

# The Harbour Pointe Tech Center (HPTC)

6500 Harbour Heights Pkwy, Mukilteo, WA 98275



For lease by:



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**The Harbour Pointe Tech Center (HPTC)**, located in Mukilteo, Washington is a four-story Class A property totaling 334,090 square feet on approximately 28 acres of land. Formerly the home of several large corporate office occupiers, the HPTC offers unparalleled views of the Puget Sound and Olympic Mountain Range, providing for an inspirational campus environment for professional office/flex tenants.

We are pleased to offer floors 3 & 4 at the HPTC, totaling 169,838 SF between the two floors.

- **Floor 4: 80,960 Square Feet (Asking Rate) \$14.50 + NNN**
- **Floor 3: 88,878 Square Feet (Asking Rate) \$13.50 + NNN**



#### **Move in Ready**

The HPTC offering is fully outfitted with the latest office furnishings and equipment to help your company plug in and play from the start at no charge



#### **Breathtaking Environment**

With window line fronting the Puget Sound, the HPTC offers a 270 degree water view that encompasses the Olympic Mountain Range and Whidbey Island.



#### **Plentiful, Free Parking**

Among the 28 acre setting, we are pleased to offer a campus-wide ratio of nearly 4 stalls per 1,000 SF (3.86:1,000 SF), totaling 1,260 parking stalls for the entire campus. Campus-wide ratio of over 4 stalls per 1,000 SF, with additional parking available for heavy parking users



#### **Health & Fitness**

- On-site amenities include outdoor terraces with views on either side of the property, spacious cafeteria, full-service fitness center, trails and walking paths in the immediate vicinity
- The HPTC is located just a few miles off the Mukilteo Speedway; Tenants will have their pick of eating and shopping options along with Harbour Pointe Golf Club just minutes away



#### **Superior Economics and Flexible term**

Extremely competitive lease rates and low overall cost of occupancy, no B&O taxes in the City of Mukilteo. Landlord will consider short-term leases.



#### **Strategic Location and Easy Access**

HPTC offers immediate access to all major freeways/interchanges with SR-526 offering streamlined access to:

- I-5 North and I-5 South
- Seattle 24 miles or 32 minutes
- Bellevue 24 miles or 34 minutes
- Everett 11 miles or 18 minutes



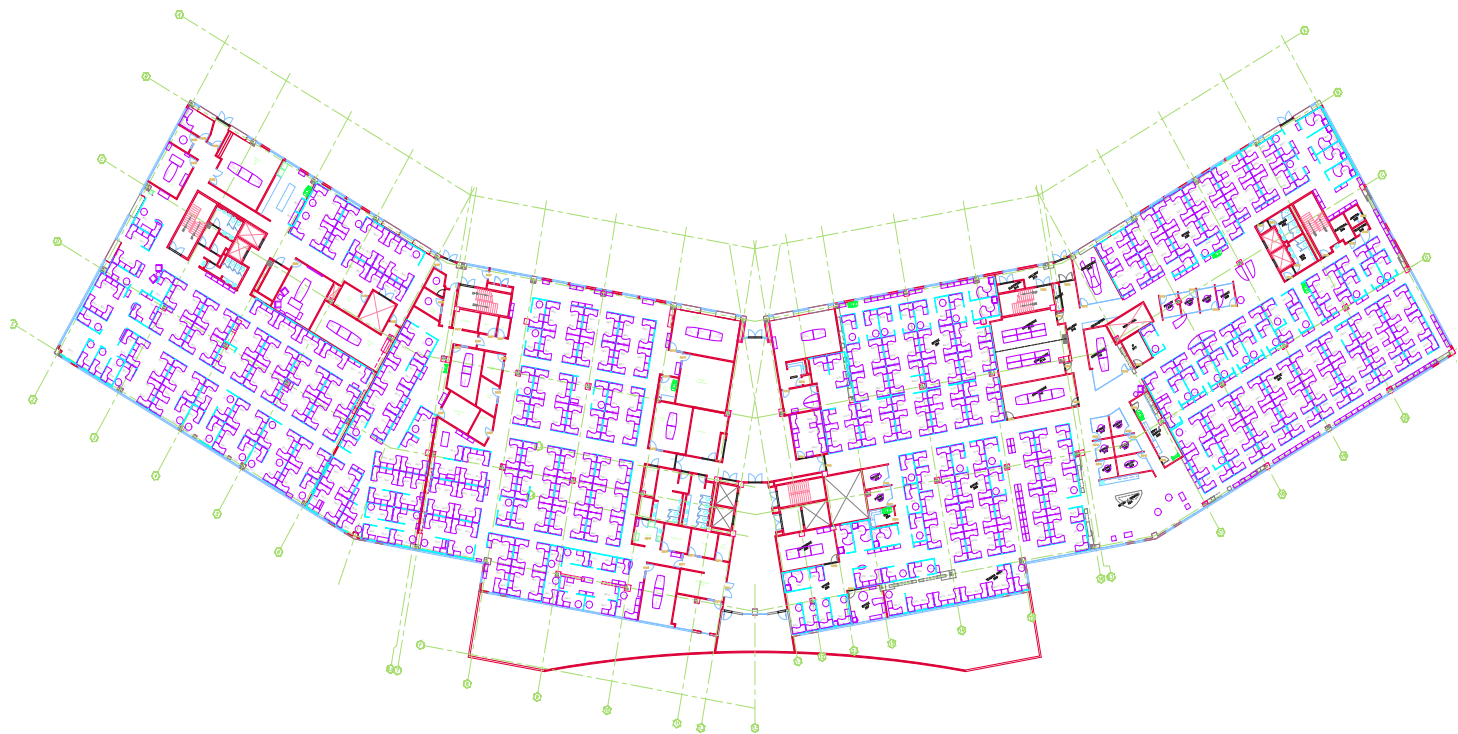


**Mukilteo is one of the most desirable Seattle suburbs, located just 25 miles north of downtown Seattle with a robust local economy being the home of many large companies in the manufacturing, aerospace, and professional service industries. The city has been recognized as one of the best places to live in the nation (10th best according to Money magazine in 2009) and is one of the most affluent in Washington State (ranking 21st of 281 areas within the state). The city is also known as a major transportation hub, having connections to Whidbey Island via the Washington State Ferries system and is located adjacent to Paine Field Airport, now offering commercial flights. These are just a few reasons that make Mukilteo a very desirable place for businesses and their employees to call “home”.**



# Current Availability at The Harbour Pointe Tech Center

Floor 3



Floor 4



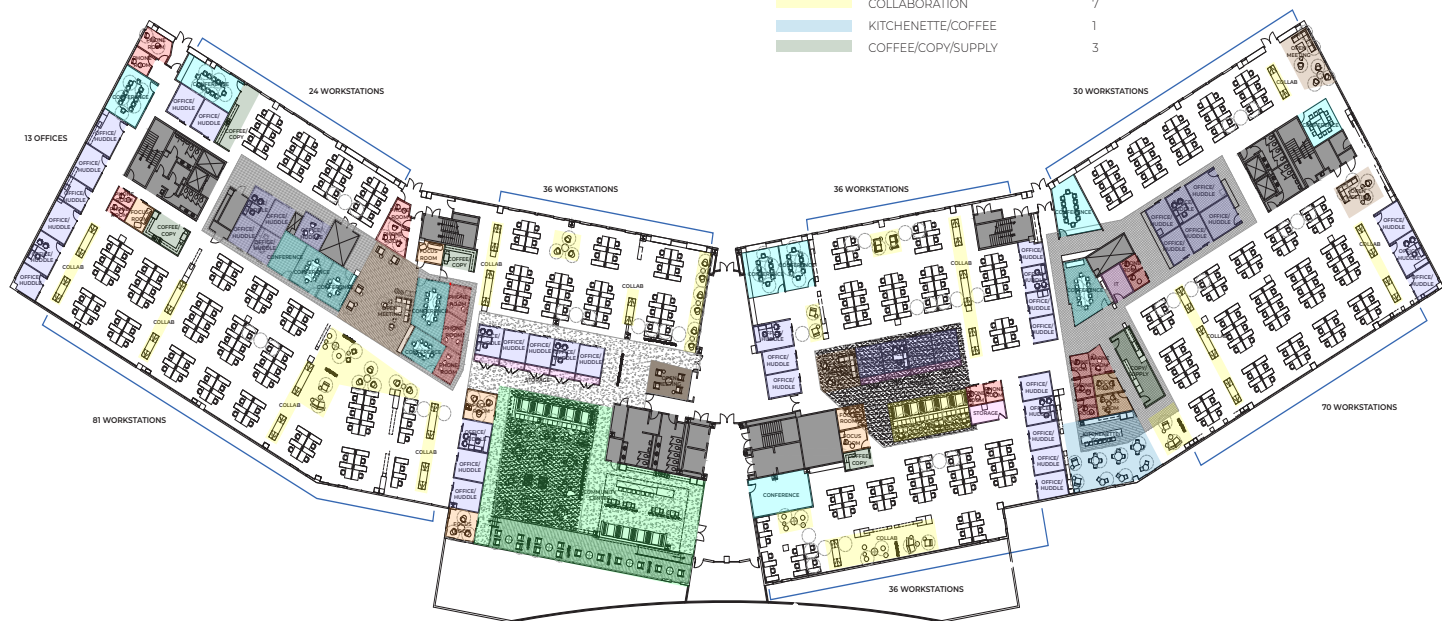
# Conceptual Layouts

## Floor 3

### PROGRAM SUMMARY

6' CLEAR

TOTAL SEAT COUNT	
OFFICE/Huddle	46
WORKSTATIONS	326
SUPPORT SPACES	
COMMUNITY CENTER	1
CONFERENCE ROOMS	13
FOCUS ROOMS	6
PHONE ROOMS	19
OPEN MEETING	7
COLLABORATION	7
KITCHENETTE/COFFEE	1
COFFEE/COPY/SUPPLY	3



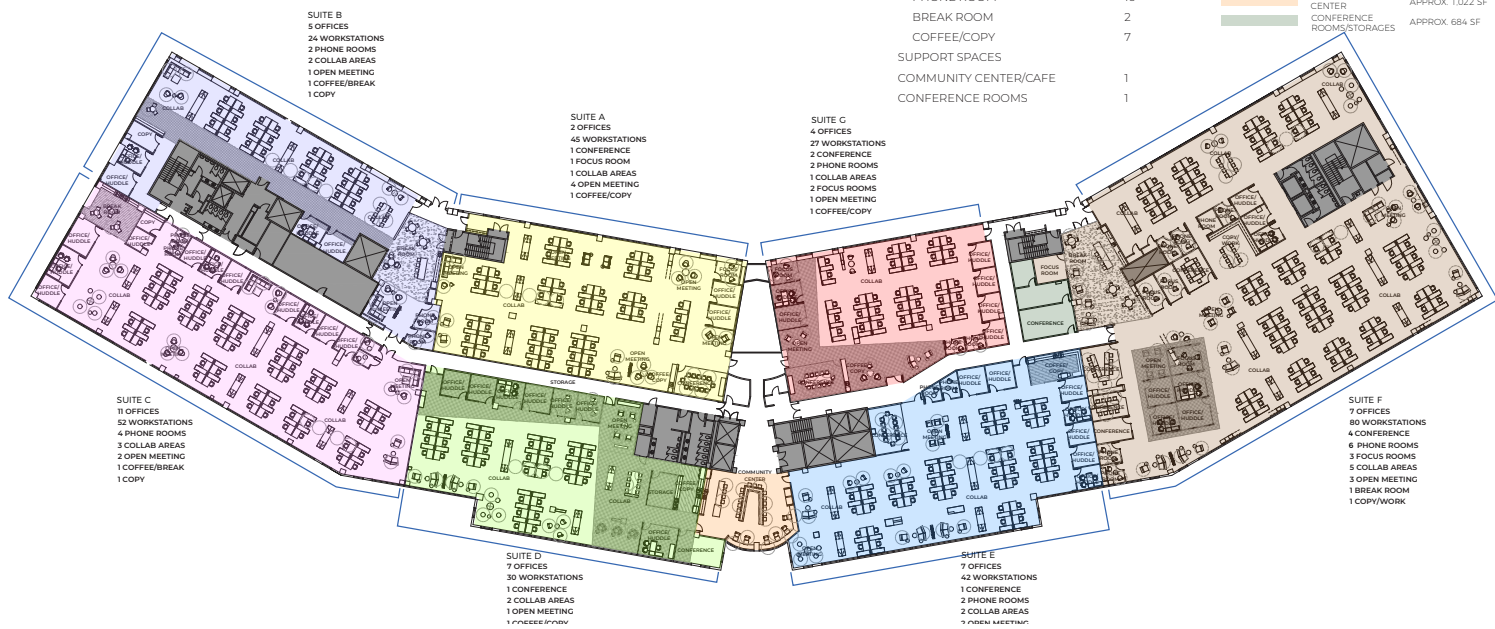
## Floor 4

### PROGRAM SUMMARY

6' CLEAR

TOTAL SEAT COUNT	
OFFICE/SUITE	
OFFICE/Huddle	43
WORKSTATIONS	300
COLLABORATION	16
OPEN MEETING	15
FOCUS ROOM	6
PHONE ROOM	16
BREAK ROOM	2
COFFEE/COPY	7
SUPPORT SPACES	
COMMUNITY CENTER/CAFE	1
CONFERENCE ROOMS	1

6' CLEAR	
SUITE A	APPROX. 7,560 SF
SUITE B	APPROX. 6,117 SF
SUITE C	APPROX. 9,745 SF
SUITE D	APPROX. 7,372 SF
SUITE E	APPROX. 7,983 SF
SUITE F	APPROX. 17,827 SF
SUITE G	APPROX. 5,619 SF
COMMUNITY CENTER	APPROX. 1,022 SF
CONFERENCE ROOMS/STORAGES	APPROX. 684 SF



# Superior Economics and Flexible Term

Tenants who lease office space at the HPTC enjoy a **significantly lower rental rate**, when compared to Class A office buildings in the downtown business cores of Seattle, Bellevue, and Everett. Tenants also **avoid a local business and occupation tax in Mukilteo**, unlike the three local central business districts.

Tenant Occupancy Cost	HPTC	Seattle CBD	Bellevue CBD	Everett CBD
Average Rental Rate PSF (NNN) <sup>1</sup>	\$14.50	\$35.98	\$44.37	\$21.00
Average Parking Cost PSF <sup>2</sup>	\$0	\$15.50	\$10.08	\$4.80
Business Occupation Tax / Head Tax PSF <sup>3</sup>	\$0	\$4.27	\$1.50	\$1.00
Total Cost PSF / Year	\$14.50	\$55.75	\$55.95	\$26.80
Total Cost per Employee / Year <sup>4</sup>	\$2,900	\$11,150	\$11,190	\$5,360

## Tenant Savings

Total Cost PSF / Year difference over HPTC		\$41.25	\$41.45	\$12.30
Total Savings per Employee / Year		\$8,250	\$8,290	\$2,460
100 employees savings (5-year)		\$4,125,000	\$4,145,000	\$1,230,000

1 As reported by Costar for Class A Office Buildings  
2 Based on 4 Parking stalls per 1,000 SF Leased  
3 B&O Taxes based on 0% for HPTC (Mukilteo), 0.427% for Seattle, 0.1496% for Bellevue, and 0.1% for Everett  
4 Based on 200 SF per employee

# Demographics Within Mile

## KEY FACTS

7,670

Population



3,123

Households

45.2

Median Age

93,947

Median Disposable Income

## HOUSING STATS



\$623,120

Median Home Value



\$18,908

Average Spent on Mortgage & Basics



\$1,624

Median Contract Rent

## EDUCATION

2%

No High School Diploma



16%

High School Graduate



25%

Some College

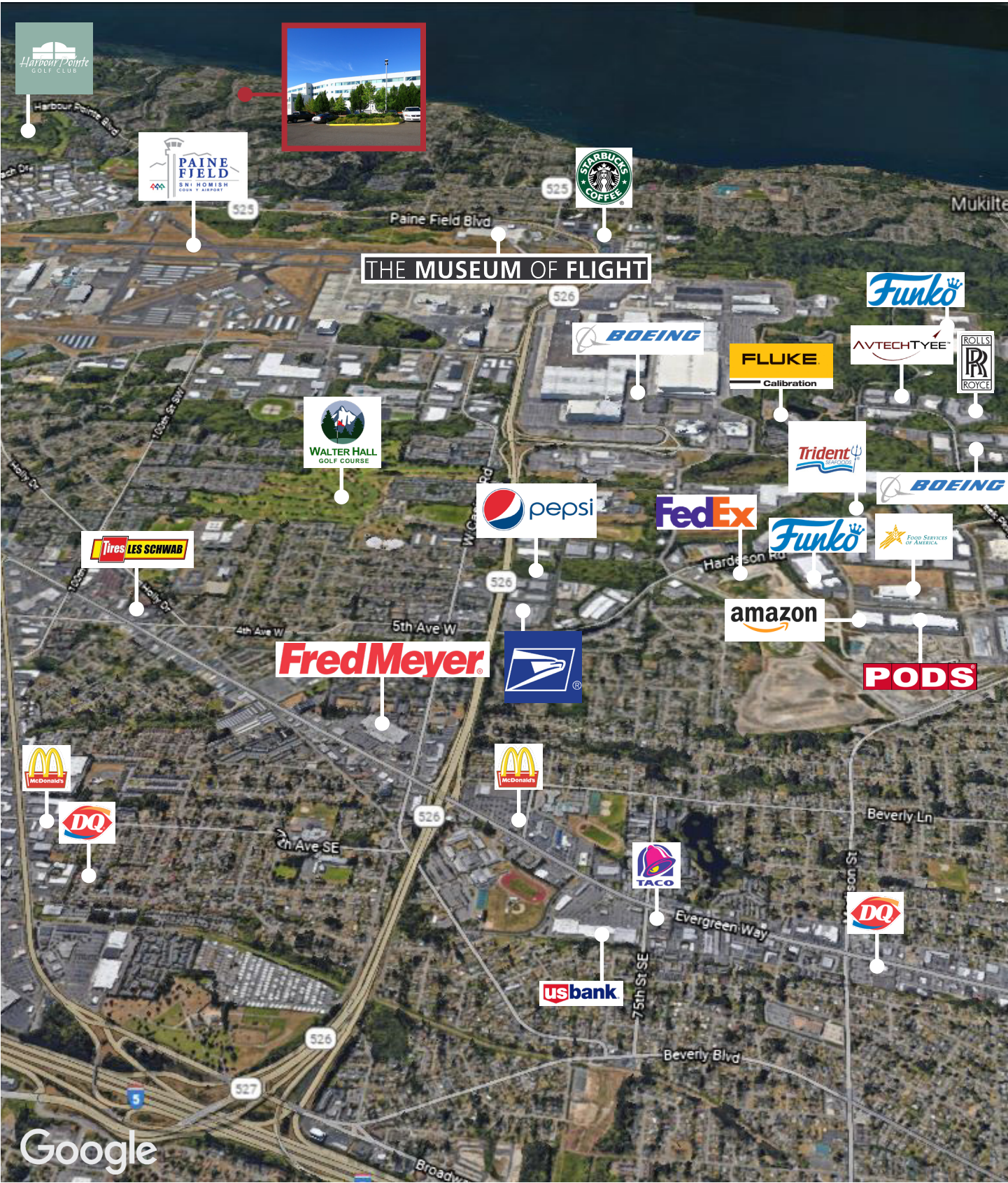


57%

Bachelor's/Grad/Prof Degree



# Nearby Amenities and Drive Times







NAI Puget Sound Properties  
Commercial Real Estate Services  
600 108th Avenue NE Suite 340  
Bellevue, Washington USA 98004  
+1 425 586 5600

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