

AVAILABLE



NORTHPOINTE

CORPORATE CENTER

16201 25TH AVENUE WEST / LYNNWOOD, WASHINGTON



CORPORATE HEADQUARTERS OPPORTUNITY

CBRE

36,000-96,000 SF OFFICE AND TECH SPACE AVAILABLE

workspace
property trust

EXECUTIVE SUMMARY

Northpointe Corporate Center consists of two existing buildings with a 2.82 acre land site in between.

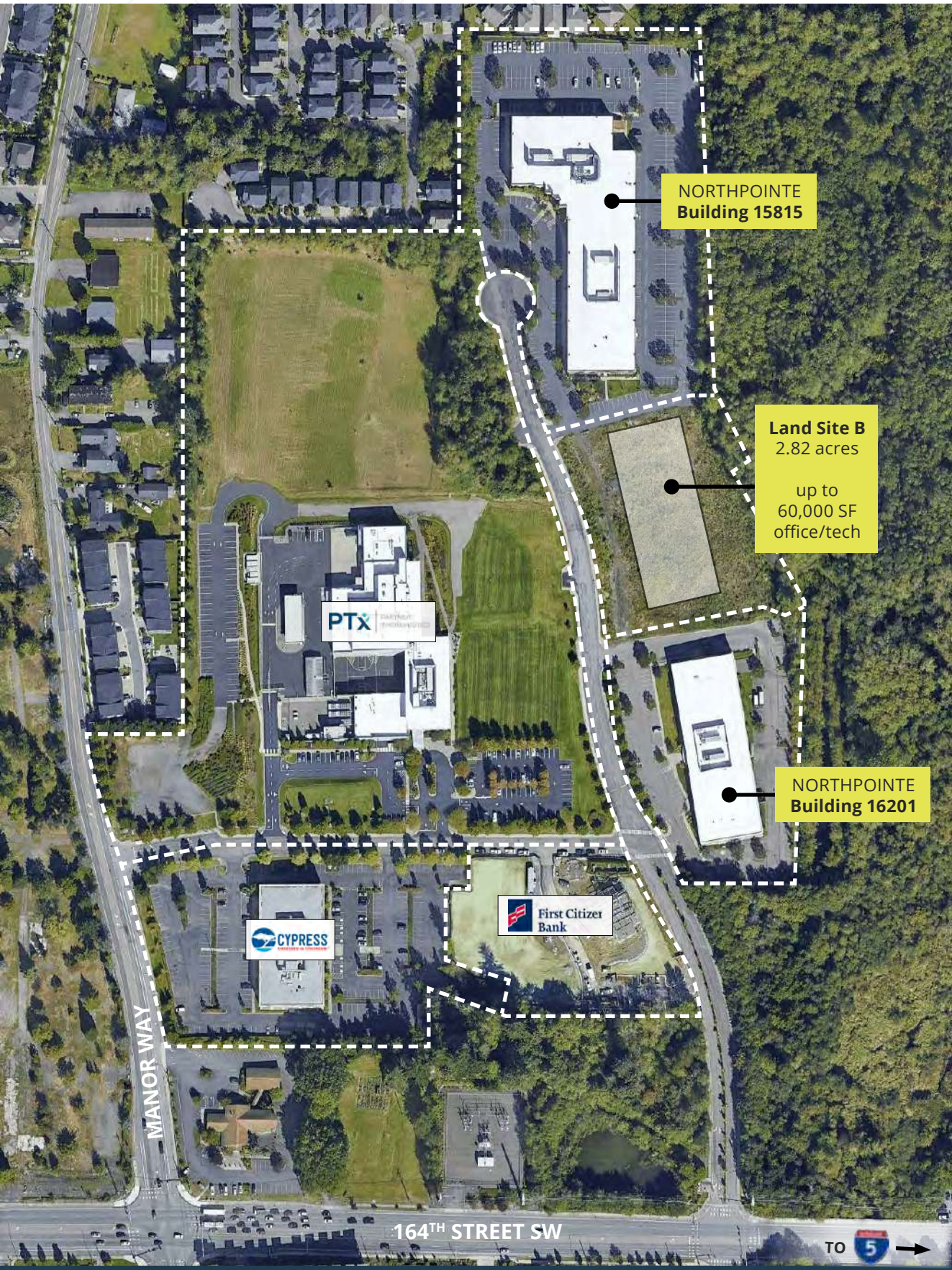
AVAILABLE
36,380 - 96,380 SF



PROPERTY OVERVIEW

PROPERTY		NORTHPOINTE 16201 BLDG	LAND SITE - B
ADDRESS		16201 25th Avenue W Lynnwood, WA. 98037	-
YEAR COMPLETED		2007	Planned
TOTAL SIZE (RSF)		36,380 RSF, divisible to 17,500 RSF	40,000 - 65,000 RSF potential planned building
SITE ACREAGE		2.88 acres	2.82 acres
FLOORS		2	-
TYPICAL FLOOR SIZE		34,481 SF	-
SURFACE PARKING SPACES		202	-
GARAGE PARKING SPACES		70	-
TOTAL PARKING SPACES		272	-
PARKING RATIO		3.81/1,000 SF	-
ZONING		BP (Business Park)	BP (Business Park)

SITE PLAN





16201 BUILDING » Floor 2 [Click Here For Virtual Tour](#)



16201 BUILDING FEATURES

- » 17,500 - 36,380 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



LOCAL AMENITIES



RETAIL



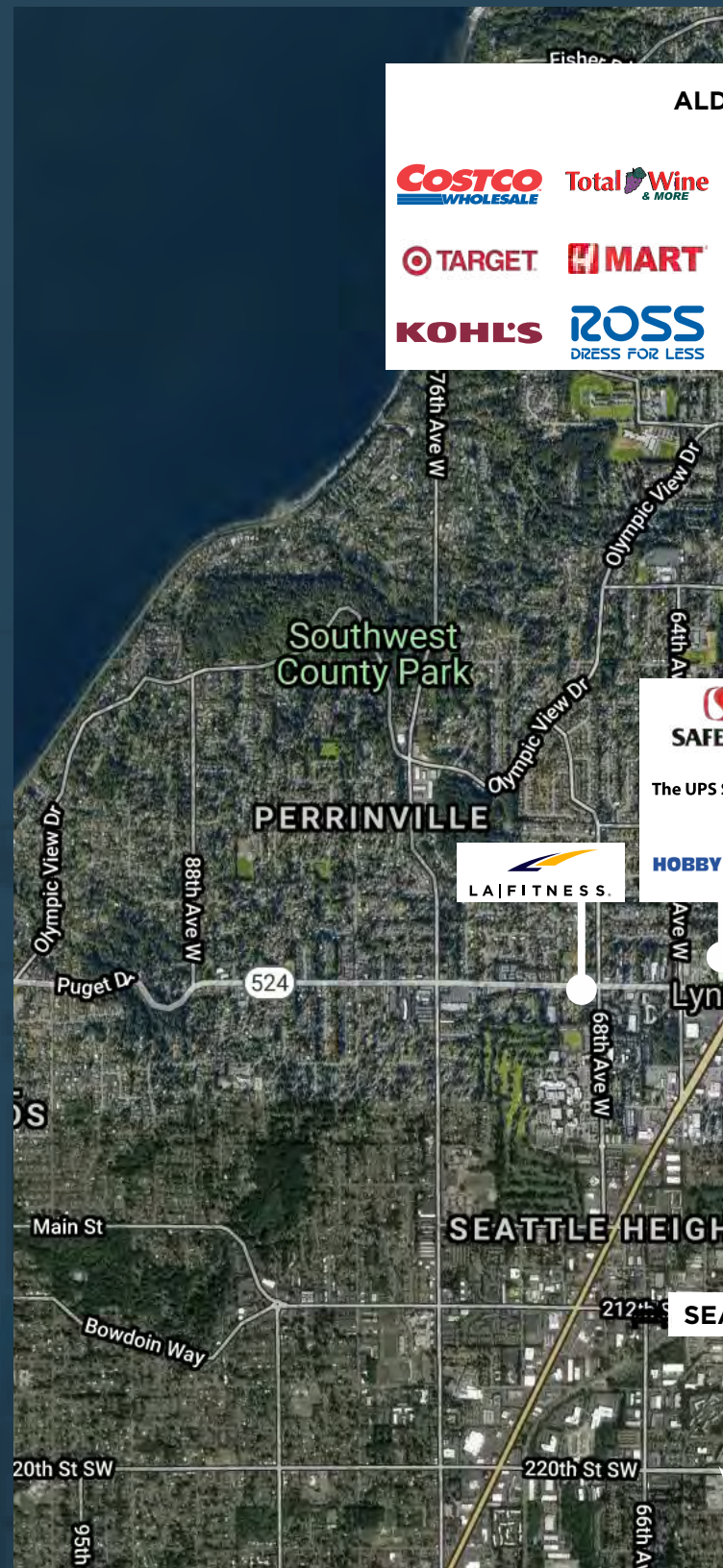
RESTAURANTS



FITNESS



TRANSIT



NORTHPOINTE

CORPORATE CENTER

BERWOOD MALL



Fred Meyer

Walmart Supercenter

ASHWAY
PARK AND RIDE

LYNNWOOD
CONVENTION CENTER

Fred Meyer

LYNNWOOD
LIGHT RAIL STATION
UNDER CONSTRUCTION



BELLEVUE





NORTHPOINTE

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