

# LAKE TYE BUSINESS CAMPUS

16778 146TH ST SE, SUITE 140 | MONROE, WA

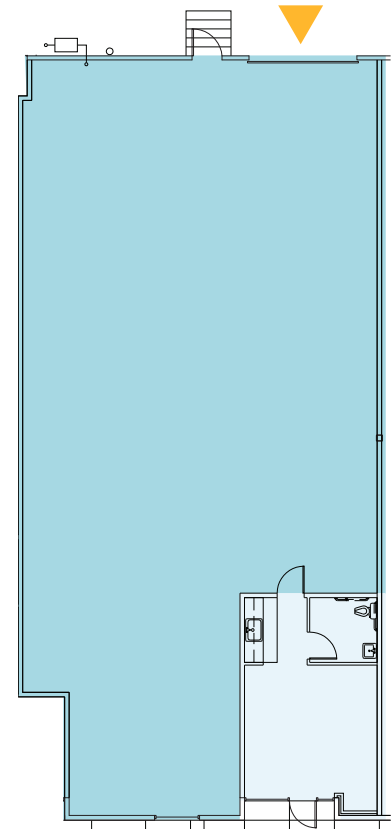
CLASS A INDUSTRIAL SPACE  
FOR LEASE

## BUILDING 3 - SUITE 140

AVAILABLE 8/1/2026

|               |                                                                                                                                                                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL SF:     | 3,368 RSF                                                                                                                                                                                                                                        |
| OFFICE SF:    | 600 RSF                                                                                                                                                                                                                                          |
| WAREHOUSE SF: | 2,768 RSF                                                                                                                                                                                                                                        |
| CLEAR HEIGHT: | 24'                                                                                                                                                                                                                                              |
| LOADING:      | ONE GRADE-LEVEL DOOR (12'x14')                                                                                                                                                                                                                   |
| RENTAL RATES: | INQUIRE WITH BROKERS                                                                                                                                                                                                                             |
| PARKING:      | 2.5/1,000                                                                                                                                                                                                                                        |
| NOTES:        | <ul style="list-style-type: none"><li>• Easy access to SR 522 &amp; US-2</li><li>• Close proximity to dining and shopping amenities</li><li>• Prime location with easy access to Lake Tye trails</li><li>• Experienced local ownership</li></ul> |

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.

**BRODERICK**  
• GROUP •

**RAWLEY HOLMBERG**  
425.274.4284  
[holmberg@broderickgroup.com](mailto:holmberg@broderickgroup.com)

**JEFF LIVINGSTON**  
425.274.4288  
[livingston@broderickgroup.com](mailto:livingston@broderickgroup.com)

**CONNOR GILCHRIST**  
425.274.4286  
[gilchrist@broderickgroup.com](mailto:gilchrist@broderickgroup.com)