

3830 MONTE VILLA

3830 MONTE VILLA PARKWAY, BOTHELL, WA

OFFICE SPACE AVAILABLE: +/- 5,800 - 31,385 SF



BUILDING FEATURES:

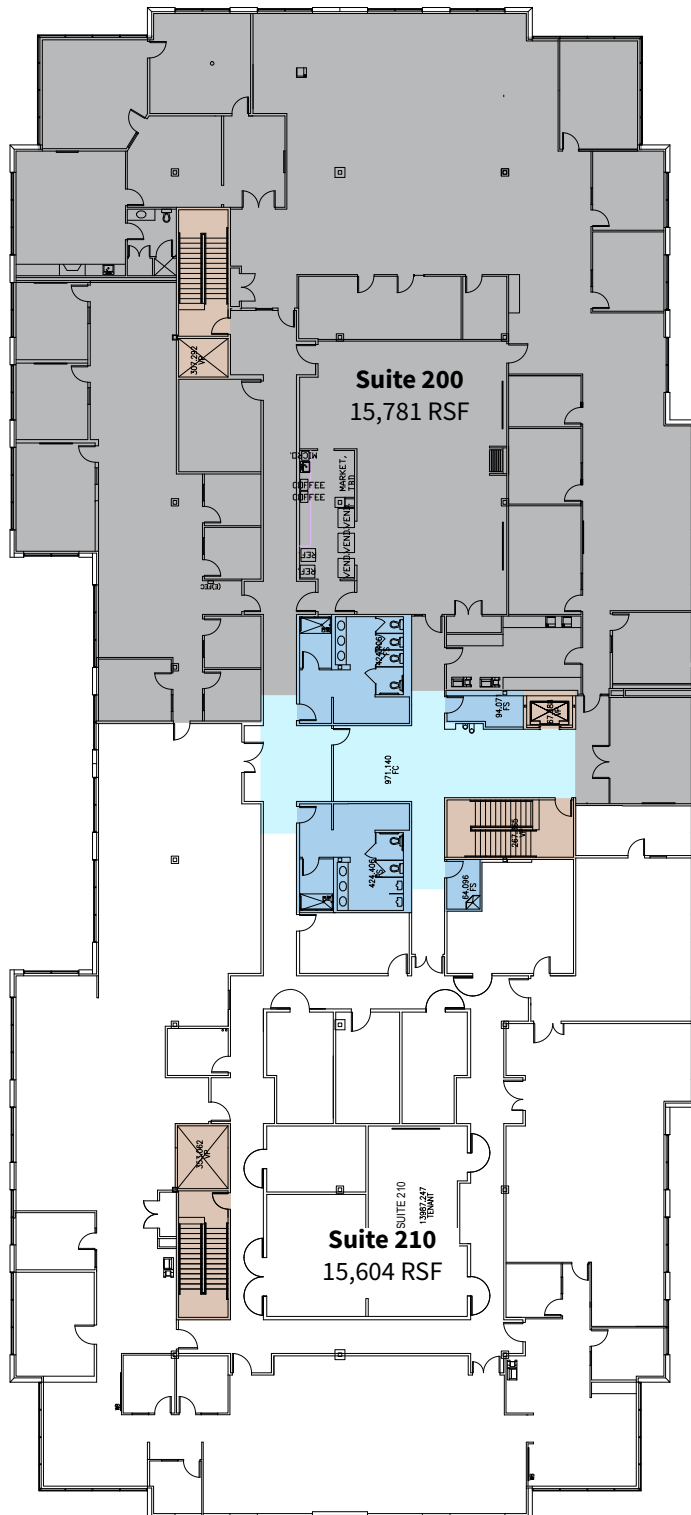
- Flexible space configurations to accommodate tenant sizes from +/- 5,800 to 31,385 SF
- Robust, state of the art electrical and mechanical systems
- Local, proactive ownership group with a highly responsive management team
- Convenient access to I-405 and a wide variety of nearby service and retail amenities

BUILDING INFORMATION:

| | |
|----------------|--|
| BUILDING SIZE | 61,143 RSF |
| YEAR BUILT | 1998 |
| ZONING/USES | OP/LI/CB - office, light industrial, lab, flex, etc. |
| PARKING | 240 total stalls provide a ratio of 3.9/1,000, two (2) electric vehicle charging stations |
| ELECTRICAL | +/- 2,000 amps, 277/480 volt, 3-phase |
| BACKUP POWER | Approximately 75% of 400KW Genset capacity (500 gallon fuel capacity) available for 2nd floor tenant needs |
| LOADING | Partially covered shared loading dock with one leveler for limited use |
| PHONE/INTERNET | Phone: Verizon, Comcast, Allstream Business Fiber: AT&T, Comcast Fiber, Wave |
| AMENITIES | Men's and women's showers |
| ACCESS CONTROL | HID security card access control system on all exterior doors |
| HVAC | 90 ton Trane Intellipak rooftop air-handler and two (2) 125 ton Trane package chillers and one (1) 50 ton Trane process chiller, 36 controlled zones to second floor, energy management control system |



SECOND FLOOR | Proposed single or two-tenant layout



AVAILABILITIES

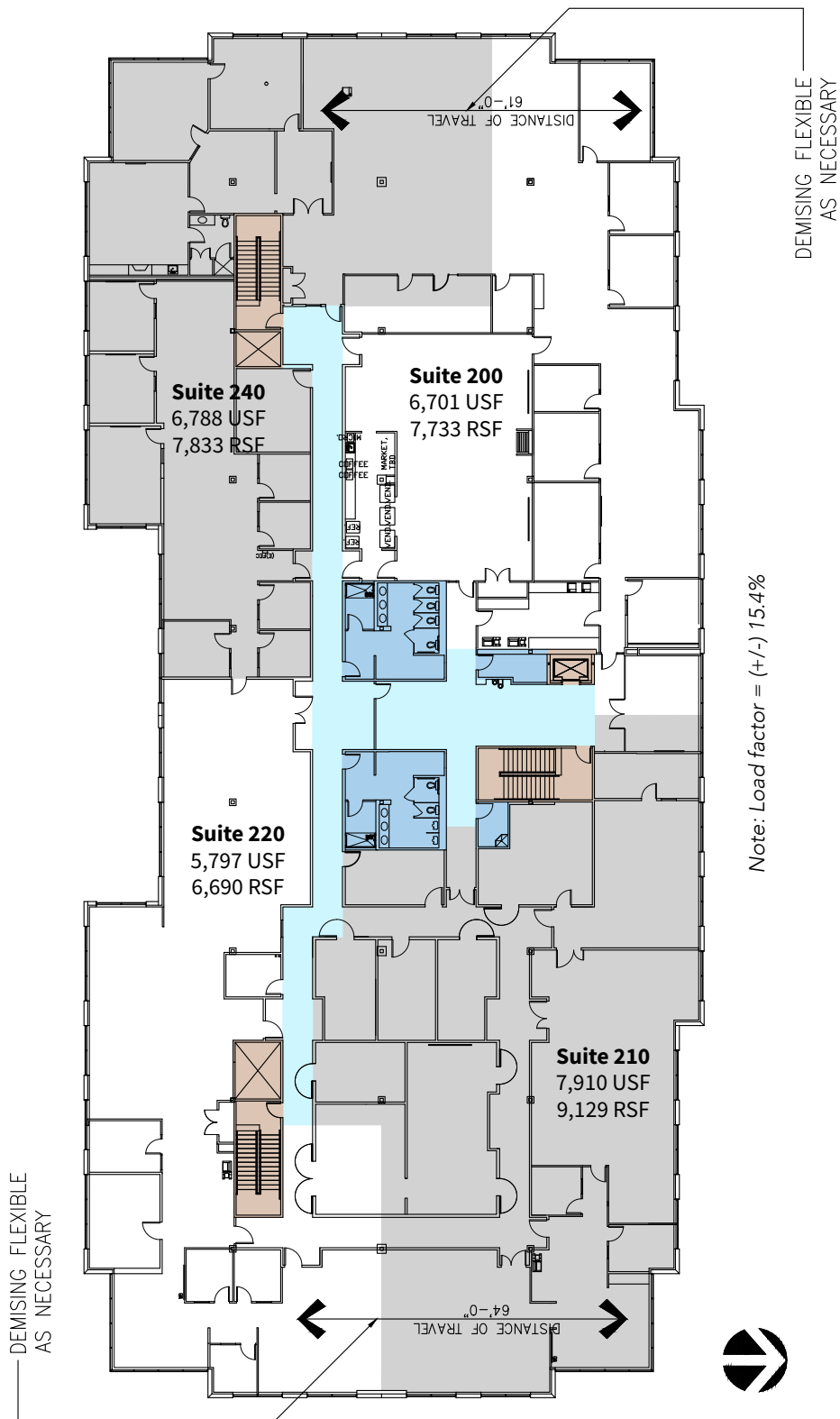
SINGLE TENANT

| SUITE | RSF |
|---------|--------|
| 200/210 | 31,385 |

MULTITENANT

| SUITE | RSF |
|-------|--------|
| 200 | 15,781 |
| 210 | 15,604 |

SECOND FLOOR | Proposed four-tenant layout



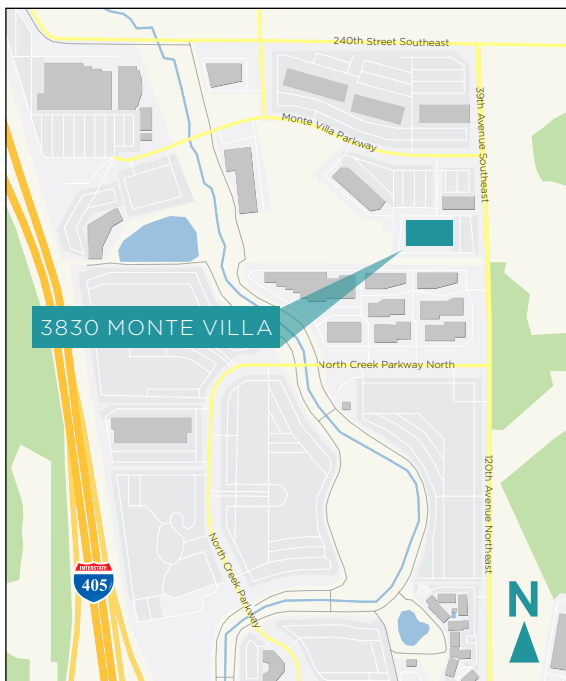
AVAILABILITIES

MULTITENANT

| SUITE | RSF |
|-------|-------|
| 200 | 7,733 |
| 210 | 9,129 |
| 220 | 6,690 |
| 240 | 7,833 |

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EXCLUSIVELY OFFERED BY:



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