

CLASS A INDUSTRIAL
SUBLEASE SPACE

LAKE TYE

BUSINESS CAMPUS

16726 146TH STREET SE | SUITE 141 | MONROE, WA

BRODERICK
• GROUP •

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BUILDING 4 - SUITE 141

AVAILABLE NOW

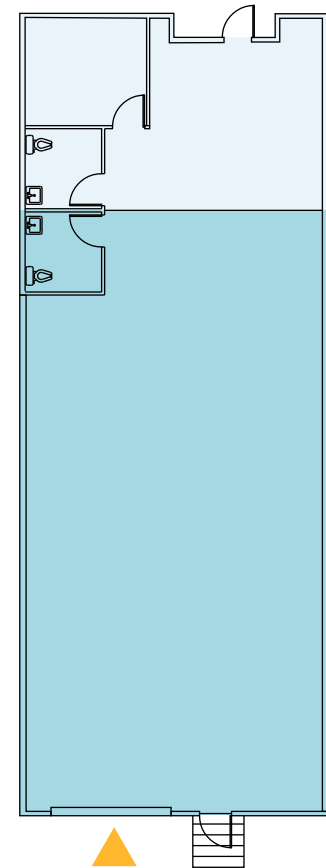
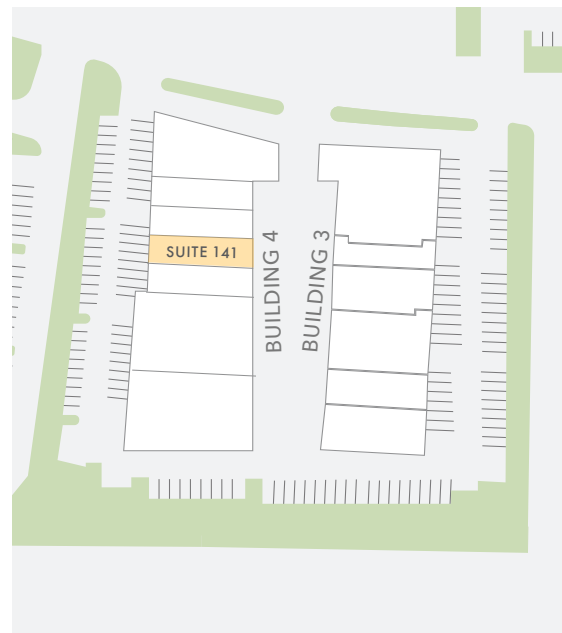
TOTAL SF:	2,432 SF
OFFICE SF:	261 SF
WAREHOUSE SF:	2,171 SF
MASTER LEASE EXPIRATION:	6/30/2030
CLEAR HEIGHT:	24'
LOADING:	ONE GRADE-LEVEL DOOR (12'x14')
RENTAL RATES:	INQUIRE WITH BROKERS

NOTES:

- Easy access to SR 522 & US-2
- Close proximity to dining and shopping amenities
- Prime location with easy access to Lake Tye trails
- Experienced local ownership



SITE PLAN



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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16778 146TH ST SE | MONROE, WA

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|---|---------------------------------|----|---------------------------------|----|-------------------|----|---------------------------|
| 1 | El Paraiso Mexican Grill | 6 | The Evergreen State Fairgrounds | 11 | Taqueria La Bamba | 16 | Red Robin |
| 2 | Paesano's Coffee | 7 | Evergreen Speedway | 12 | Hot Iron | 17 | Tuscano's Italian Kitchen |
| 3 | Asian Spice Chopsticks | 8 | Galaxy Theatres Monroe | 13 | Fred Meyer | 18 | Yoforit Frozen Yogurt |
| 4 | Dreadnought Brewing | 9 | Walmart | 14 | Subway | 19 | Evergreen Inn & Suites |
| 5 | Evergreen Health Medical Center | 10 | Five Guys | 15 | UPS Store | 20 | Lowe's Home Improvement |

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