

**FOR  
LEASE**

**EDGEWATER BUILDING**

16000 MILL CREEK BLVD, MILL CREEK, WA 98012



**987 - 1,712 SF Available**

**GABRIEL GRAUMANN, CCIM**

THE PLATZ GROUP - KW COMMERCIAL | 206.257.7153 | GABEGRAUMANN@KW.COM

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## Property Details

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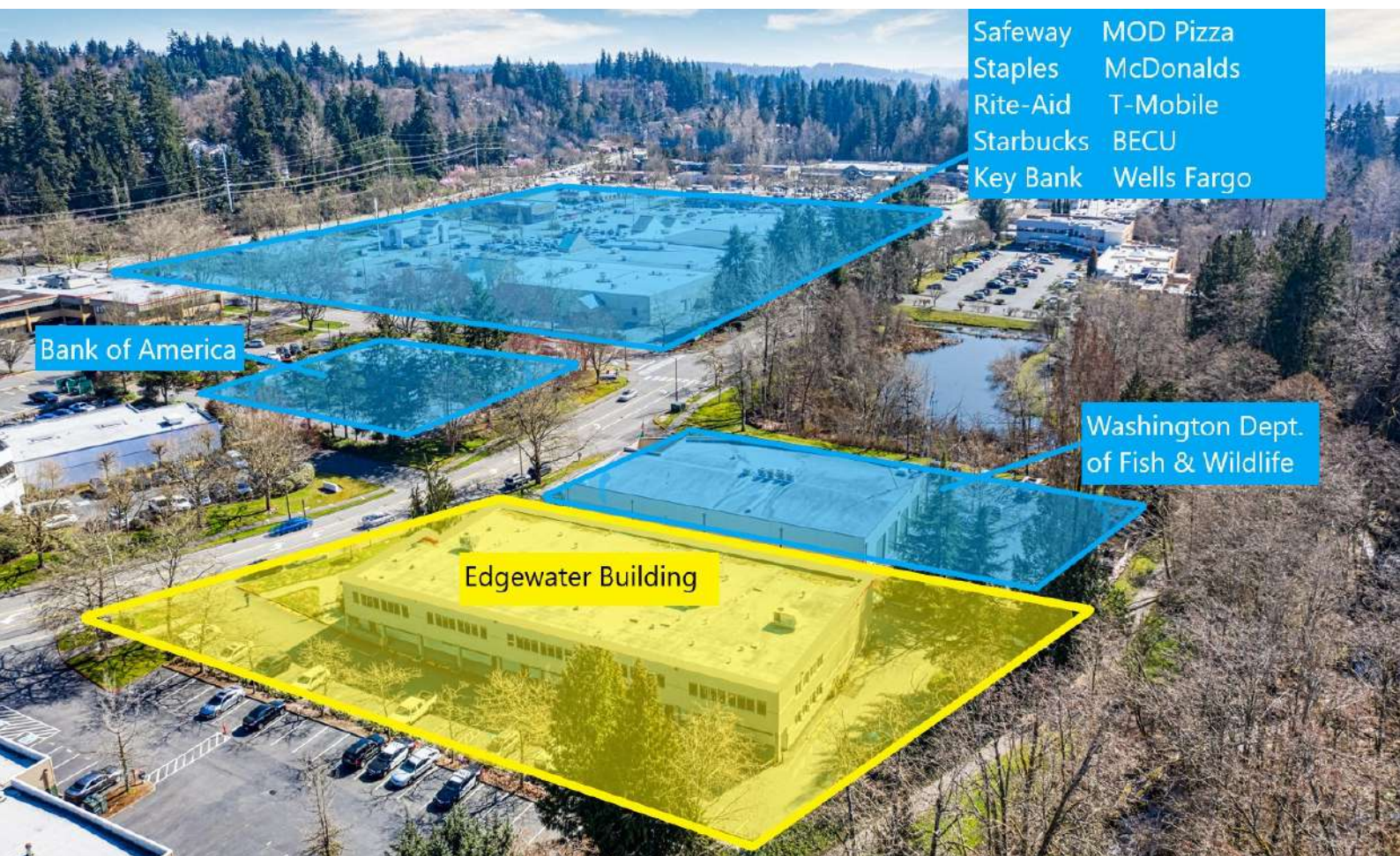
ADDRESS	16000 Mill Creek Blvd. Mill Creek, WA 98012
MAJOR TENANTS	North Creek Roofing, TCL Partners, Home Run Solutions, Everything Tea, Integrity First Mortgage
BASE RENT	\$19.00/sf
NNN EXPENSES	\$5.31/sf
AVAILABILITY STATUS	Immediate
PROPERTY TYPE	Office, Warehouse, Flex
YEAR BUILT	1988
RENOVATED	2006 / 2020



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## Property Photos



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## Property Map



## Puget Sound Market Overview & Demographics

The Puget Sound region is a coastal area of the Pacific Northwest of Washington, including Puget Sound, the Puget Sound lowlands, and the surrounding region roughly west of the Cascade Range and east of the Olympic Mountains.

### INDUSTRY AND MAJOR EMPLOYERS

Key businesses within the state include the design and manufacture of jet aircraft (Boeing), computer software development (Microsoft, Nintendo of America, Valve), online retailers (Amazon, Expedia, Inc.), electronics, biotechnology, aluminum production, lumber and wood products (Weyerhaeuser), mining, and tourism.



**71,829**

Boeing Everett is the largest manufacturing building in the world, producing the 747, 767, 777, and the 787 airplanes. Over 30,000 aerospace employees in Everett support aircraft fabrication and production, product development, aviation safety and security and airplane certifications. Other production areas at the site include the paint hangars, flight line and delivery center. Originally built in 1967 to manufacture the 747, the main assembly building has grown to enclose 472 million cubic feet of space over nearly 100 acres. Boeing Everett is eight miles (13 min) from the Properties.



**60,000**  
employees

Amazon.com, Inc. is an American multinational technology company based in Seattle, Washington, which focuses on e-commerce, cloud computing, digital streaming, and artificial intelligence. It is considered one of the Big Five companies in the U.S. information technology industry, along with Google, Apple, Microsoft, and Facebook.



**55,063**  
employees

Microsoft Corporation is an American multinational technology company with headquarters in Redmond, Washington. It develops, manufactures, licenses, supports, and sells computer software, consumer electronics, personal computers, and related services. The headquarters has undergone multiple expansions since its establishment and is presently estimated to encompass over 8 million square feet of office space and have over 50,000 employees.

### MILL CREEK, WA

Mill Creek is a medium-sized city located in the state of Washington. With a population of 20,897 people and five constituent neighborhoods, Mill Creek is the 55th largest community in Washington.



POPULATION  
20,897



MEDIAN PROPERTY  
VALUE  
\$486,600



MEDIAN HOUSEHOLD INCOME  
\$101,239



## ABOUT THE AGENT

Often those in the real estate industry come from backgrounds which provide a good foundation for sales, management, construction or finance. But it is rare to find someone whose resume includes all of those professions. Gabe Graumann is a stellar example of an agent who has a rich career history.

In 2003 Gabe joined the family commercial development and property management company, Connwill Inc. Specializing initially in the property management side of the business, Gabe learned not only how to maintain buildings but also how to wisely invest to gain the greatest possible return. Within two years he added brokerage services to his skill set, and was responsible for the asset management of an impressive half million square foot portfolio of commercial retail, office, Industrial and self-storage properties in the greater Puget Sound Region.

Since then Gabe has broadened his reach to include residential and multi-family developments, brokering more than \$150 million in real estate transactions. As property manager, managing broker and senior asset manager, Gabe has extensive portfolio management experience representing both landlords and tenants.

Gabe's passions extend beyond office walls. He loves spending active time with his wife, Joleen, and their four children, Bella, Judah, Tucker and Kaitlyn where you will often find them camping, hiking or skiing at one of the many mountains, trails or national parks around of the beautiful Northwest.



### **GABRIEL GRAUMANN, CCIM**

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