

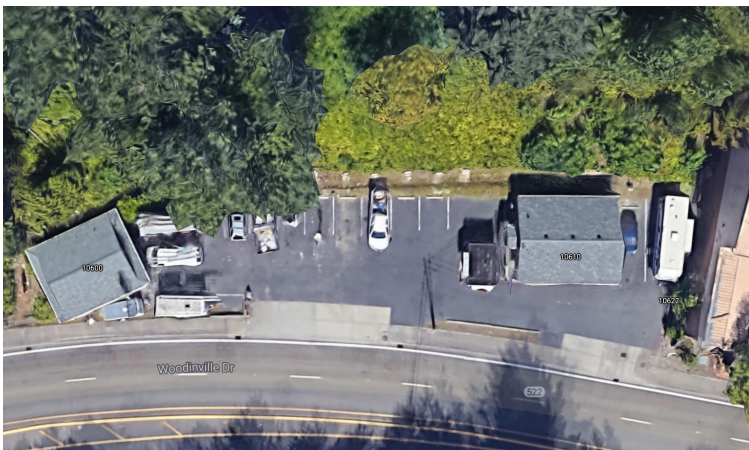
PMF Real Estate Services is pleased to present:

FOR SALE

BOTHELL OFFICES

10600-10610 Woodinville Drive, Bothell, WA 98011

CONTENTS: 2 Site Info | 3 Space Plans



Downtown Bothell Office Buildings

— unpriced —
call for pricing guidance

~1,700sf of building (~750sf vacant for owner-occupant)

~30,417sf of land (per King County Assessor)

Flexible Downtown SR 522 Corridor zoning: retail, office, multi-family, lodging, etc. allowed

45/54' height restrictions depending on use/incentives

Current income covers all property expenses (incl. vacancy), occupy yourself for the cost of your mortgage

Redevelopment opportunity with income while obtaining permits/entitlements



PMF REAL ESTATE SERVICES
a PMF Investments Company

Deborah Oswald

Vice President, Brokerage

C: 425-443-0221 P: 425-746-6066

deborah@pmfinvestments.com

Blake Springer-Trybus

Associate Broker & Marketing Coordinator

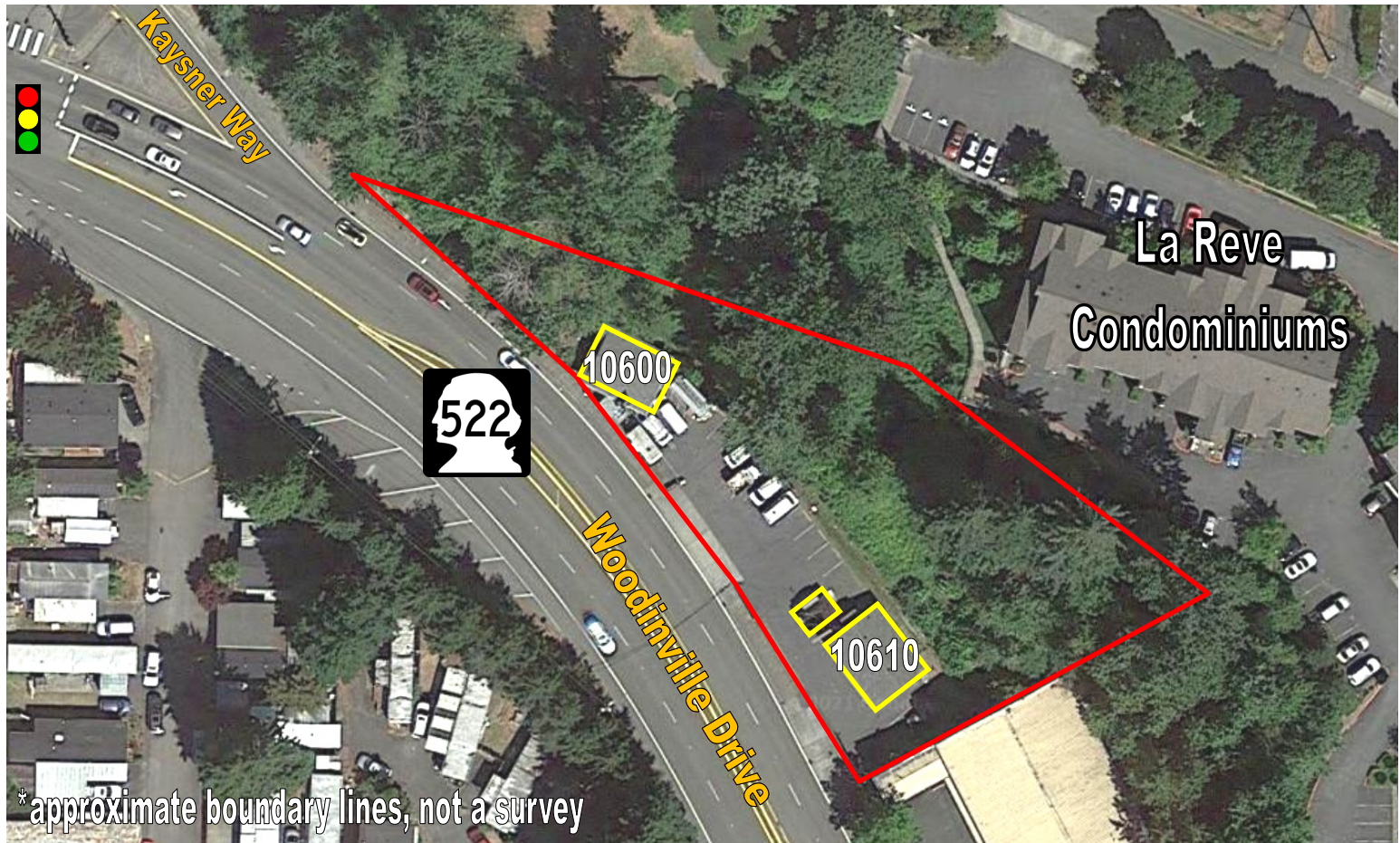
C: 425-785-9474 P: 425-746-6066

blake@pmfinvestments.com

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

BOTHELL OFFICES

Site Info



Current Income		Convert Chip to NN		Rent Vacant 750sf NN	
Rent Income	\$26,088	Rent Income	\$26,688	Rent Income	\$45,438
NNN Reimbursement	\$7,776	NNN Reimbursement	\$8,472	NNN Reimbursement	\$16,092
NNN Expenses	\$26,321	NNN Expenses	\$26,321	NNN Expenses	\$26,321
NOI	\$7,543	NOI	\$8,839	NOI	\$35,209

Current ownership only enforces NN reimbursement from Behavioral Institute for taxes, insurance, and utilities.

Immediate upside by converting Chip Happens (month-to-month) to NN or NNN and increasing rent.

In-place rent and reimbursements with 750sf vacancy covers all property expenses.



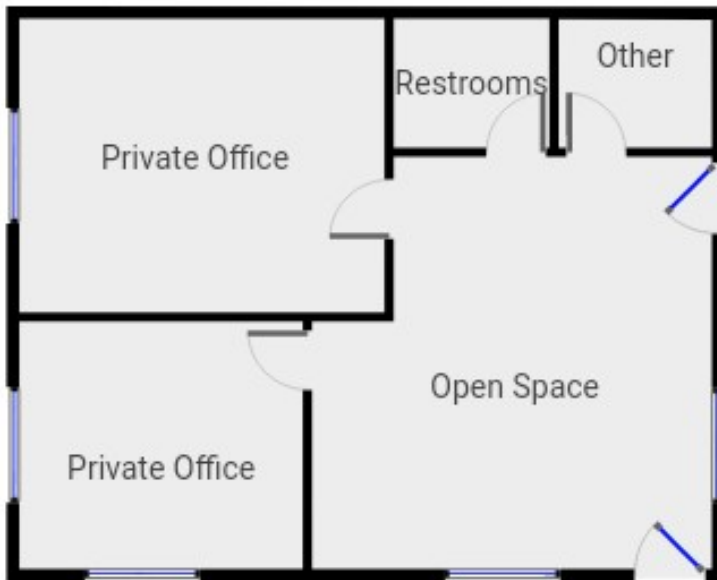
PMF REAL ESTATE SERVICES
a PMF Investments Company

Deborah Oswald C: 425-443-0221 P: 425-746-6066 deborah@pmfinvestments.com
Blake Springer-Trybus C: 425-785-9474 P: 425-746-6066 blake@pmfinvestments.com
pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

BOTHELL OFFICES

Space Plans



Private, professional offices just minutes from downtown Bothell, University of Washington Bothell campus, and Cascadia College campus.

16 parking spaces (~9.5:1,000sf), 2 pylon signs with exposure to over 37,000 cars per day.

Conveniently located on WA-522/Woodinville Drive near 405 interchange along the Sammamish River.

Right-in/right-out access, ~250ft to lighted U-turn intersection at Kaysner and ~1,000ft to lighted U-turn intersection at Campus Way.

10600 Building—Vacant ↑

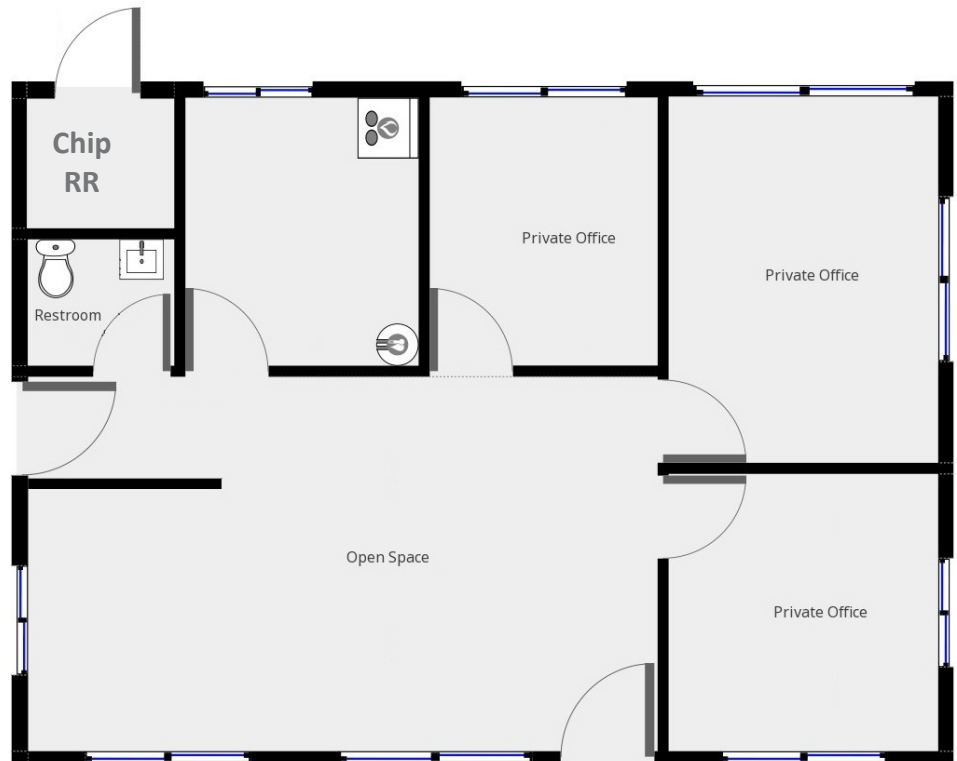
- 750sf
- 2x private offices
- 1x private restroom
- 1x utility room
- Newer windows

10610 Building—Chip Happens (former espresso, not pictured)

- 100sf
- Detached private restroom
- Open office

10610 Building—Behavioral Inst. →

- 850sf
- 3x private offices
- 1x private restroom
- 1x utility room
- Open office space
- Newer windows



PMF REAL ESTATE SERVICES
a PMF Investments Company

Deborah Oswald C: 425-443-0221 P: 425-746-6066 deborah@pmfinvestments.com
Blake Springer-Trybus C: 425-785-9474 P: 425-746-6066 blake@pmfinvestments.com
pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.