

FOR SALE OR FOR LEASE

# 8223 BUILDING

8223

**BROADWAY**

Everett, Washington 98023

**PURCHASE PRICE**  
**\$1,700,000**

**LEASE RATE**  
**\$14.50/SF**  
**NET OF OPERATING**  
**EXPENSES**



## PROPERTY FEATURES

Office/Tech Building: ±8,515 SF  
Secure, Fully Fenced Lot: ±35,284 SF

- + 40 plus oversized parking stalls: 5/1,000 SF
- + Freeway visibility
- + Easy access to I-5 and Hwy 526
- + Excellent owner/user opportunity with Seller financing available
- + Built in 1987; renovated in 2014
- + Good mix of private offices and open area
- + Potential loading door conversion for dock and grade access
- + Purchase or Lease opportunity



## CONTACT US

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**CBRE**

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## 8223 BUILDING



### PROPERTY HIGHLIGHTS

#### PROPERTY OVERVIEW

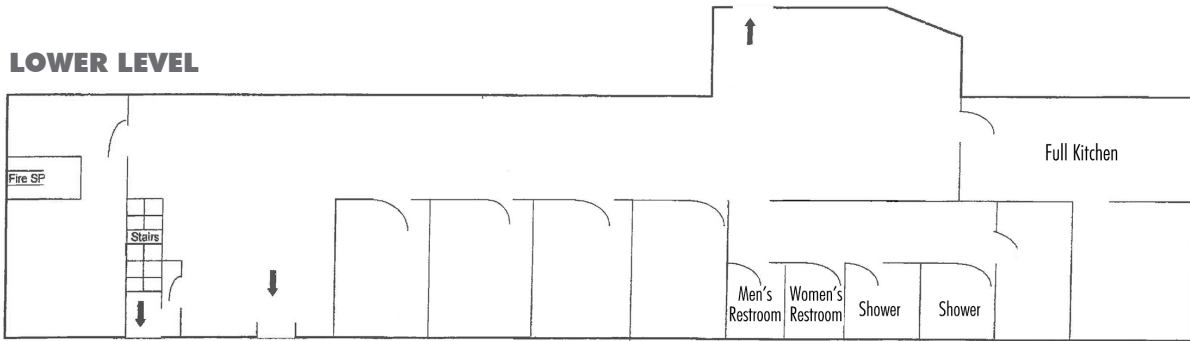
<b>SALE PRICE</b>	\$1,700,000
<b>LEASE RATE</b>	\$14.50 per Square Foot   Net of Operating Expenses
<b>AVAILABLE SPACE/SF</b>	8,515
<b>FLOORS</b>	Two
<b>LAND SIZE/SF</b>	35,284
<b>ESTIMATED NNN EXPENSES</b>	\$3.00 per square feet annually
<b>YEAR BUILT / RENOVATED</b>	1987/Renovated in 2014
<b>PARKING RATIO</b>	40 plus spaces on-site; 5 spaces per 1,000 SF
<b>ZONING</b>	C1 (General Commercial), City of Everett
<b>2014 RENOVATIONS</b>	New carpet, paint, windows with solar shades, full kitchen with stainless steel appliances, resurfaced and painted parking lot, exterior paint.



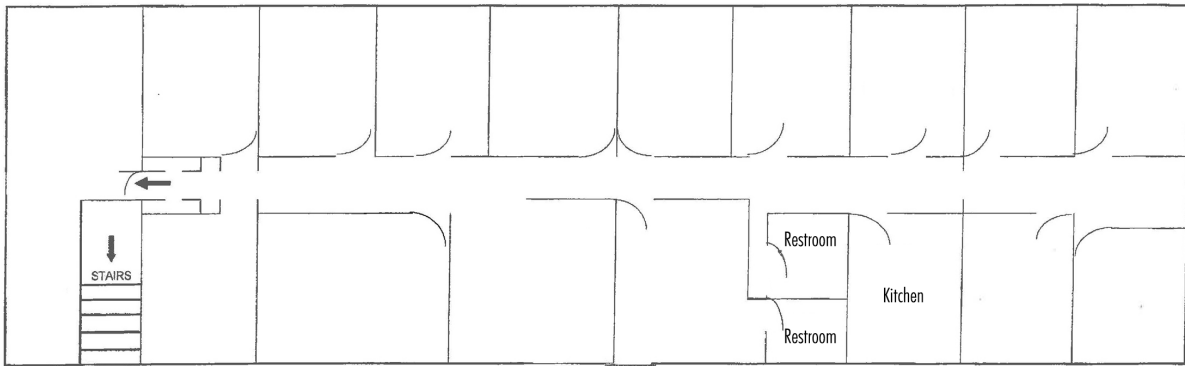


FLOOR PLANS | ±8,515 RSF

LOWER LEVEL



UPPER LEVEL



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BROADWAY  
Everett, Washington 98023



## LOCAL INFORMATION

- + One block west of Interstate 5
- + Six miles south of Downtown Everett
- + Within a mile of the Everett Mall including a variety of retail amenities, restaurants and other services

## TRAVEL TIME/DISTANCE TO MAJOR METRO AREAS

	Miles
<b>BOEING</b>	3
<b>PAIN FIELD</b>	4.5
<b>DOWNTOWN EVERETT</b>	6
<b>DOWNTOWN BELLEVUE</b>	25
<b>DOWNTOWN SEATTLE</b>	25
<b>SEATAC INTERNATIONAL AIRPORT</b>	38

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