

A photograph of a modern, multi-story office building with a large glass facade. The building is set against a clear blue sky. The foreground shows a grassy area with some trees and a paved walkway. The image is overlaid with a white diagonal line and a blue geometric pattern in the top right corner.

# 1800 Forty First

EVERETT, WA

CBRE

# Property Features

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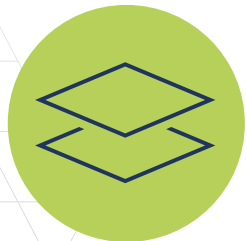
Largest block of contiguous office space in Snohomish County



Campus-like setting with abundant outdoor areas



On-site property management and engineering staff



Flexible open floor plans. Ideal for call centers, engineering or technology related firms

UP TO 178,400 SF  
AVAILABLE

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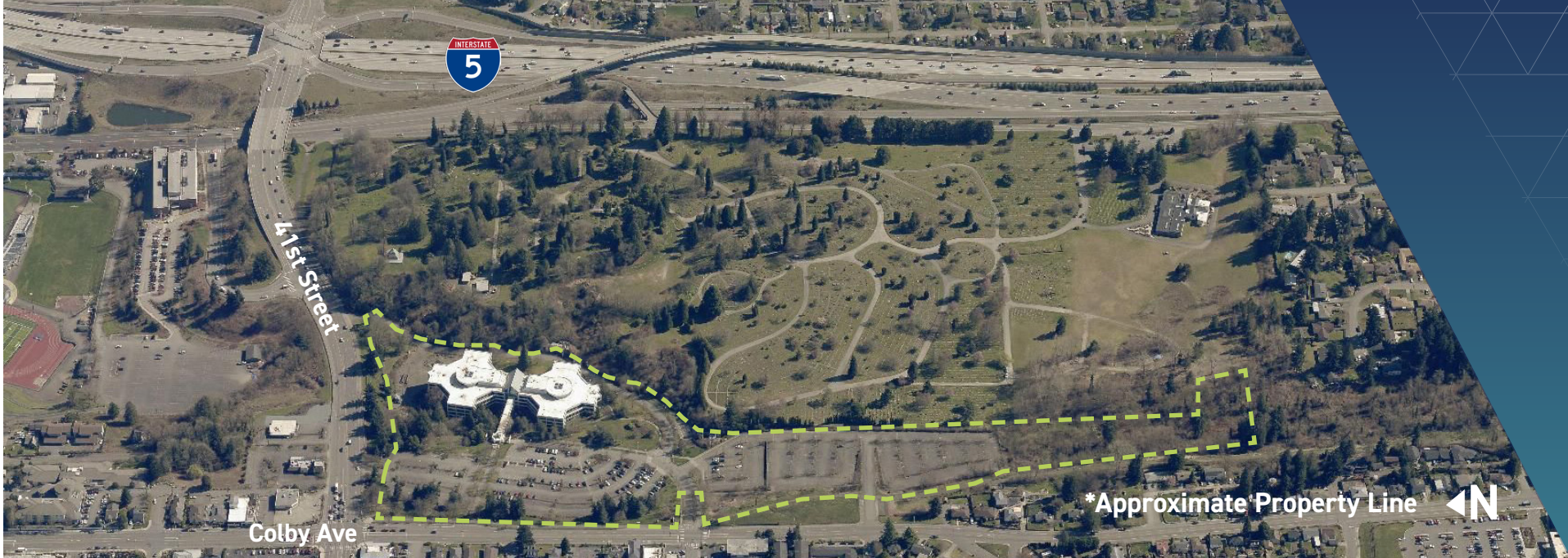
22 ACRE  
SITE

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1 MILE  
TO EVERETT STATION

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MINUTES  
FROM I-5

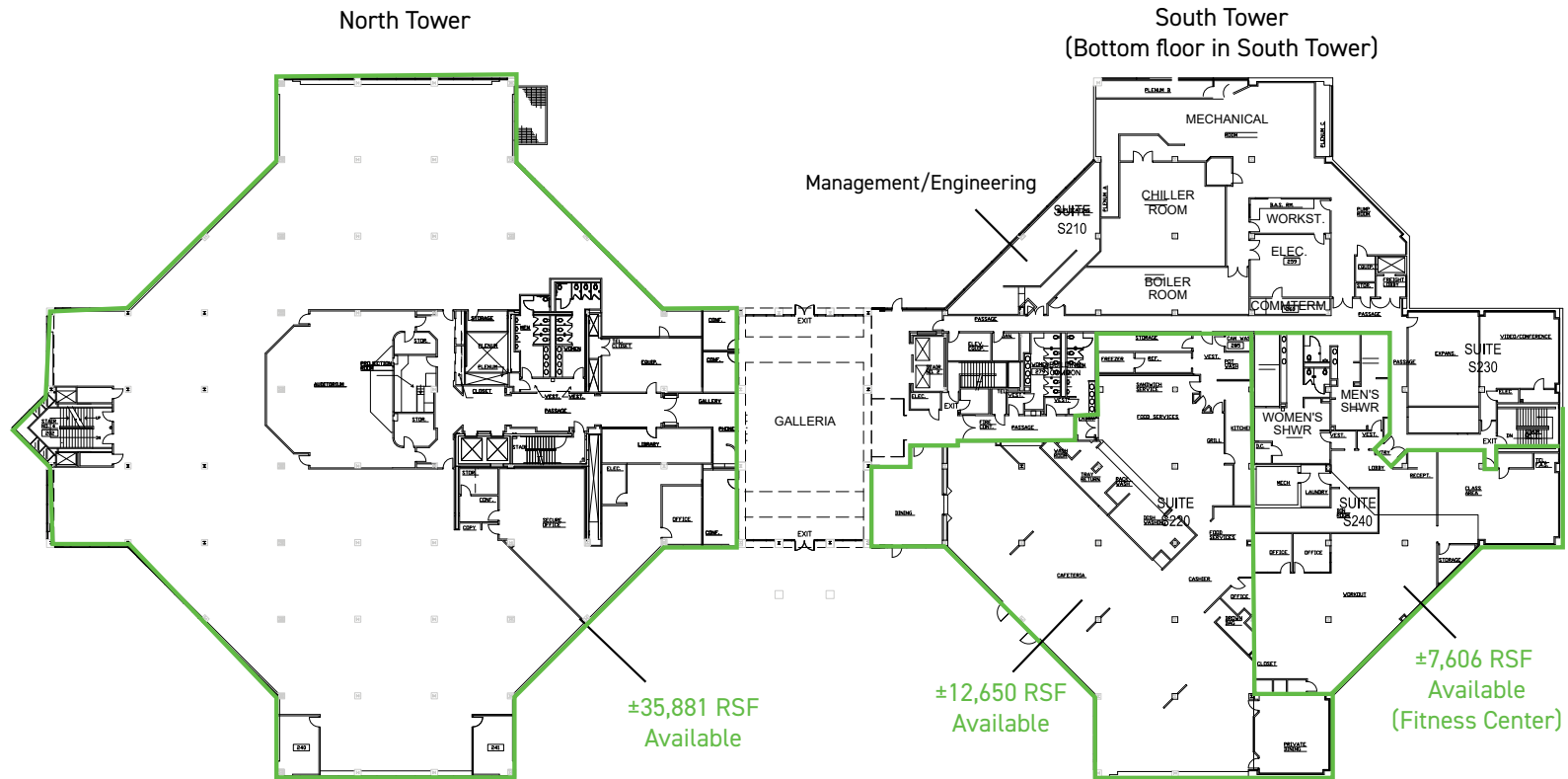


# Property Overview

|                                   |                                                                            |                                 |                                                                                                       |
|-----------------------------------|----------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Property Address</b>           | 1800 41st Street, Everett, WA                                              | <b>Typical Floor Plate Size</b> | 32,000 SF - 35,000 SF                                                                                 |
| <b>Zoning</b>                     | C1 & R3 - split zoning for commercial and residential/multi-family         | <b>Stories</b>                  | North Tower: 5 stories<br>South Tower: 4 stories                                                      |
| <b>Land Area</b>                  | 23.96 Acres                                                                | <b>Parking Ratio</b>            | Up to 2.93/1,000 SF can be expanded                                                                   |
| <b>Year Built / Reconstructed</b> | North Tower: 1962/1987<br>South Tower: 1987                                | <b>Loading Access</b>           | 2 Roll-up freight doors, and 14-foot wide and one 7 feet wide                                         |
| <b>Total Project Size</b>         | 291,973 SF                                                                 | <b>Elevators</b>                | North Tower: 2 passenger elevators<br>South Tower: 2 passenger elevators and 1 freight elevator       |
| <b>Available Space</b>            | Up to ±178,400 SF including entire North Tower and portions of South Tower | <b>Building Entrance</b>        | Dramatic sky bridge to light-filled atrium. Lobby area provides access to both North and South Towers |

# Current Availabilities

## 2ND FLOOR

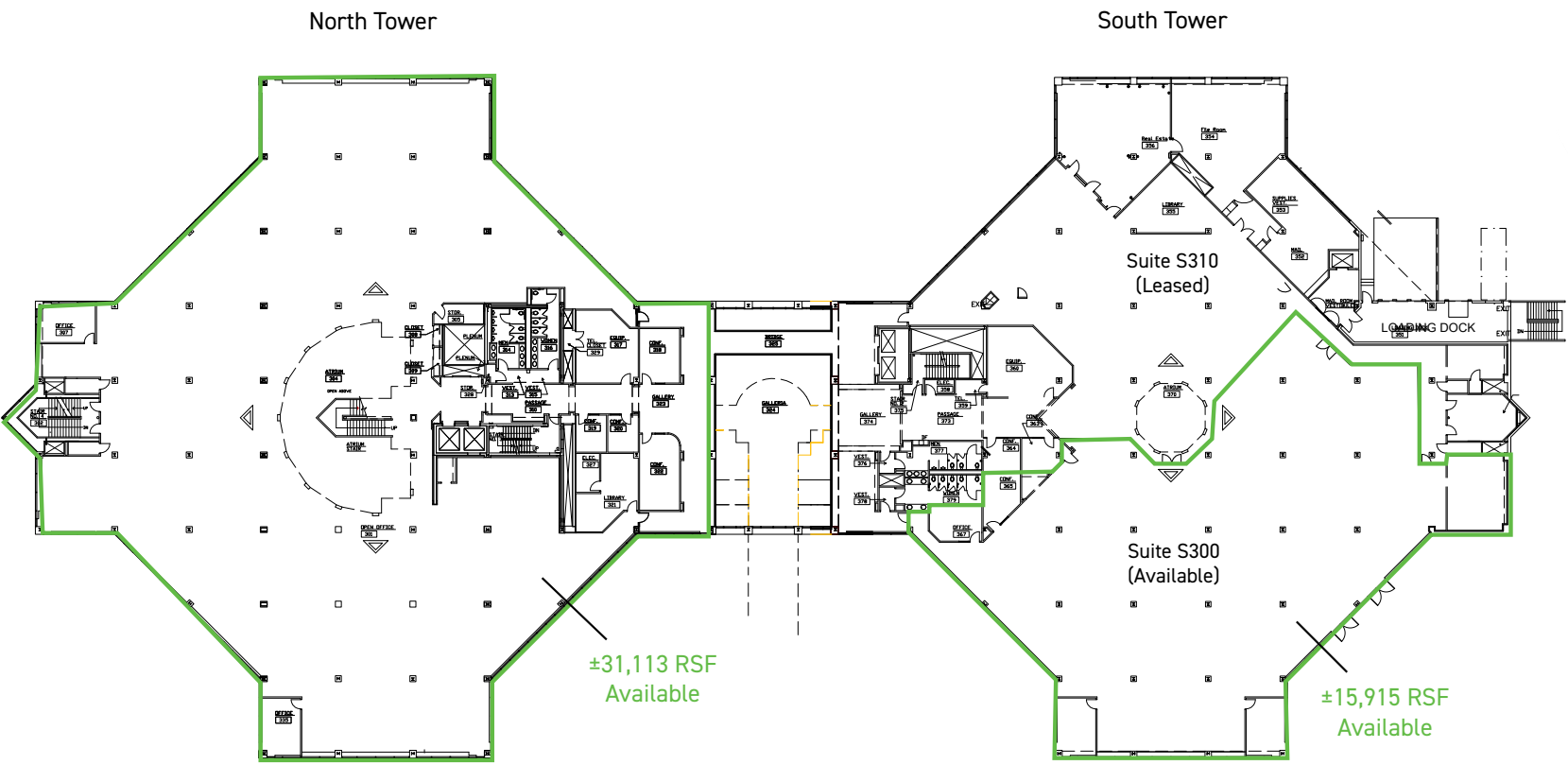


Second Floor (N200): ±35,881 RSF

Suite S220: ±12,650 RSF  
Suite S240: ±7,606 RSF

# Current Availabilities

## 3RD FLOOR

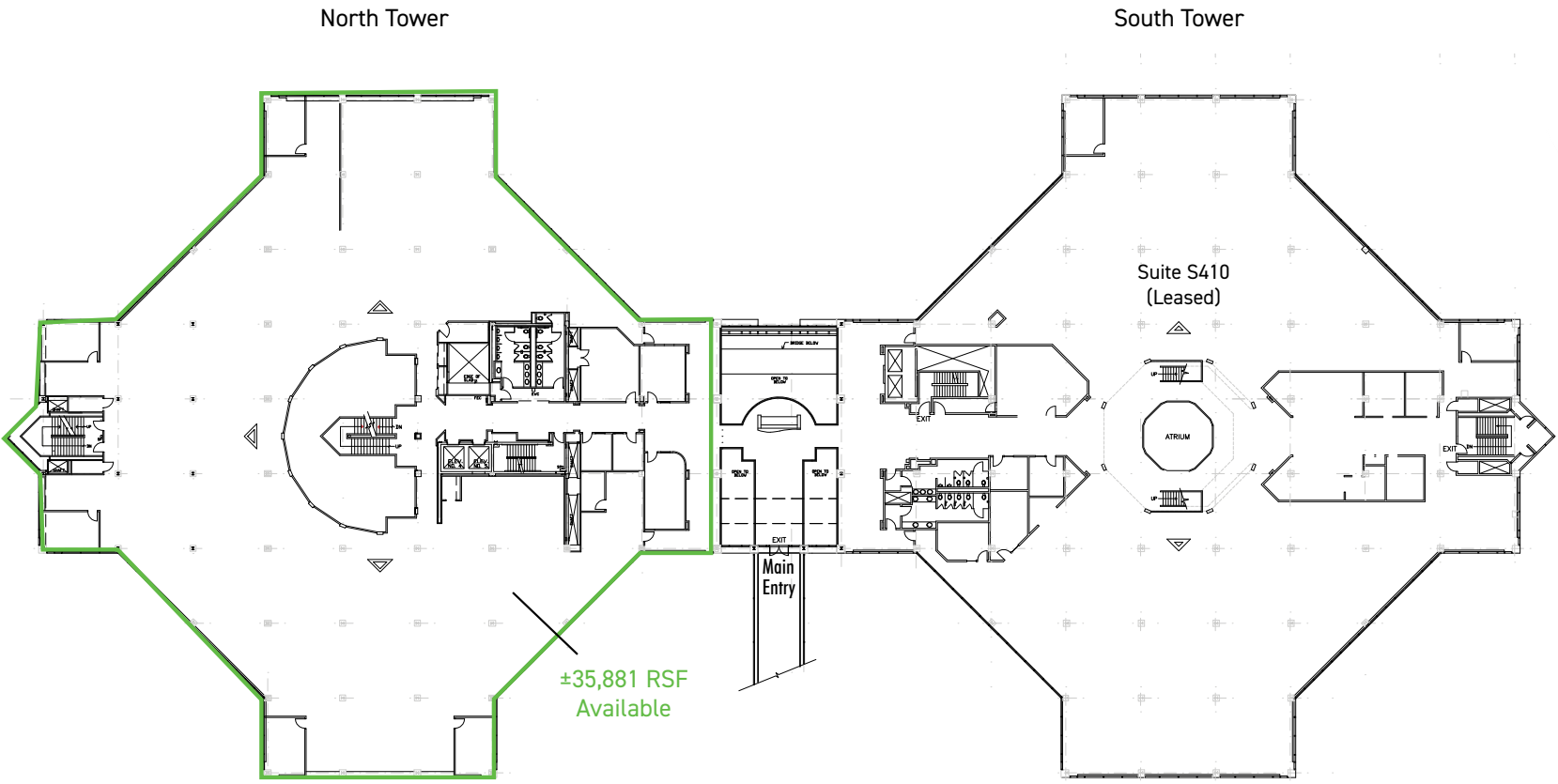


Third Floor (N300): ±31,113 RSF

Suite S300: ±15,915 RSF

# Current Availabilities

## 4TH FLOOR



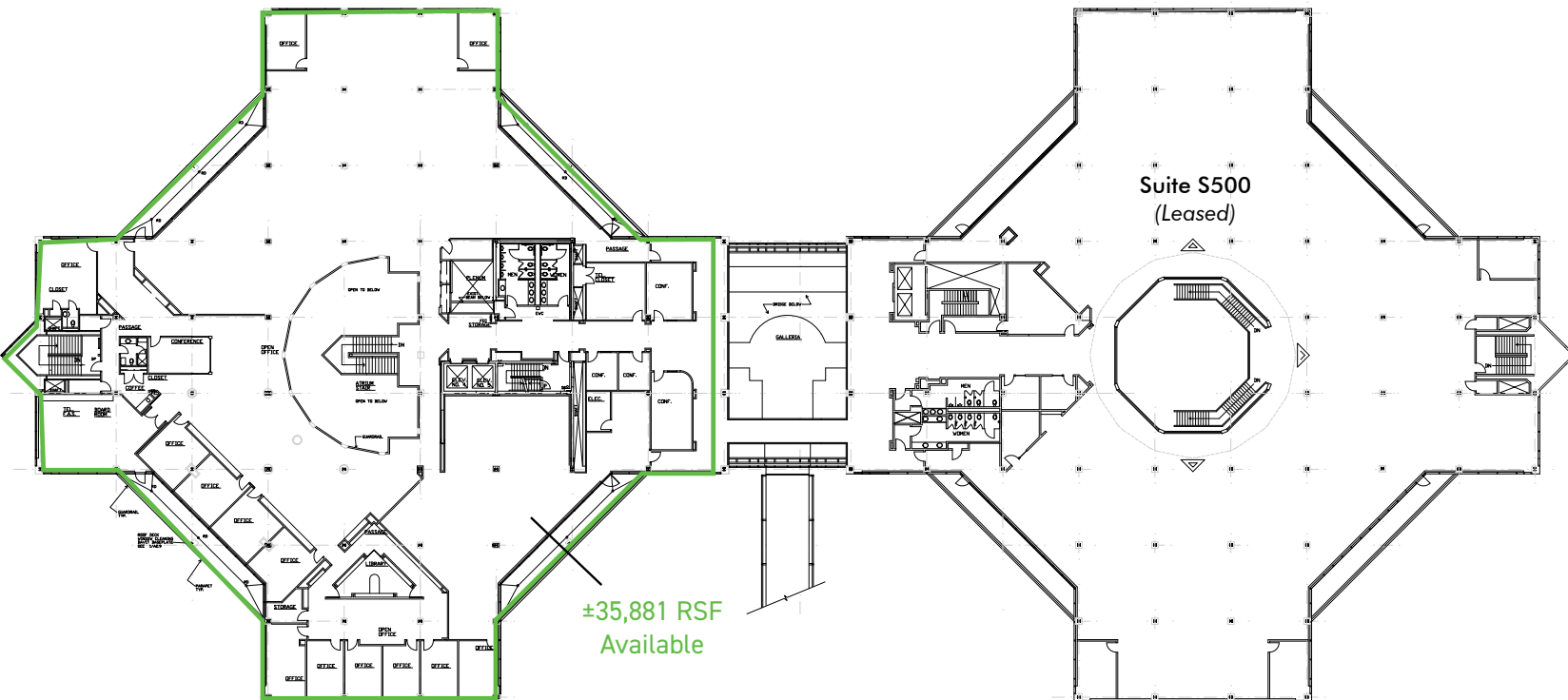
Fourth Floor (N400): ±35,881 RSF

# Current Availabilities

## 5TH FLOOR

North Tower

South Tower



±35,881 RSF Available

Fifth Floor (N500): ±35,881 RSF

# Amenity Map



# 1800 Forty First

EVERETT, WA

## CONTACTS

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