



3755 Monte Villa Parkway

3755 Monte Villa Parkway
Bothell, WA 98021

For Lease

Description

- 102,591 SF Three-Story Office/Tech Building
- Perfect for company headquarters / call center / office uses
- High parking ratio of 4.8 stalls per 1,000 SF - surface parking surrounds building
- Efficient rectangular spaces with good mix of private offices, open areas, conference rooms and outdoor seating area.
- 12' high ceilings provides opportunity for assembly/tech uses on both floors
- Exterior building signage available and naming rights
- Grade level loading
- Monte Villa address provides easy I-405 freeway access to Bellevue / Kirkland / Sea-Tac International Airport / I-5 access to the North to Lynnwood / Seattle
- Convenient retail services in the neighborhood including Country Inn & Suites, Red Lion Inn & Suites, YMCA, Starbucks, Group Health, multiple delis and restaurants. Revitalized downtown Bothell and University of Washington Bothell nearby

Brokers

Al Hodge: (425) 646-5240 | hodge@broderickgroup.com

Paul Jerue: (425) 646-5223 | jerue@broderickgroup.com

Space	Available SF	Rental Rate
Floor 1	34,197 RSF	Inquire with Broker
Floor 2	34,197 RSF	Inquire with Broker
Floor 3	34,197 RSF	Inquire with Broker