

FOR SALE

FLEX OFFICE INDUSTRIAL
6710 220th St SW, Mountlake Terrace, WA 98043



Sale Price

\$1,989,000

PROPERTY OVERVIEW

Perfectly positioned flex office, retail, and warehouse space with a fenced yard, strategically located between Hwy 99 and I-5 in Mountlake Terrace. With excellent visibility, signage, and convenient access, including a left turn lane on 220th, this unique property is ideal for an owner user or trades, flooring, tile, cabinet, paint, HVAC, roofing, plumbing, electrical, and wholesale businesses needing quick freeway access. The property also offers creative space for film production, audio visual, set building, destination retail, commissary kitchens, or similar uses. The adjacent tenant is a design/build contractor.

PROPERTY HIGHLIGHTS

- 8,120 SF Building with 2 tenants
- Lot Size: 0.53 Acres
- Current vacancy: 4,820 SF total (3,020 SF office/retail + 1,800 SF warehouse)
- Office features reception area, 4 private offices, 2 entrances, conference room, 2 restrooms, and kitchenette/janitorial area
- Warehouse 15' clear height
- 34 parking spaces plus fenced yard
- Secured roll-up door behind fenced gate
- Exclusive digital pylon signage
- 15,000–20,000 vehicles pass daily
- Ideal for owner/user
- Adjacent tenant is contractor in 3,300 SF. LED 3/30/2030

Gretchen Hamm
(206) 972-1651
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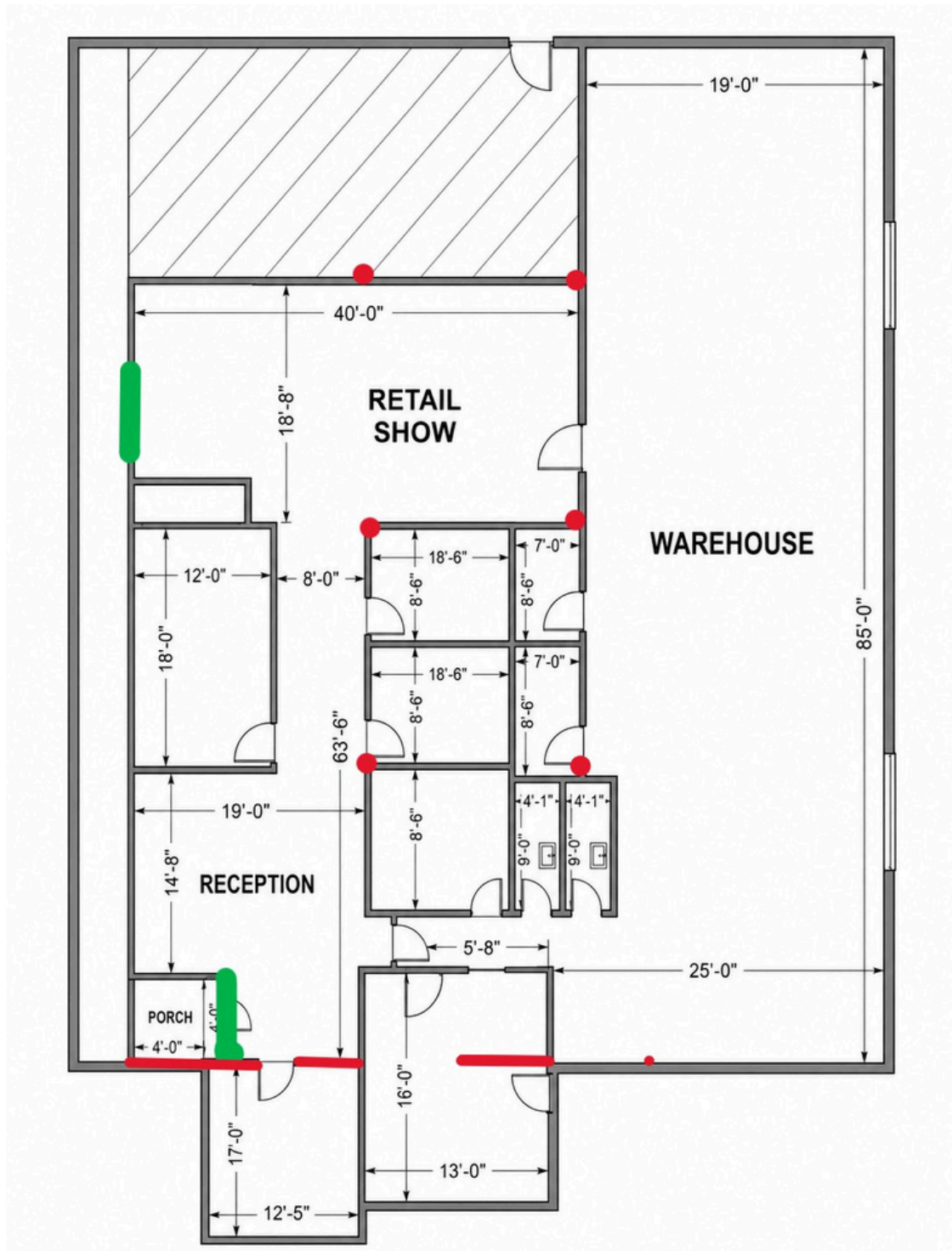


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VACANT SPACE FLOOR PLAN



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LEASE

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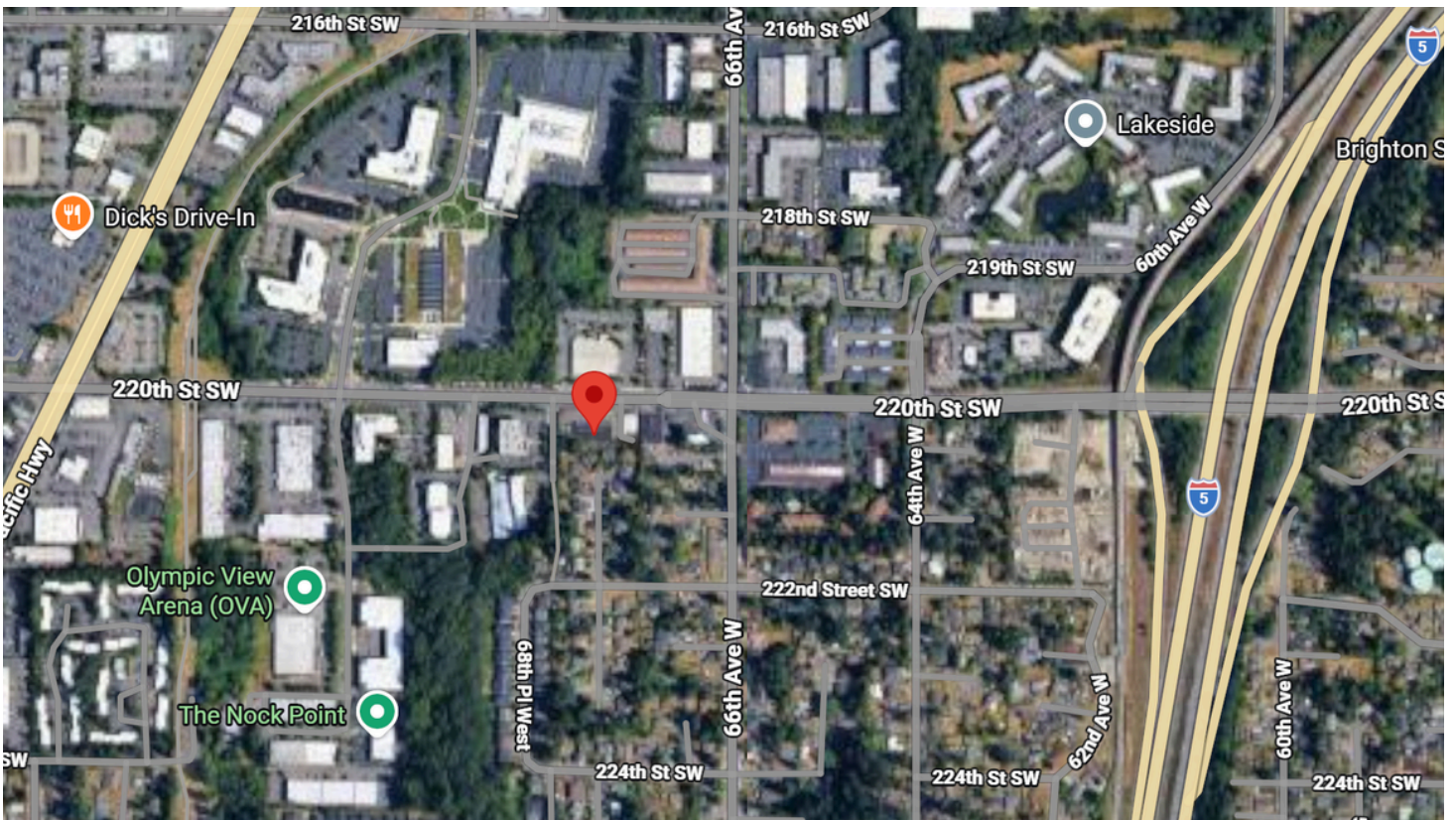
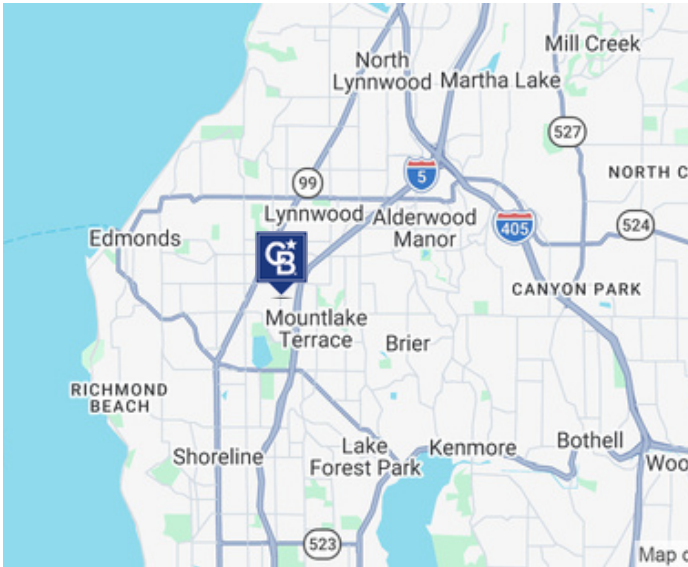
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