

FOR LEASE

Sterling Business Park

8217-8229 44th Ave West, Mukilteo 98275



FEARTURES

Flex Space Office and Warehouse Business Park

Locally owned & operated

Responsive ownership

On-Site property maintenance

Generous TI's available

Flexible terms

Efficient floorplans

Easy access to Mukilteo-Clinton Ferry

Adjacent to Boeing and Paine Field

Highly visible from SR-526

Food services on-site

Rates

\$1.25/sqft (office) / \$0.85/sqft (whse)

\$0.38/sqft (NNN)

CONTACT

Jim Carroll

206.790.6786

jimc@royalcommercialcorp.com

Matthew Royal

425.952.4000

matthew@royalcommercialcorp.com



Royal Commercial Corp.

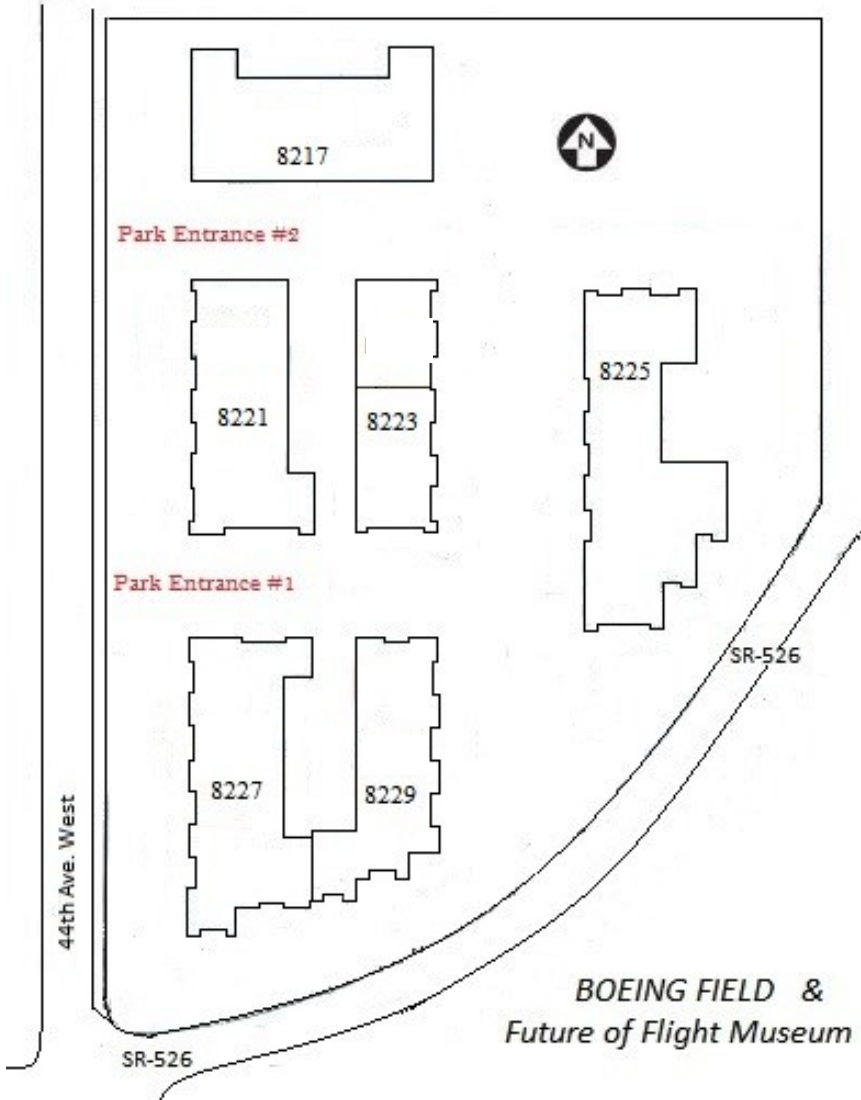
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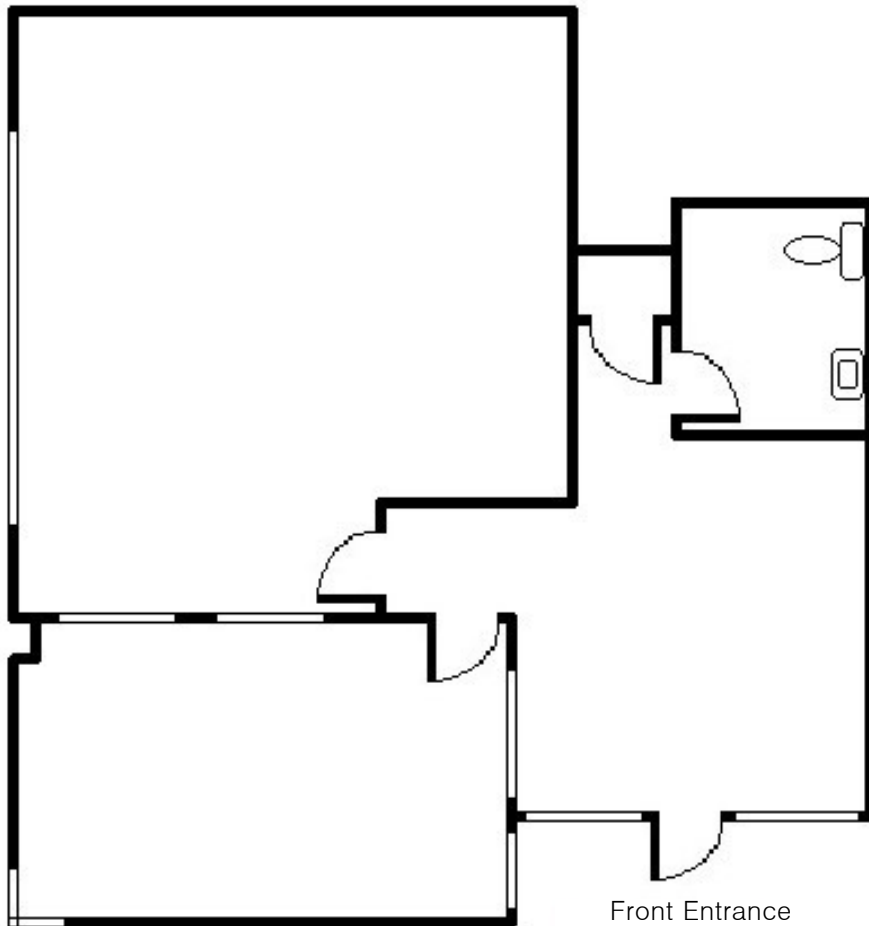


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FOR LEASE

Sterling Business Park

8217-8229 44th Ave West, Mukilteo 98275



AVAILABLE SPACE

Building - 8227

Suite	Available SF	Rates
K	785 SF (O)	\$1.25 SF Office / \$0.85 SF Whse / \$.38 SF NNN

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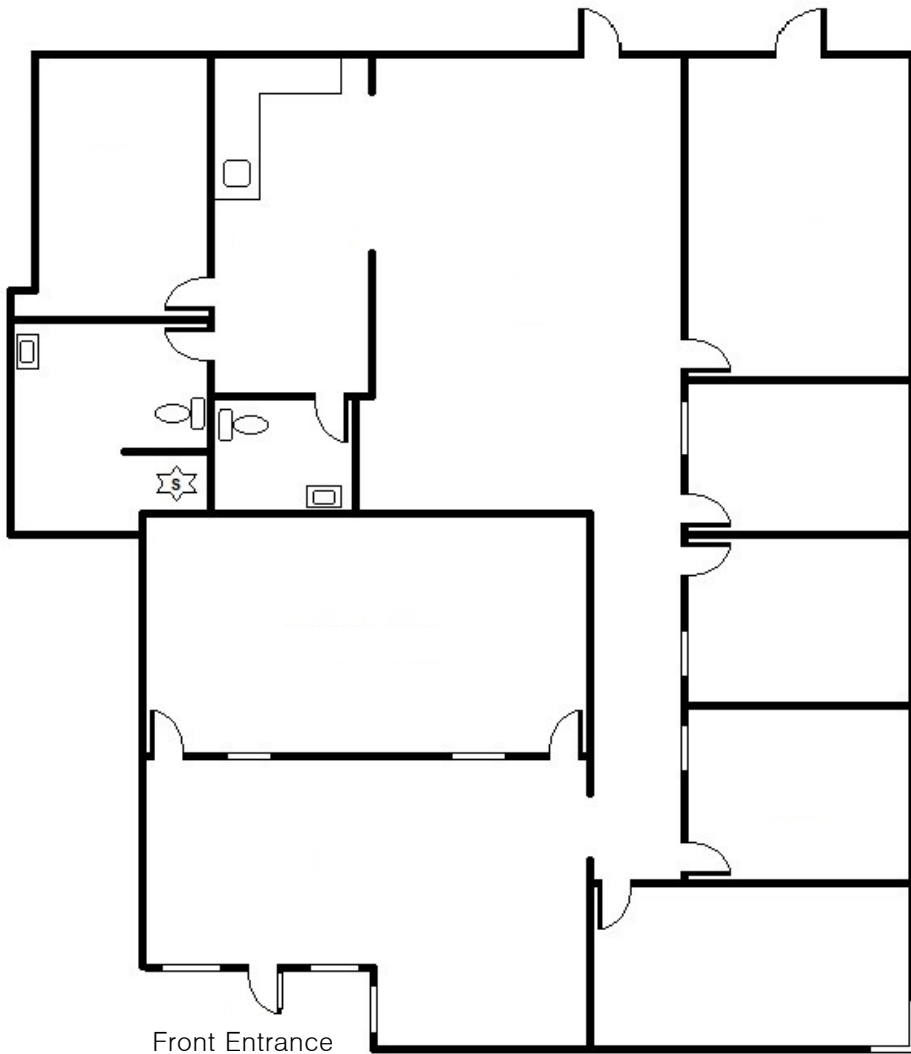


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Sterling Business Park

8217-8229 44th Ave West, Mukilteo 98275



AVAILABLE SPACE

Building - 8227

Suite	Available SF	Rates
D	2,105 SF (0)	\$1.25 SF Office / \$0.85 SF Whse / \$.38 SF NNN

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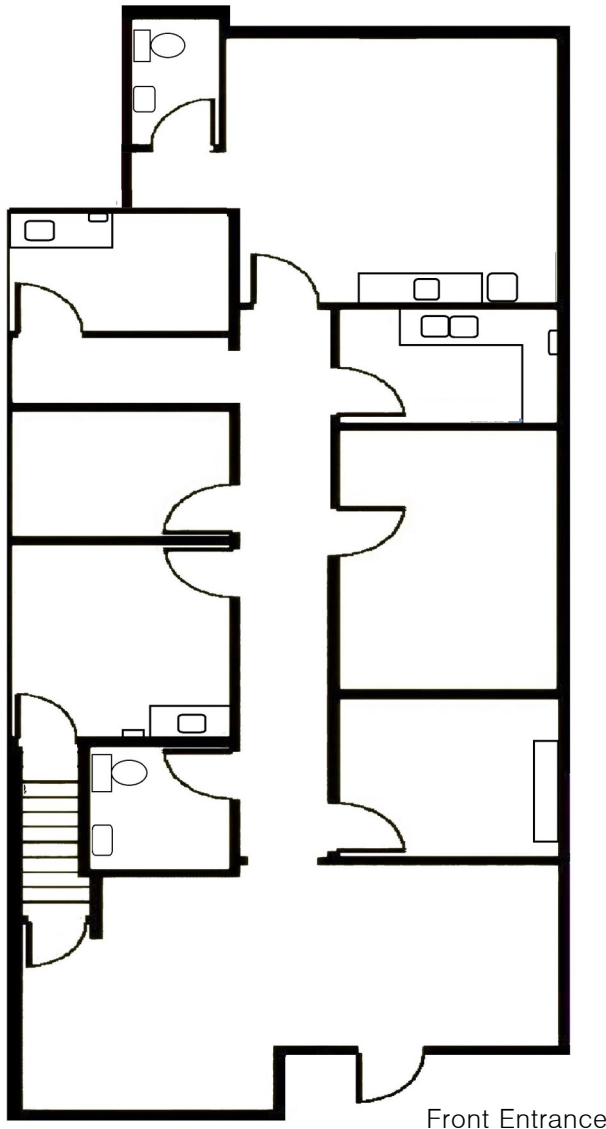
Sterling Business Park

8217-8229 44th Ave West, Mukilteo 98275

AVAILABLE SPACE

Building - 8227

Suite	Available SF	Rates
E	1,507 SF (0)	\$1.25 SF Office / \$0.85 SF Whse / \$.38 SF NNN



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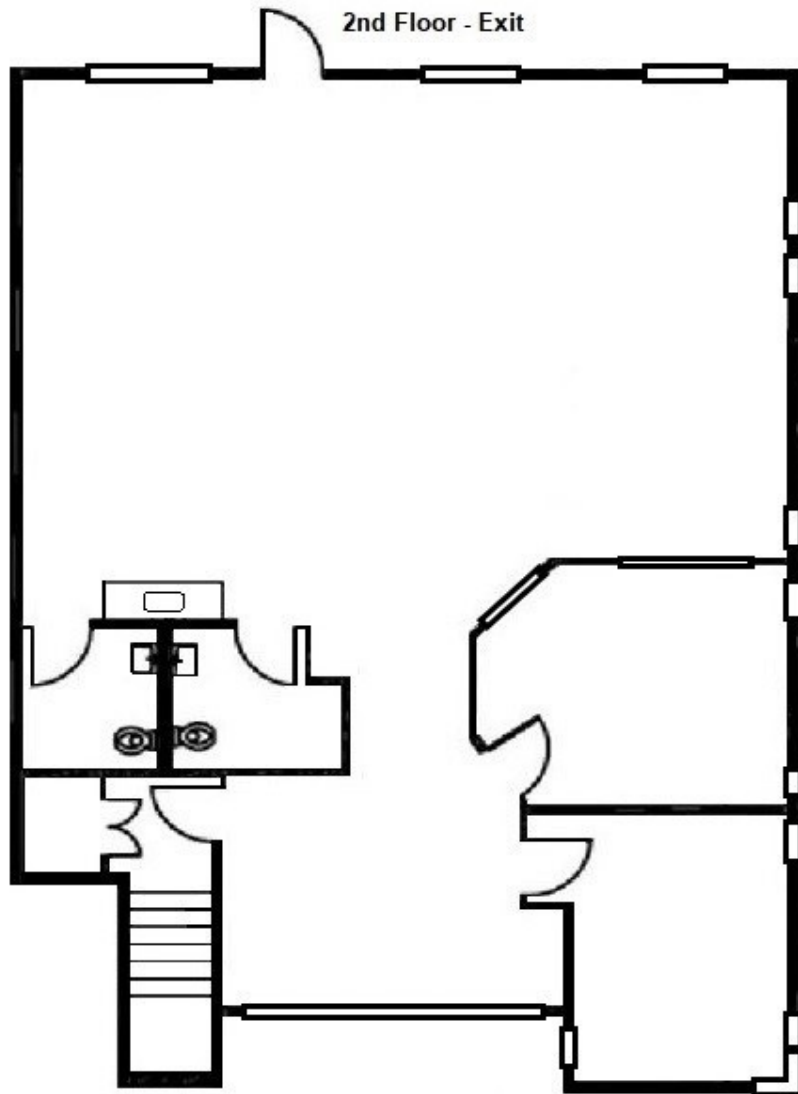


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Sterling Business Park

8217-8229 44th Ave West, Mukilteo 98275



AVAILABLE SPACE

Building - 8229

Suite	Available SF	Rates
J	2,107 SF (O)	\$1.25 SF Office / \$0.85 SF Whse / \$.38 SF NNN

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