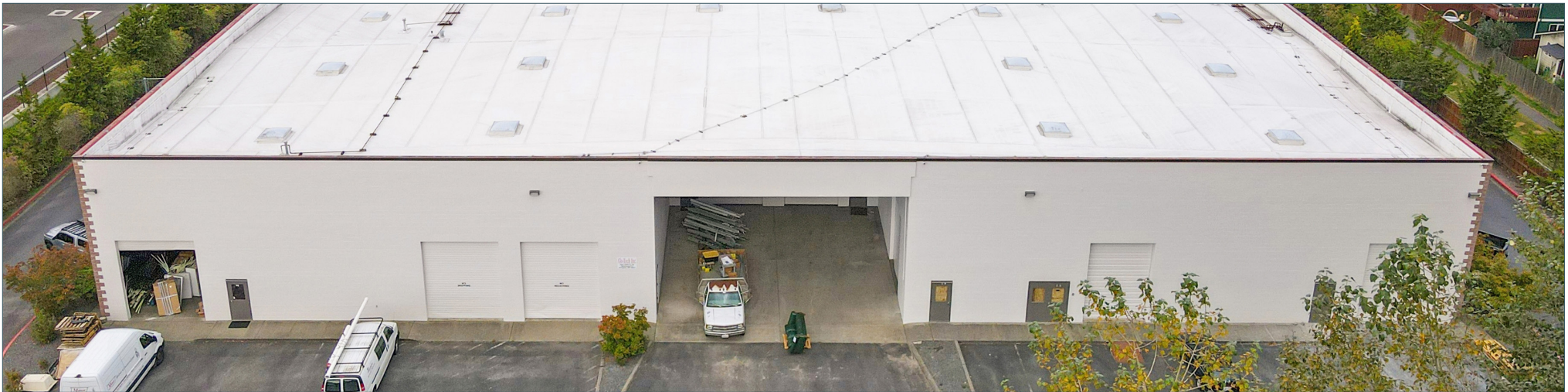


INDUSTRIAL/OFFICE
LEASE



ARLINGTON CORPORATE CENTRAL

3810 166th PI NE, Arlington, WA 98223

Stossi Tsantilas

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Bellevue, WA 98009 - 5003





LOCATED MINUTES FROM SMOKEY POINT BOULEVARD

1,621 SF - 6,173 SF Available

\$1.25 - \$1.35/SF, NNN



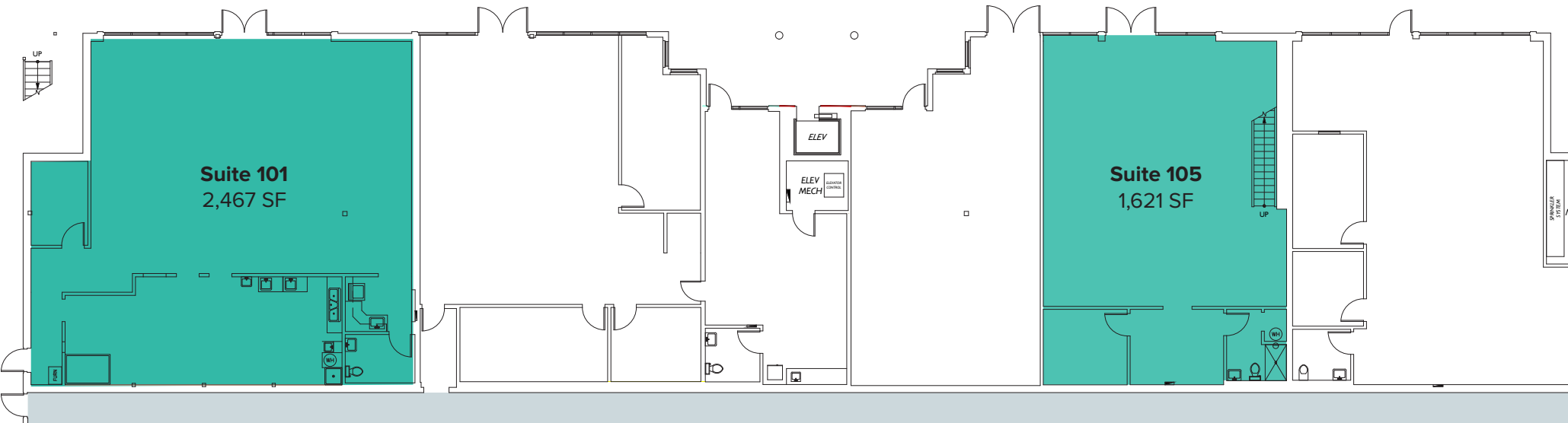
PROPERTY DETAILS:

- Quick Access to I-5
- Nearby Retail and Restaurant Amenities
- Abundant Parking
- Grade-level Roll-up Loading Doors
- Close Proximity to Arlington Municipal Airport, Cascade Industrial Center, and Auto Dealerships

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

FIRST LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
101	2,467 SF	\$1.35/SF, NNN	Former restaurant/catering space with above-ground grease trap. Available 8/2/2025.
105	1,621 SF	\$1.35/SF, NNN	Office space with open work area, one private office, one restroom, and common area restrooms. Available with 30 days' notice.

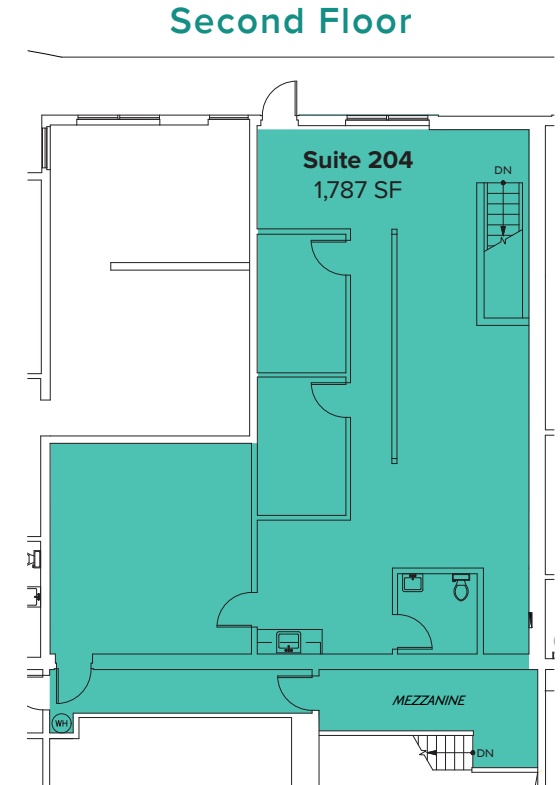
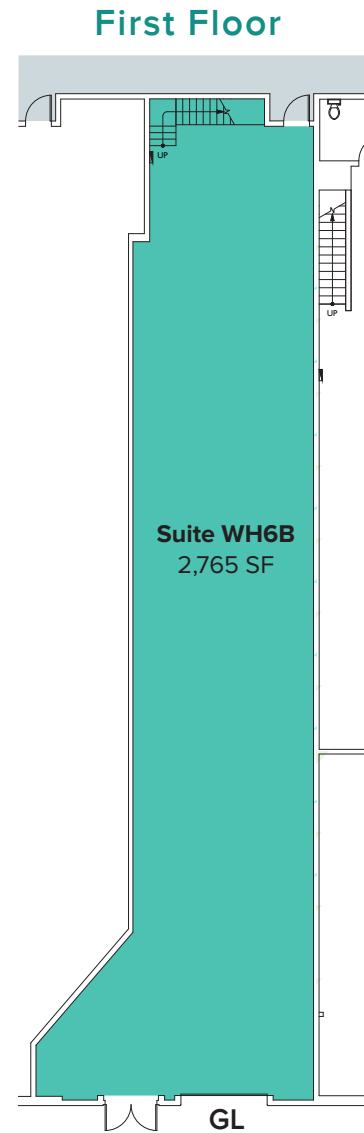


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SAMPLE FLOOR PLAN OPTION 1

SUITE 204 & WH6B FEATURES:

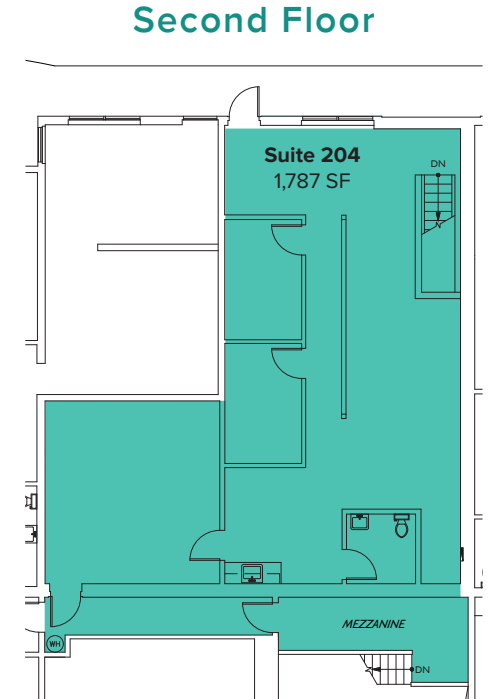
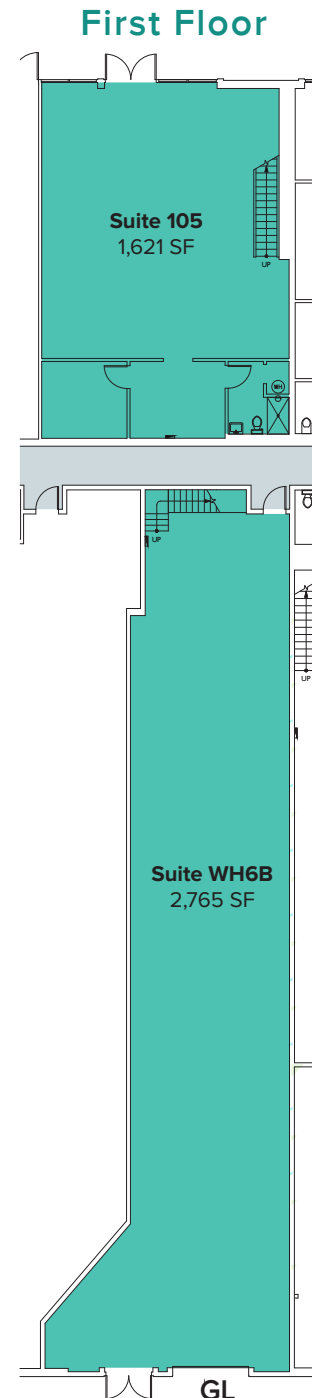
- Available with 30 days' notice
- 4,552 SF
- \$1.35/SF, NNN
- First Floor
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door and a stairwell leading to Suite 204
- Second floor
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and a stairwell leading to Suite WH6B



SAMPLE FLOOR PLAN OPTION 2

SUITE 105, 204 & WH6B FEATURES:

- Available with 30 days' notice
- 6,173 SF Contiguous
- \$1.35/SF, NNN
- First Floor
 - Suite 105: Office space includes open work area, 1 private office, and 1 restroom
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door
 - Both suites include stairwells leading to Suite 204
- Second Floor
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and stairwells leading to Suites 105 and WH6B



LOCATION MAP

