

FOR LEASE

20101 44th Avenue W
Lynnwood, WA 98036



FREEWAY V

Jerry Party | Larry Cocks

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

20101 44TH AVENUE W:

994 SF \$23.00 PSF PLUS NNN

1,266 SF \$23.00 PSF PLUS NNN

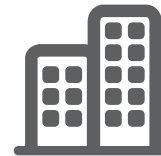
- Available Now - Floor Plans Attached
- NNN = \$7.00 PSF
- Parking: 56 Stalls
- Join: European Food Store, Donuts, Family Dentistry, Games Workshop, Taste of Pho, and Seattle Vapor
- Access on 44th Avenue W
- Across from the Lynnwood Transit Center: Bus Station and Future Light Rail Station (2024). Largest Hub in Snohomish County. Served by Community Transit and Sound Transit Express



Population



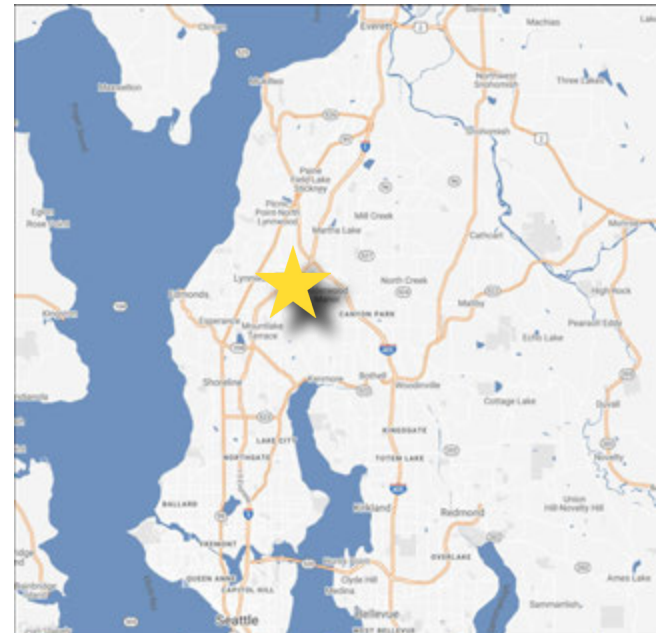
Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	17,743	\$78,940	13,340
Mile 3	139,719	\$106,703	52,977
Mile 5	335,695	\$115,725	103,851





27,031 ADT
44th Ave W



25,704 ADT
Alderwood Mall Bd.



Across Street from
Transit Center



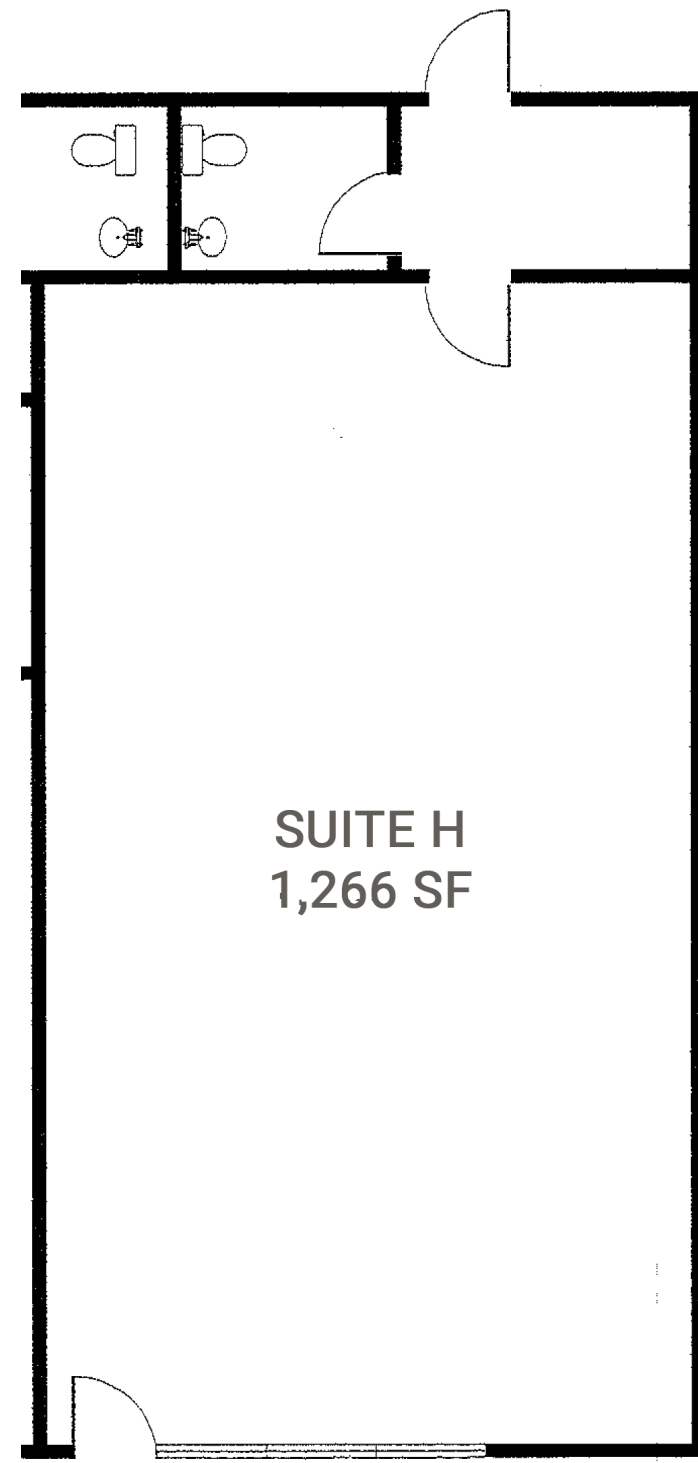
Located in the
Commercial Core of
Snohomish County

SUITE A FLOOR PLAN

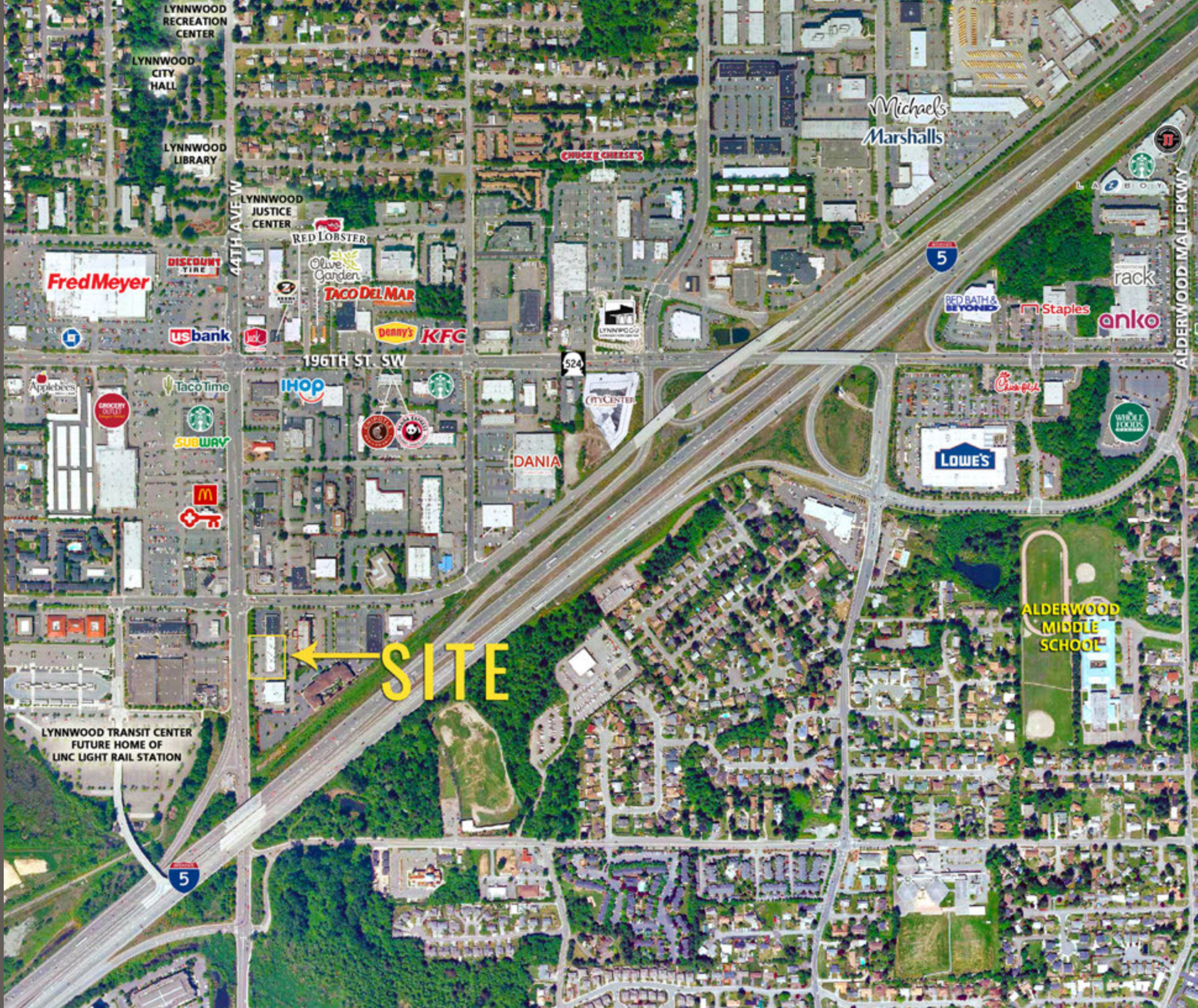


SUITE A
994 SF

SUITE H FLOOR PLAN



SUITE H
1,266 SF



Fred Meyer

DISCOUNT TIRE

usbank

RED LOBSTER

Olive Garden
TACO DEL MAR

Denny's KFC

196TH ST SW

ihop

STARBUCKS

McDonald's

DANIA

524

City Center

Michael's
Marshalls

5

RED BATH & BEYOND

Staples

rack
anko

ALDERWOOD MALL PKWY

LOWE'S

Chick-fil-A

WHOLE FOODS

ALDERWOOD
MIDDLE
SCHOOL

← SITE

LYNNWOOD TRANSIT CENTER
FUTURE HOME OF
LINC LIGHT RAIL STATION

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LYNNWOOD, WA is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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