



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com

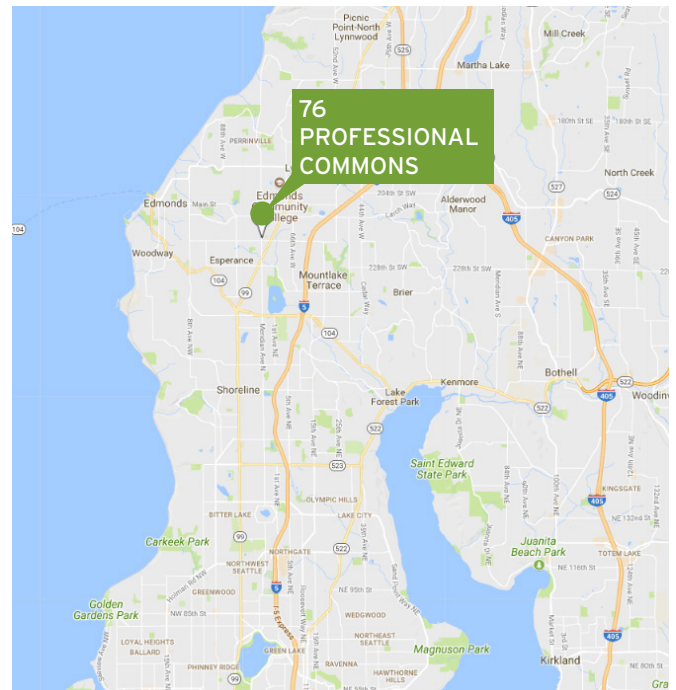
## 76 PROFESSIONAL COMMONS

Class A Medical Office Space For Lease | 21911 76th Avenue W. | Edmonds, WA



### FEATURES

- **Suite 203:** 3,057 RSF
- Rental rate: \$30/RSF NNN
- Est. 2022 Op. Exp.: \$10.17/RSF (includes in-suite janitorial and utilities)
- Adjacent to Swedish Edmonds Campus
- Monument signage available
- Parking ratio of 5/1,000 SF



	1 mile	3 mile	5 mile
2021 Population:	17,823	135,316	273,483
2021 Households:	7,502	55,818	109,144
2021 Average HHI:	\$106,344	\$111,162	\$116,208
2021 Daytime Population:	10,824	46,493	75,699

### For more information, please contact:

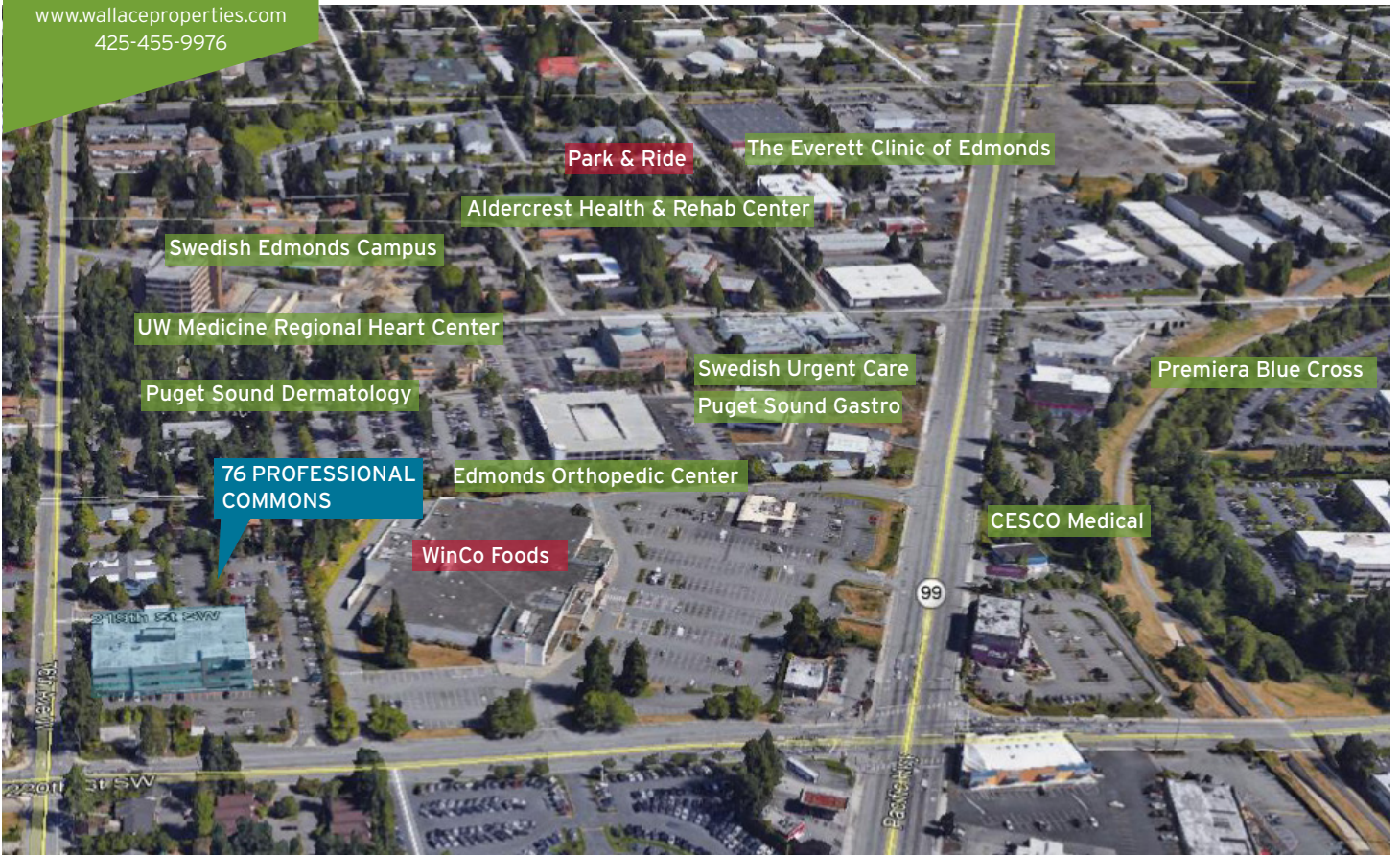
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### SECOND FLOOR

**SUITE 203: SIZE 2,687 USF | RENTABLE 3,057 RSF**

