

FOR LEASE



RAINIER
COMMERCIAL PARTNERS

Move-In-Ready Two-Story Office Opportunity



±10,000 SF | 18 Private Offices | Oversized Conference Room | Break Room on Each Floor

18520 67TH AVE NE · ARLINGTON, WA 98223

±10,000 SF

TOTAL BUILDING SIZE

5,000 SF

PER FLOOR PLATE

18

PRIVATE OFFICES

Call Broker

ASKING RATE



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CONTACT

JON BOCKMAN

425-417-5391 • jbockman@rainiercp.com

Headquarters—Quality & Professionally Finished

±10,000 SF
TOTAL · TWO FLOORS**18**
PRIVATE OFFICES**Excellent**
CONDITION

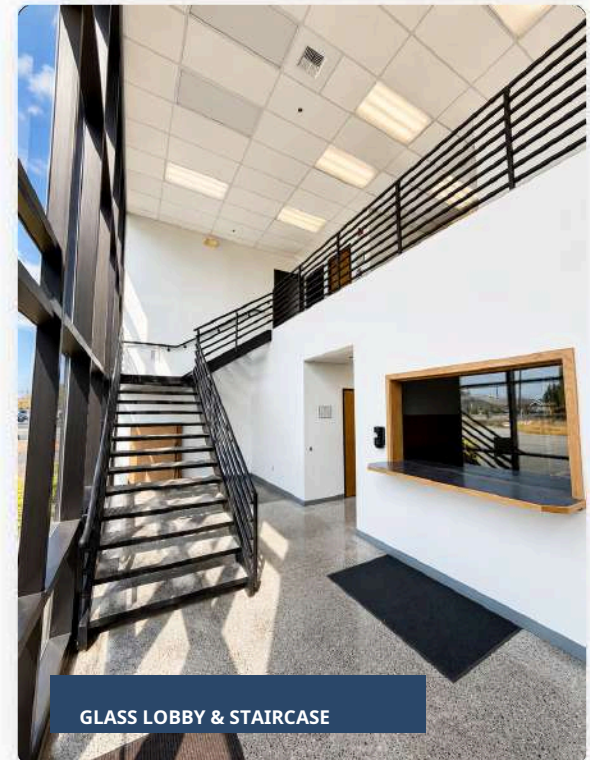
This well-maintained, two-story office building offers approximately 10,000 square feet of professional workspace in excellent, like-new condition. Eighteen private offices, an oversized conference and training room, large open work areas, and kitchen and break rooms on both floors give a growing team everything it needs under one roof.

A prominent two-story glass façade creates a bright, impressive entrance, while the light-filled lobby, modern open staircase, and reception area deliver a strong corporate identity from the moment employees and visitors arrive.

- **18 private offices** across two floors
- **Oversized conference and training room**
- Large open work and collaboration areas
- Dramatic two-story glass entrance, lobby & reception area
- Modern open staircase connecting both floors
- Kitchen and break room facilities on each floor
- Ample on-site parking, professionally maintained throughout



EXTERIOR



GLASS LOBBY & STAIRCASE

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Bright, Thoughtfully Finished Interiors



CONFERENCE & TRAINING ROOM



PRIVATE OFFICE



OPEN WORK AREA

"A rare opportunity to establish a headquarters-quality office presence in Arlington — with the private-office capacity, meeting space, and employee amenities to accommodate a growing professional team."

IDEAL FOR

- Corporate or regional headquarters
- Engineering and design firms
- Aerospace and aviation-related companies
- Construction and project-management firms
- Technology and professional-services companies
- Government contractors and administrative operations
- Training, education, or workforce-development organizations



Why Arlington, Washington

Arlington sits at the north end of the Puget Sound region, along the I-5 corridor in Snohomish County — one of the fastest-growing pockets of Washington State. It offers business owners a rare combination: small-town character, an easy commute, and direct access to a rapidly expanding regional economy.

The city is anchored by the Cascade Industrial Center, a designated regional manufacturing and industrial hub shared with neighboring Marysville. It is one of only a handful of such centers in the entire Puget Sound region, and its continued growth is bringing new employers, new rooftops, and new demand for professional office space right along the SR 9 / SR 530 / SR 531 corridor into I-5.

A Growing Business Community

- Established and expanding employers nearby include **Amazon, Frito-Lay, Boeing/Paine Field, Blue Origin, and Gravitics**, fueling steady demand for local services and office users
- Thousands of new manufacturing and logistics jobs are planned in the surrounding Cascade Business Park over the next decade, expanding the local workforce and customer base
- **Arlington Municipal Airport** sits right in town, supporting general and business aviation
- Direct connections to **I-5** via State Routes 9, 530, and 531 keep this location minutes from the freeway and well positioned between Everett and the Skagit Valley
- A meaningfully **lower cost of doing business** than Seattle or Bellevue, with a loyal, local labor pool close by

LOCATION AT A GLANCE

1 of 2

Regionally designated manufacturing & industrial centers in Snohomish County

~4,000 Acres

Cascade Industrial Center spanning Arlington & Marysville

Minutes

To I-5 via SR 9, SR 530 & SR 531

On-Site

Arlington Municipal Airport for business & general aviation



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Arlington Municipal Airport & Business District

REGIONAL AERIAL MAP



8 Min
TO I-5

34 Min
TO BOEING EVERETT

50 Min
TO SEATTLE

1 Hr 20 Min
TO CANADIAN BORDER



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