

FOR LEASE

SILVER LAKE OFFICE PARK
1902 120TH PL SE, EVERETT, WA 98208



Up to 6,000 SF Available

GABRIEL GRAUMANN, CCIM

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

CONFIDENTIALITY AGREEMENT

This marketing material is meant only for your use in deciding if the Property fits your preliminary purchase requirements. The limited information within this marketing material regarding the Property may not be as complete as necessary for a prospective Purchaser's evaluation and neither the Owner nor its Broker make any representation or warranty as to its accuracy. All financial and lease information, along with property measurements and specifications, are summaries or estimations. Qualified Buyers are encouraged to schedule inspections of the property by third parties. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase.

By receiving this marketing material you agree that it is of a confidential nature and will not be disclosed to any party without written permission of the Owner or Its Broker or be used in any way to negatively affect the Owner's or Broker's interests. The marketing material and/or offers to purchase this Property are non-binding. Purchase contracts must be done in writing, approved by the Seller and fully executed by all parties to be binding. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Please return this marketing material should there be no further interest in purchasing the Property.

Property Description

The Silver Lake Office Building is a well positioned, 2-building office park with Class A quality and feel. Situated on the corner of the Bothell-Everett HWY and 120th PL SE, access to/from I-5, Everett, Paine Field/Boeing, and surrounding communities like Mill Creek are easy. Perfect relocation opportunity for your Seattle or Eastside business that needs a quality brick and mortar option, while perhaps not the larger square footage and correlating costly rental overhead. Professional office building with well appointed common areas, multiple entrances, elevators to the 2nd level, and ample parking.



AVAILABLE SPACES

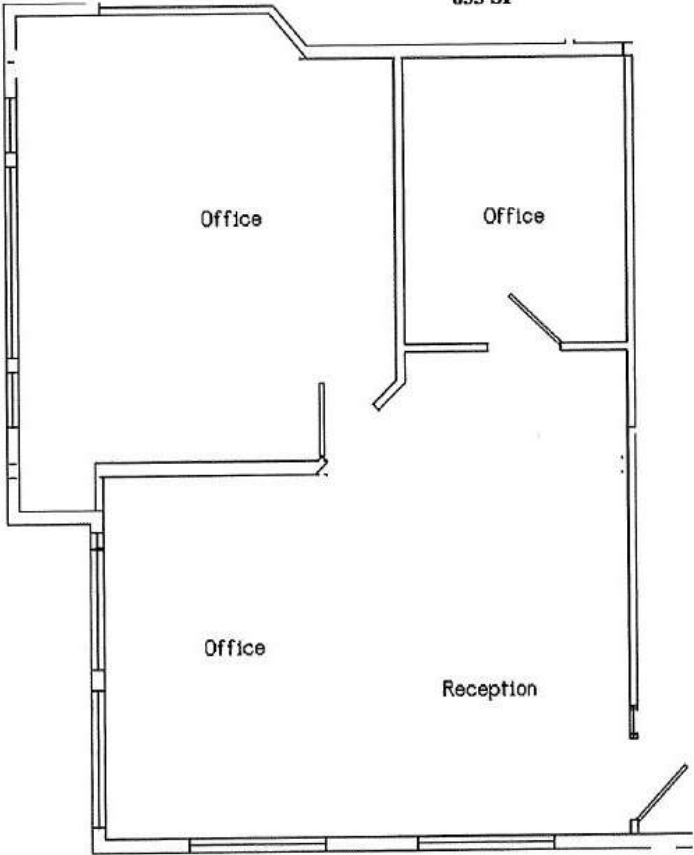


Silver Lake Professional Offices
Building 1902 - Suite 101
833 SF

SPACE 1st Fl, Ste 101

SIZE 833 SF

RATE \$14.00/SF BASE +
\$9.20/SF NNN'S



SILVER LAKE OFFICE PARK

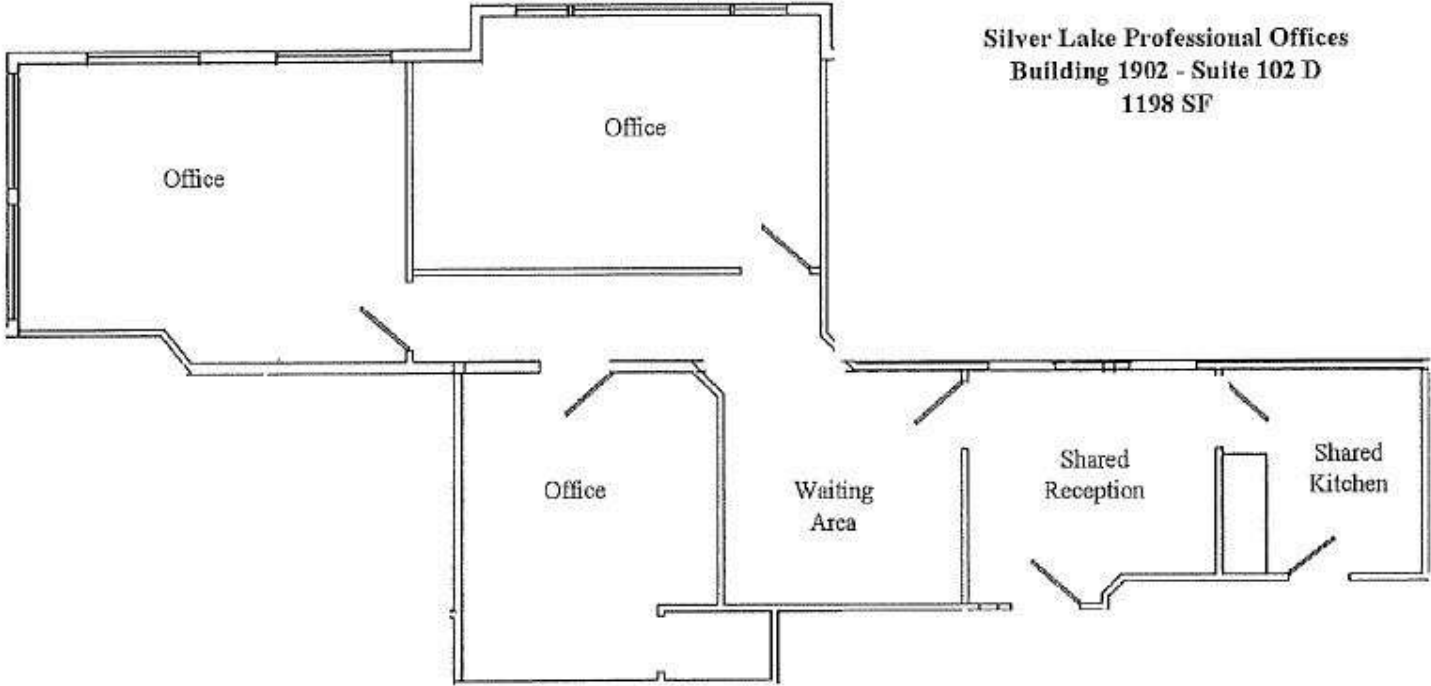
1902 120TH PL SE, EVERETT, WA 98208



SPACE 1st Fl, Ste 102-D

SIZE 1,198 SF

RATE \$14.00/SF BASE +
\$9.20/SF NNN'S



SILVER LAKE OFFICE PARK

1902 120TH PL SE, EVERETT, WA 98208



SPACE 2nd Fl, Ste 201

SIZE 2,203 SF

RATE \$14.00/SF BASE +
\$9.20/SF NNN'S

**Building 1902 - Suite 201
2,203 SF**



SILVER LAKE OFFICE PARK

1902 120TH PL SE, EVERETT, WA 98208

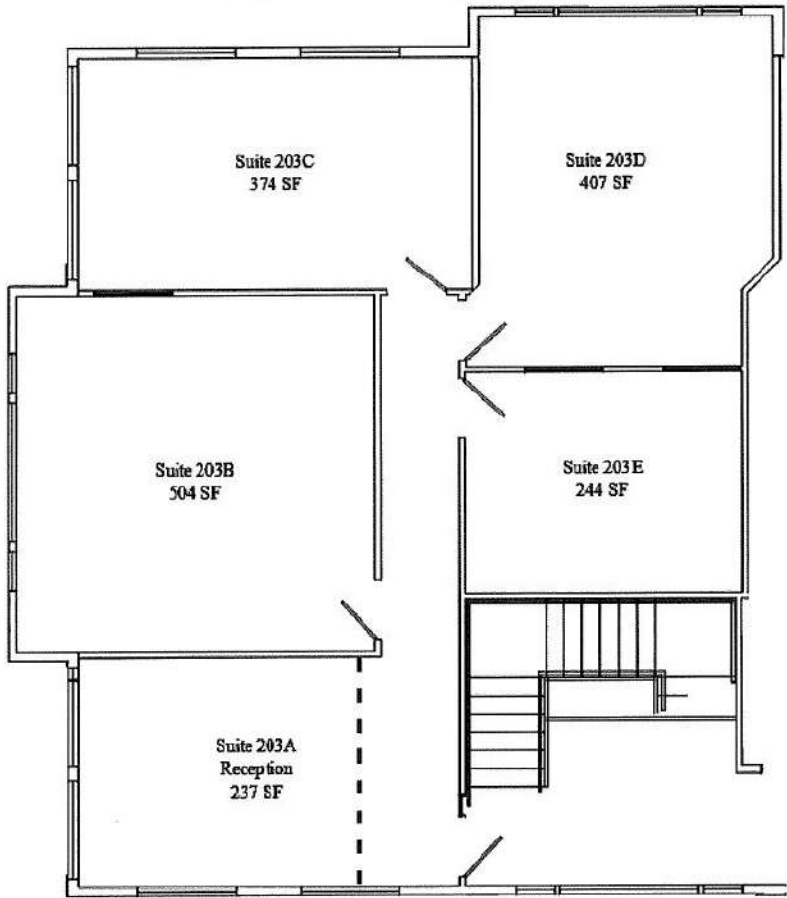


SPACE 2nd Fl, Ste 203

SIZE 1,766 SF

RATE \$14.00/SF BASE +
\$9.20/SF NNN'S

Building 1902 - Suite 203
1,766 SF



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.

EVERETT, WA

Everett is the county seat of and the largest city in Snohomish County, Washington, United States. It is 25 miles north of Seattle and is one of the main cities in the metropolitan area and the Puget Sound region.



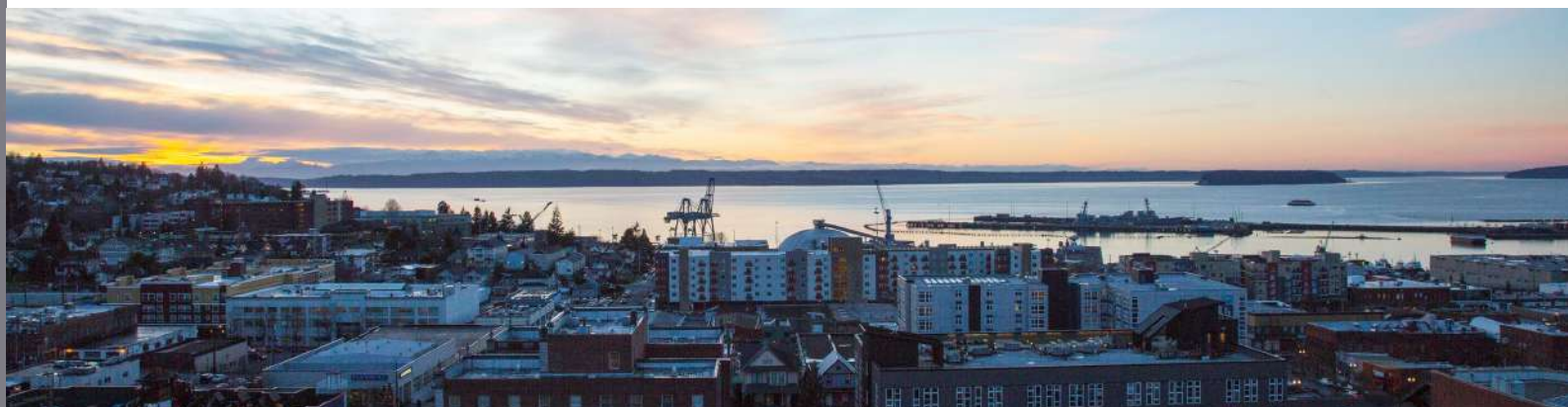
POPULATION
108,941



MEDIAN PROPERTY VALUE
\$293,200



MEDIAN HOUSEHOLD INCOME
\$57,205



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

Managing Broker - The Platz Group - KW Commercial

GabeGraumann@KW.com

D // 425.870.9004

O // 206.257.7153

1000 SE Everett Mall Way, Suite 201, Everett WA, 98208

