

6500 Harbour Heights Pky - Harbour Pointe Tech Center



R&D - S Everett/Harbor Pt Submarket Mukilteo, WA 98275	338,838 SF RBA	30.83 AC Lot	1986 / 2011 Built / Renov	80,960 - 169,838 Available SF	169,838 Max Contig SF	\$13.50 - 14.50/NNN Asking Rent
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Sale

Sold Price	\$46,750,000 (\$137.97/SF)
Date	Sep 2020
Sale Type	Owner User

Building

Type	4 Star Flex R&D		
Location	Suburban		
RBA	338,838 SF	Tenancy	Multi
Stories	4	Owner Occup	No
Typical Floor	84,710 SF	Elevators	None
Class	A	Sprinklers	ESFR
Construction	Reinforced Concrete		
Drive Ins	None	Rail Spots	None
Levelers	None		
Year Built	1986		
Renovated	2011		
Property Mix	Industrial 80,000 SF 23.6%		
	Office 250,000 SF 73.8%		
Power	Yes		
Taxes	\$1.23/SF (2024)		
Walk Score®	Car-Dependent (9)		
Parking Ratio	3.75/1,000 SF		
Parking Spaces	Surface - 1270		

Loan

Origination Am...	\$25,000,000	Multi Properti...	No
Origination Date	9/18/2020		
Originator	First Citizens Bank & ...		
Doc Number	202009180859		

Data Source: Public Record & Verified by Research as of Sep 2020

Land

Land Acres	30.83 AC	Land SF	1,342,955 SF
Bldg FAR	0.25		
Zoning	L1, Mukilteo		

Tenants

Name	SF Occupied
Systima Technologies Inc	170,000
Source: CoStar Research	

Amenities

Accent Lighting

For Lease

Smallest Space	80,960 SF	Flex Avail	169,838 SF
Max Contiguous	169,838 SF		
# of Spaces	2		
Vacant	169,838 SF		
% Leased	49.9%		
Rent	\$13.50 - 14.50		
Service Type	Triple Net		

Space

Floor	Available	Use	Rent	Services
E 3rd	88,878 SF	Flex	\$13.50	NNN
E 4th	80,960 SF	Flex	\$14.50	NNN

Lease Activity

Sign ...	Leased	Use	Rent	Services	Rent T...
Dec 2...	313,980 SF	Office	\$11.96	NNN	Effecti...
Sep 2...	17,057 SF	Office	\$16.50	NNN	Asking
Jan 2...	88,345 SF	Office	\$7.00 - 13.50	NNN	Asking
Jun 2...	159,263 SF	Office	-	-	-
Jun 2...	66,372 SF	Office	\$13.00	NNN	Asking

10 Other Leases

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	50.1%	↔ 0.0%
Submarket 3-5 Star	7.9%	↑ 0.4%
Market Overall	8.9%	↑ 1.6%

Market Asking Rent Per Area

Subject Property	\$17.96/SF	↓ -0.8%
Submarket 3-5 Star	\$14.99/SF	↑ 0.1%
Market Overall	\$14.30/SF	↓ -0.6%

Submarket Leasing Activity

12 Mo. Leased	1,515,505 SF	↑ 1,001.1%
Months on Market	17.1	↑ 3 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$81.69M	\$68.22M
Market Sale Price Per Area	\$231/SF	\$232/SF

Property Contacts

Recorded Owner	Gurpreet Singh
Owner Type	Individual
Primary Leasing	Colliers

Public Record

2025 Assessment

Improvements	\$33,186,800	\$24.71/SF
Land	\$17,485,200	\$13.02/SF
Total Value	\$50,672,000	\$37.73/SF
108% of last sale		

Parcels 280420-004-010-00, 280420-004-011-00, 280420-004-012-00, 280420-004-013-00

Building Notes

Harbour Pointe Tech Center caters to bandwidth-intensive, high-tech and telecommunications tenants. The property is located in the rapidly growing technology corridor, with a waterfront location and a campus setting. The building is a high tech facility with fiber optics and CAT 5 wiring. Harbour Pointe has exterior decks, back-up power generators, above-average floor loading capacity, electrical capacity of 13 megawatts, and 25' clear heights on the first floor (14'6" clear heights in other areas). The building has floor-loading capacities of up to 300 pounds/foot. Fiber optic connectivity is provided by a consortium of carriers, including GTE and Qwest. The building is highly scalable with diverse fiber routing network that can connect to the Westin Building in Downtown Seattle. This state of the art facility offers a unique campus environment with wooded surroundings and stunning panoramic Puget Sound and Olympic Mountain views. With easy access to Interstate I-5 and I-405 and minutes away from Boeing and Paine Field, this property is unparalleled for efficiency, reliability, and productivity.

Public Transportation

Commuter Rail	Drive	Distance
Mukilteo Station (Sounder South Line - Central ...	13 min	5.8 mi

Airport	Drive	Distance
Seattle Paine Field International	13 min	5.7 mi

Location

Postcode	98275
Submarket	S Everett/Harbor Pt
Submarket Cluster	Northend
Location Type	Suburban
Market	Seattle/Puget Sound
County	Snohomish
State	Washington
CBSA	Seattle-Tacoma-Bellevue, WA
DMA	Seattle-Tacoma, WA
Country	United States

Demographics

	1 mile	3 miles
Population	7,005	46,687
Households	2,723	17,197
Median Age	45.50	40.90
Median HH Income	\$125,536	\$112,007
Daytime Employees	913	58,013
Population Growth '24 - '29	▲ 5.27%	▲ 5.10%
Household Growth '24 - '29	▲ 5.58%	▲ 5.22%

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
116th St SW	Ste Andrews Dr W	160	2025	0.27 mi
Marine View Dr	Maplewood Ave E	222	2018	0.51 mi
Marine View Dr	Pictorial Ave N	855	2018	0.63 mi
Maplewood Ave	Pictorial Ave N	804	2018	0.71 mi
Scenic Dr	Maplewood Ave W	1,423	2018	0.94 mi
Maplewood Ave	Wind and Tide D...	1,226	2018	0.97 mi
Maplewood Ave	Picnic Point Rd SE	951	2025	1.17 mi
Picnic Point Rd	Maplewood Ave E	436	2025	1.20 mi
Picnic Point Rd	Maplewood Ave ...	1,427	2025	1.25 mi
Mukilteo Speedw...	106th St SW N	36,144	2025	1.40 mi

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Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	53061C1015F
FIRM ID	53061C
FIRM Panel Number	1015F
FEMA Map Date	Jun 19, 2020

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 476897

Images



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Aerial



Aerial



Building Photo



Aerial