

**OFFICE, FLEX, LIGHT INDUSTRIAL  
SPACE FOR LEASE**



<http://royalcommercialcorp.com/listings/for-lease/office/sterling-business-park>



**8217—8229 44th Ave West | Mukilteo | Washington 98275**

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Contiguous space from 1,008 to 13,768 sqft

Office Rate: \$1.15/sqft + NNNs

Whse Rate: \$0.85/sqft + NNNs

Sterling Business Park is located in the aerospace hub of the Pacific Northwest. The park is situated adjacent to the Boeing Manufacturing Plant and Paine Field. It is just minutes from the Future of Flight Museum and the Mukilteo-Clinton (Whidbey Island) ferry. The park is in an excellent location with highly visible frontage on SR-526/Boeing Freeway. Sterling Business Park can accommodate most Office, Flex, and Light Industrial tenant uses.



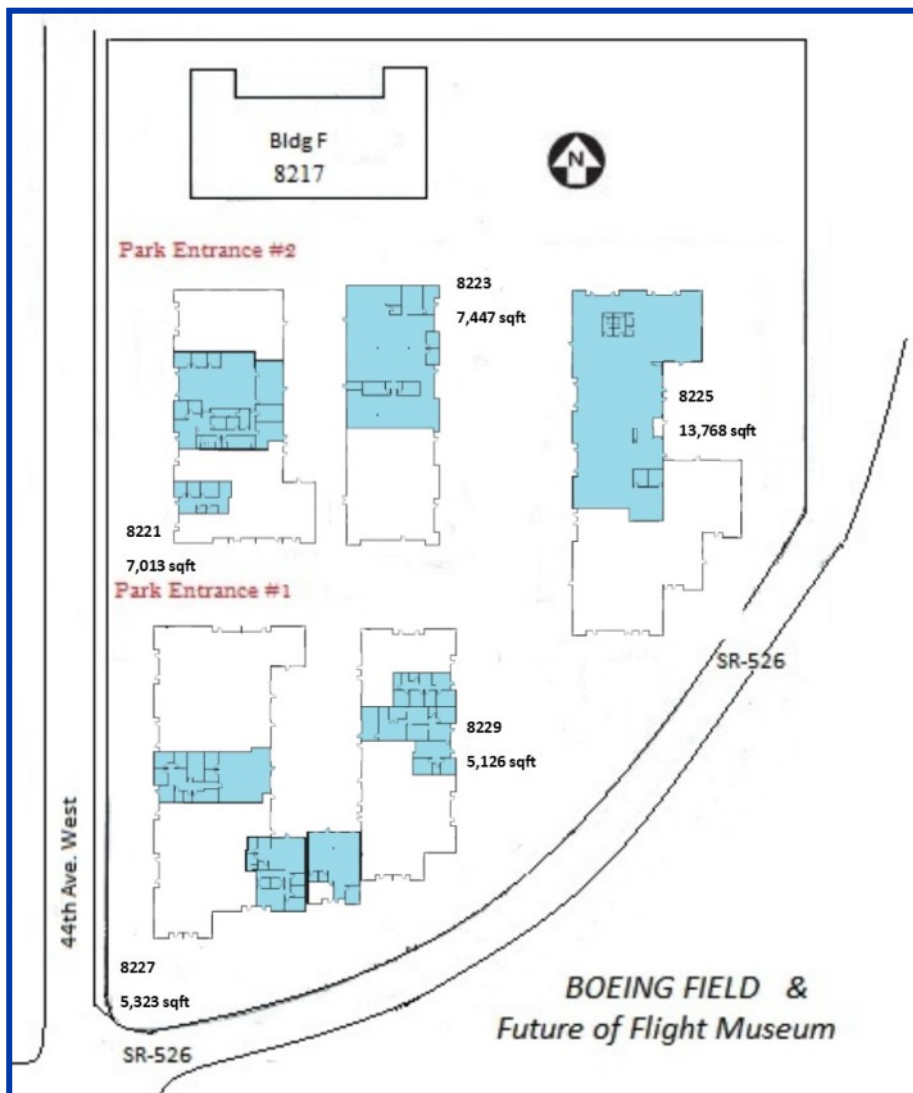
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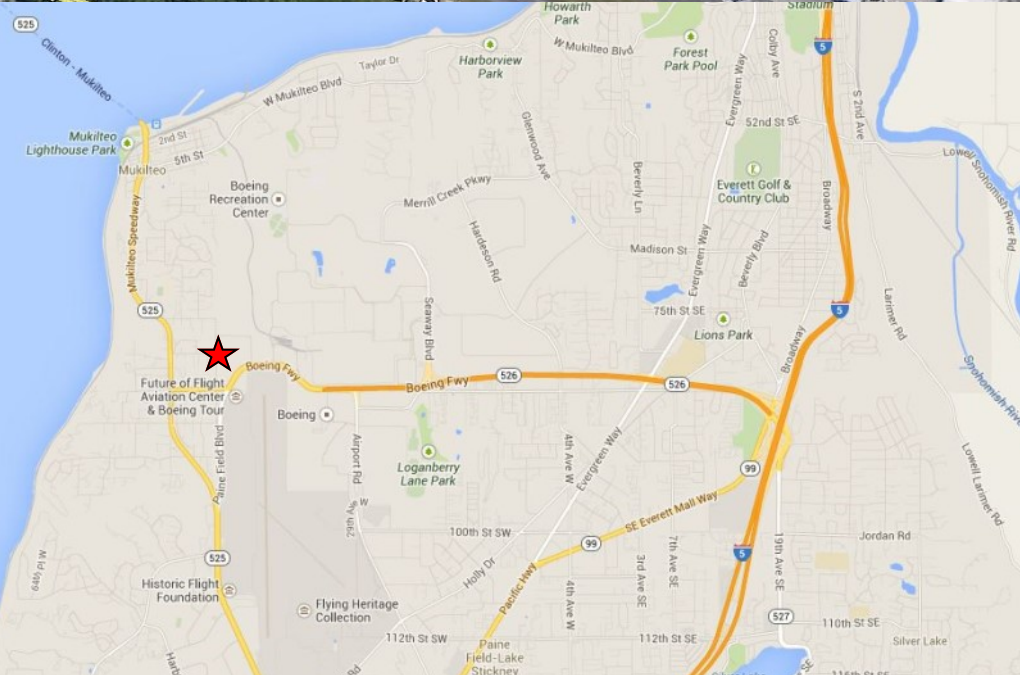
## Park Highlights

- ⇒ SR-526 frontage (high visibility)
- ⇒ Efficient floor plans
- ⇒ Easy access to freeways (I-5, I-405, and SR-526)
- ⇒ Easy access to Mukilteo-Clinton (Whidbey Island) ferry
- ⇒ Food services on-site
- ⇒ Well maintained property
- ⇒ On-site property maintenance
- ⇒ Ample/Free parking (above average ratio 5/1,000)
- ⇒ Great tenant mix
- ⇒ Locally owned and operated
- ⇒ Responsive ownership
- ⇒ Generous TIs available
- ⇒ Flexible terms



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