TH AVENUE WEST / LYNNWOOD, WASHINGTON

16201 25TH AVENUE WEST / LYNNWOOD, WASHINGTON



Corporate Headquarters Opportunity

17,500-225,000 SF OFFICE AND TECH SPACE AVAILABLE

**CBRE**

# EXECUTIVE SUMMARY

Northpointe Corporate Center consists of two existing buildings with a 2.82 acre land site in between, providing leasing flexibility from a 17,500 SF partial floor up to a 225,000 SF corporate campus opportunity.

AVAILABLE  
17,500-225,000 SF



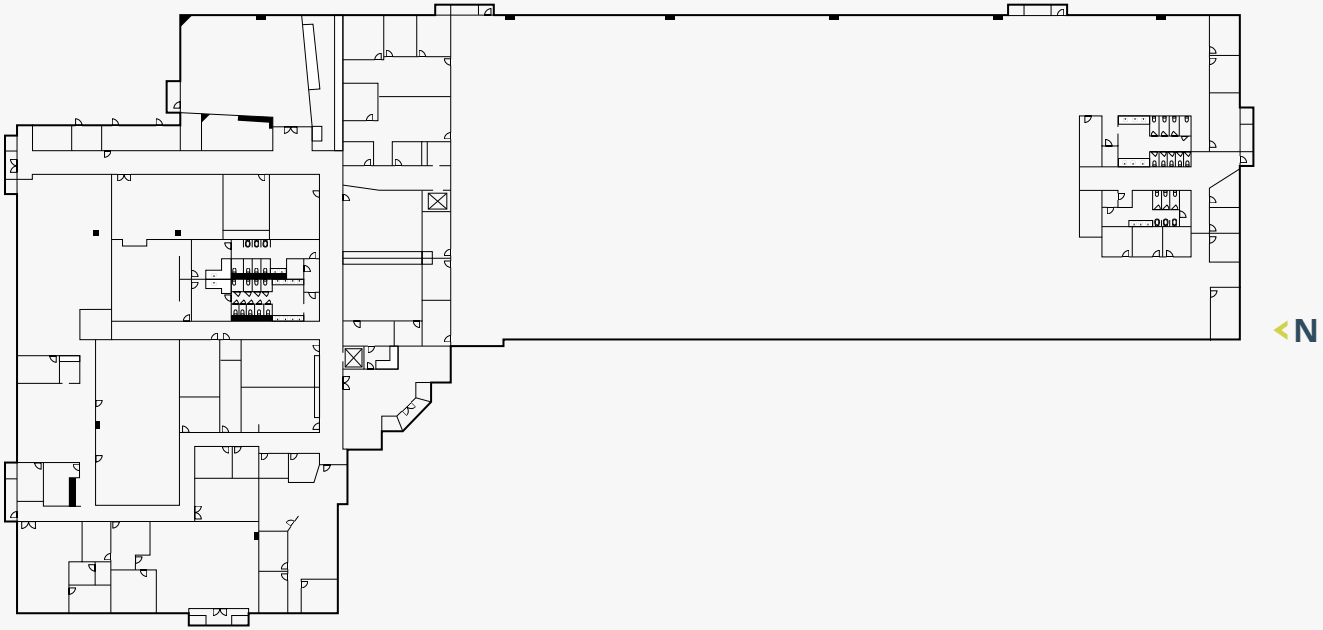
## PROPERTY OVERVIEW

PROPERTY	NORTHPOINTE 15815 BLDG	NORTHPOINTE 16201 BLDG	LAND SITE - B
ADDRESS	15815 25th Avenue W Lynnwood, WA. 98037	16201 25th Avenue W Lynnwood, WA. 98037	-
YEAR COMPLETED	2007	2007	Planned
TOTAL SIZE (RSF)	87,385 RSF, not divisible	71,400 RSF, divisible to 17,500 RSF	40,000 - 65,000 RSF potential planned building
SITE ACREAGE	5.85 acres	2.88 acres	2.82 acres
FLOORS	2	2	-
TYPICAL FLOOR SIZE	43,692 SF	34,481 SF	-
SURFACE PARKING SPACES	451	202	-
GARAGE PARKING SPACES	N/A	70	-
TOTAL PARKING SPACES	451	272	-
PARKING RATIO	5.16/1,000 SF	3.81/1,000 SF	-
ZONING	BP (Business Park)	BP (Business Park)	BP (Business Park)

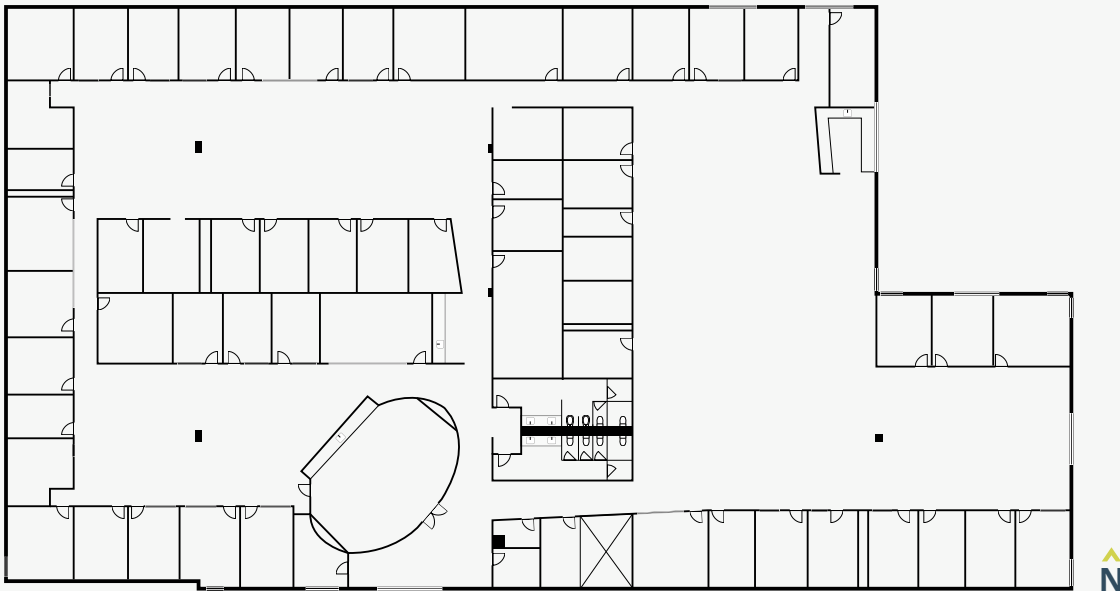
# SITE PLAN



# 15815 BUILDING » Floor 1



# 15815 BUILDING » Floor 2



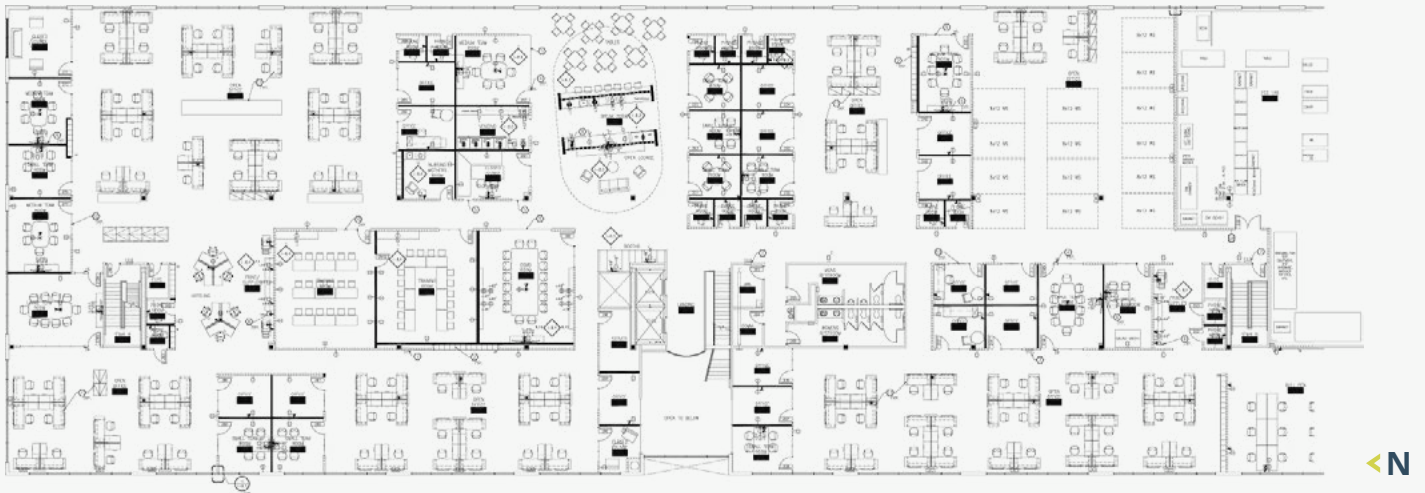
## 15815 BUILDING FEATURES

- » 87,385 SF Class A office/tech or life science building with two floors in northern portion
- » 5.85-acre site in master-planned campus environment
- » Flexible building design with ability to expand building on the 2nd Floor
- » Unique open first floor environment with high ceilings and life science conversion potential
- » Market leading parking ratio over 5 stalls per 1,000 SF
- » Secure site with perimeter fencing throughout

# 16201 BUILDING » Floor 1



# 16201 BUILDING » Floor 2



## 16201 BUILDING FEATURES

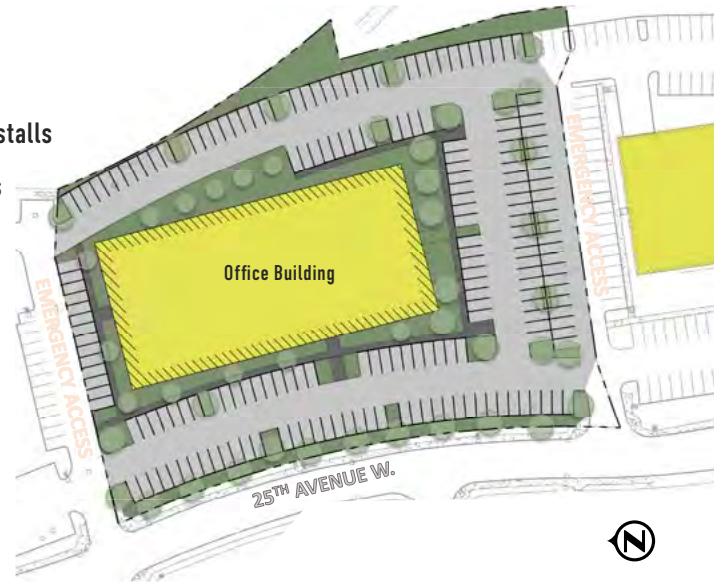
- » 17,000 to 70,400 SF Class A office/tech building on two floors over one level of covered parking
- » Additional ±4,275 SF of flex storage and shop area in lower level garage
- » 2.88-acre site in master-planned campus environment
- » Efficient floorplan with abundant natural light and territorial views
- » Ample surface parking and +70 stalls in covered garage area
- » Strategic location with convenient access to freeways, transit center and area retail amenities

# CONCEPTUAL LAND PLANS & FEATURES

- » Business Park Zoning (BP), Snohomish County
- » Rare land site allowing for customized design and building or parking expansion possibilities
- » Flexible zoning to accommodate a variety of office, flex, lab and business park uses

## CONCEPTUAL 1: OFFICE BUILDING

- » 2-story building:  $\pm 60,000$  SF
- » 250ft x 120 ft dimensions
- » Parking: 3.3/1,000 RSF = 198 stalls
- » Flexible 30,000 SF floor plates



## CONCEPTUAL 2: FLEX TECH/LIFE SCIENCE BUILDING

- » Total Building Area: 58,000 SF
- » Parking: 145 stalls
- » 2-story office:  $\pm 44,000$  SF
- » Warehouse/tech  $\pm 14,000$  SF
- » Dock and grade level loading



## LAND SITE B



# INTERIOR PHOTOS



# LOCAL AMENITIES



RETAIL

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RESTAURANTS

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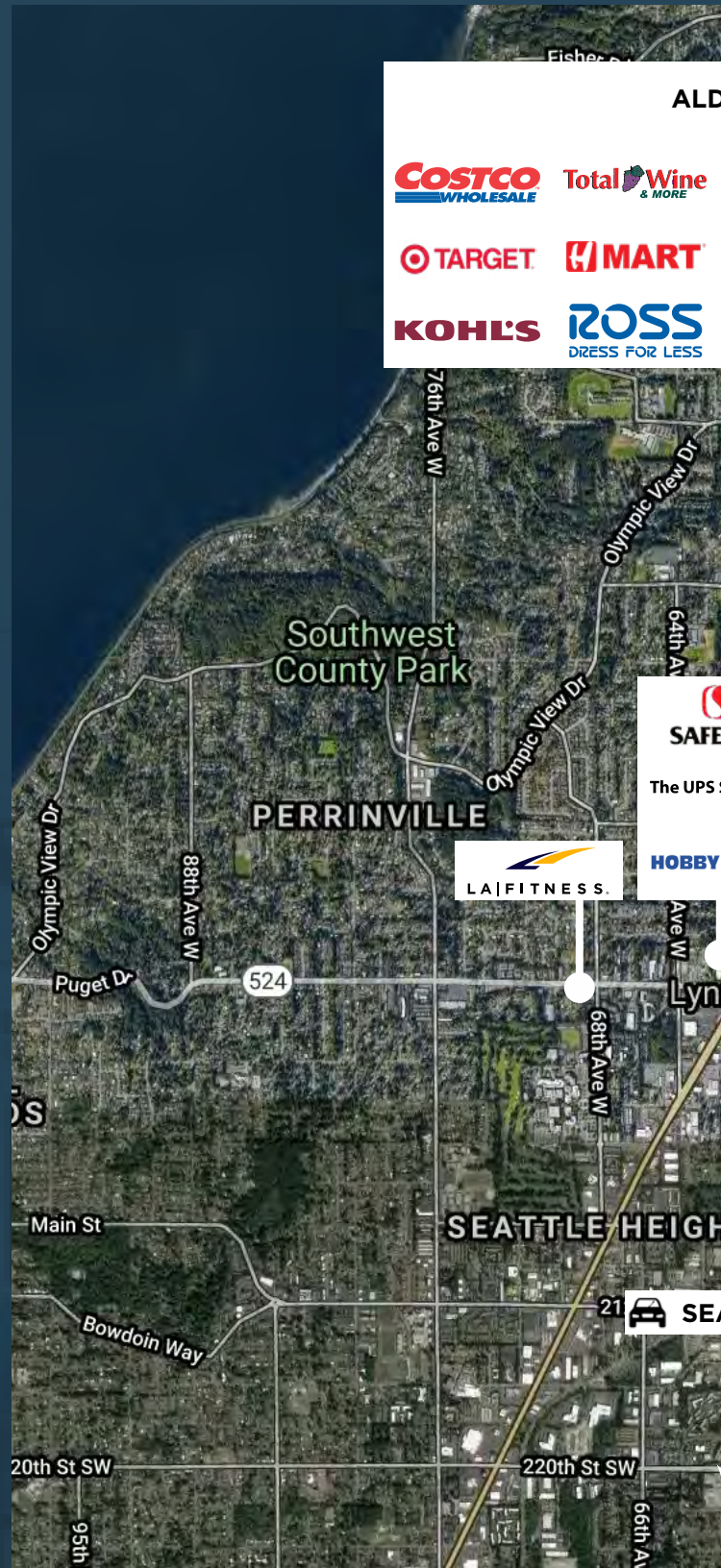


FITNESS

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TRANSIT





# NORTHPOINTE

CORPORATE CENTER



PERWOOD MALL

- Marshall's
- macy's
- RED ROBIN
- NORDSTROM
- BUFFALO WILD WINGS
- The Cheesecake Factory
- REI CO-OP
- BIG 5
- jcpenny

Fred Meyer

Walmart Supercenter

ASHWAY PARK AND RIDE

LYNNWOOD CONVENTION CENTER

Fred Meyer

LYNNWOOD LIGHT RAIL STATION UNDER CONSTRUCTION

- WHOLE FOODS MARKET
- NORDSTROM RACK
- BEST BUY
- OLD NAVY

BELLEVUE





# NORTHPOINTE

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