



ALDERWOOD OFFICE SPACE
FOR LEASE



ALDERWOOD BUSINESS CENTER

3400-3500 188TH STREET SW, LYNNWOOD, WA 98037

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 JSH | PROPERTIES, INC.

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2018 DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|-----------|
| Population | 13,067 | 142,289 | 337,455 |
| Daytime Population | 22,303 | 117,417 | 274,613 |
| Avg. Household Income | \$86,055 | \$93,329 | \$102,950 |

Within walking distance to Alderwood, Snohomish County's largest mall and retail hub - anchored by Nordstrom and Macy's. Within a short drive to all three major highways - Interstate 5, Interstate 405, and Highway 99



20,300
VEHICLES PER DAY
188TH STREET SW

3.4/1,000sf
PARKING STALLS



32.7%

Bachelor's and/or
Graduate/Prof. Degree

ALDERWOOD BUSINESS CENTER | OFFICE FOR LEASE | 2 |

ALDERWOOD BUSINESS CENTER

HIGHLIGHTS

- » Located in the I-5 & I-405 interchange
- » Easy freeway access to downtown Seattle and downtown Bellevue
- » Directly adjacent to Alderwood Mall
- » Walking distance to restaurants and financial institutions.
- » On-site management, engineering team, tenant amenities center, covered parking and storage
- » New state-of-the-art conference room, training/class room, and tenant lounge featuring an Avanti Market.
- » Ample parking: 3.4/1,000 SF office.
- » Garage parking: 4/3,500 SF office.
- » Class A office project.

3400 188th St SW, Lynnwood, Washington, 98037

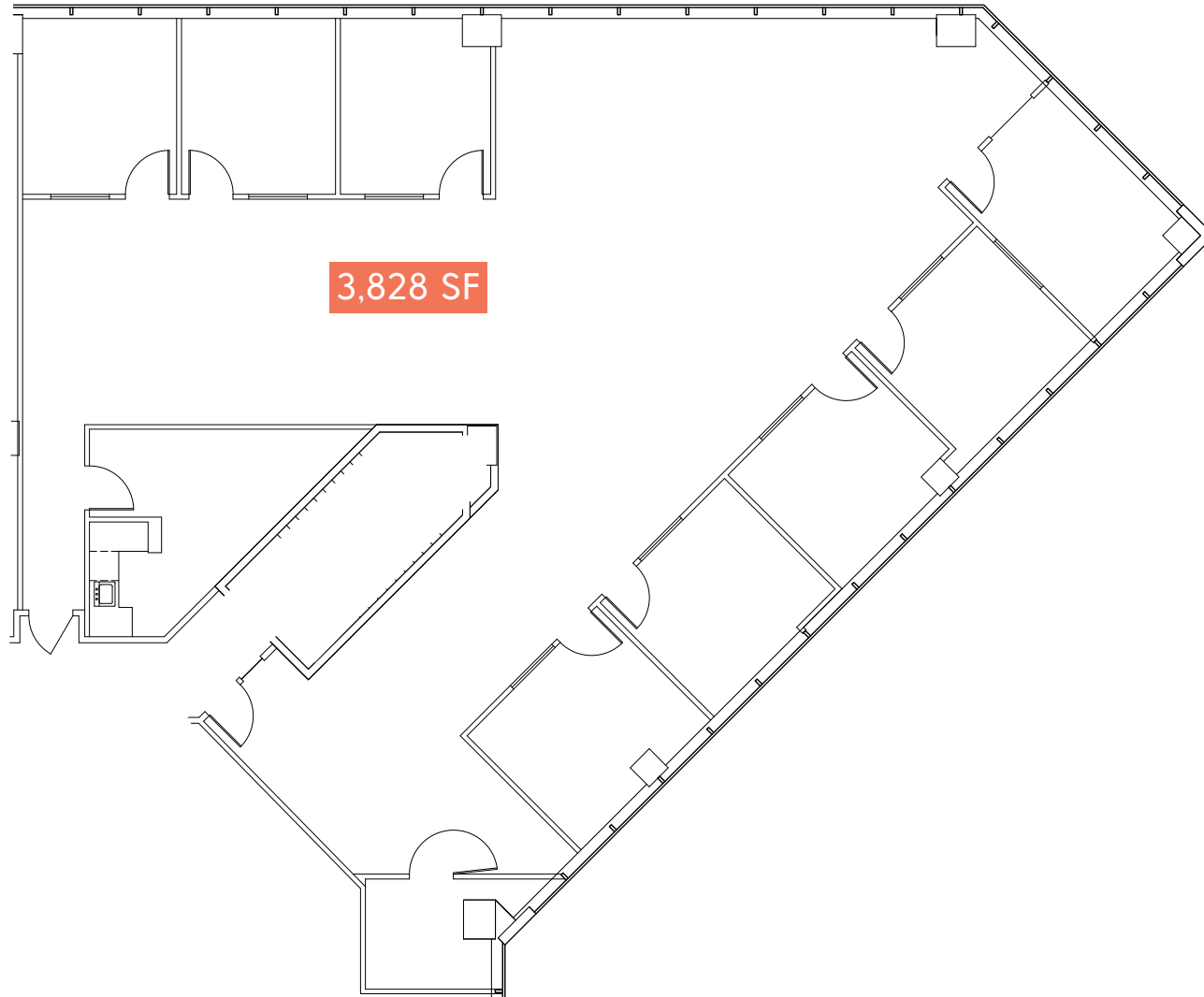
AVAILABLE SPACES

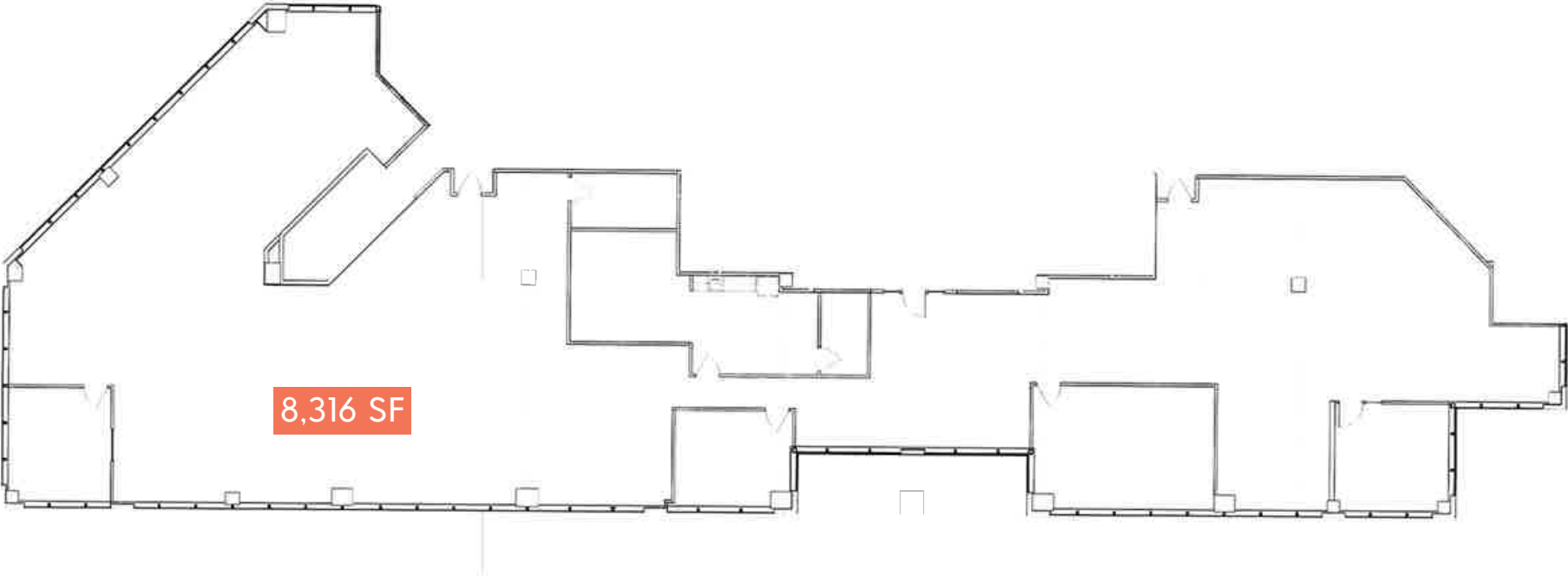
3400 BUILDING

| SUITE | RSF | RATE | AVAILABILITY | SUITE COMMENTS |
|-----------|-------|------------------|---------------|----------------|
| SUITE 241 | 3,828 | \$22.00/SF + NNN | 01/01/2019 | |
| SUITE 285 | 8,316 | \$22.00/SF + NNN | Available Now | |
| SUITE 300 | 9,413 | \$23.00/SF + NNN | Available Now | |
| SUITE 310 | 1,980 | \$23.00/SF + NNN | Available Now | |
| SUITE 440 | 4,103 | \$23.00/SF + NNN | 04/01/2019 | |

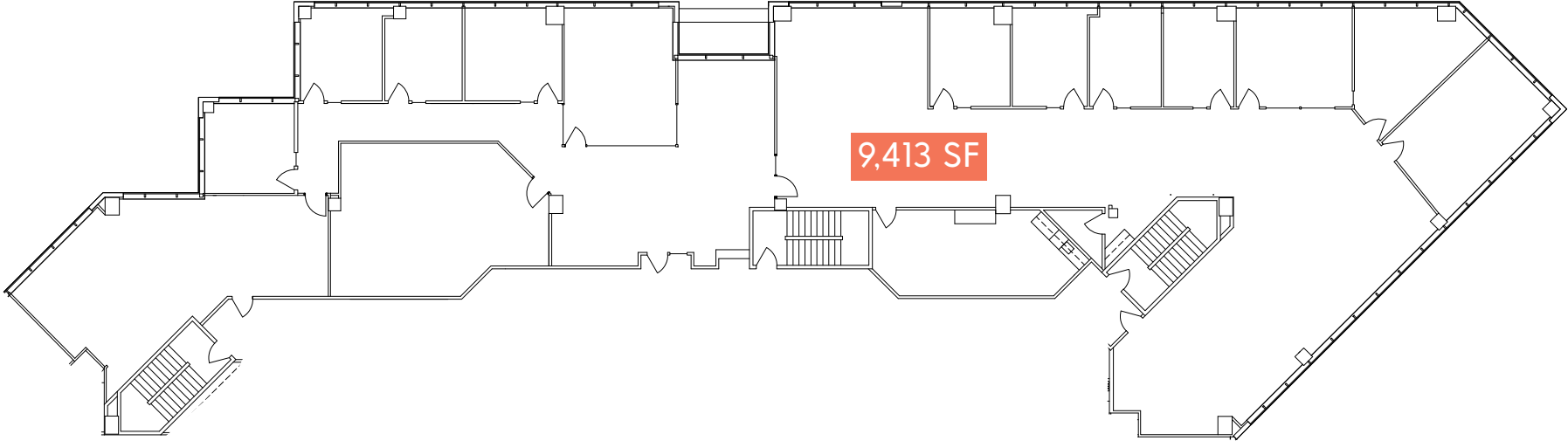
3500 BUILDING

| SUITE | RSF | RATE | AVAILABILITY | SUITE COMMENTS |
|-----------|-------|------------------|---------------|----------------|
| SUITE 281 | 2,756 | \$21.00/SF + NNN | Available Now | |
| SUITE 540 | 4,039 | \$23.00/SF + NNN | Available Now | |
| SUITE 600 | 3,952 | \$23.00/SF + NNN | Available Now | |

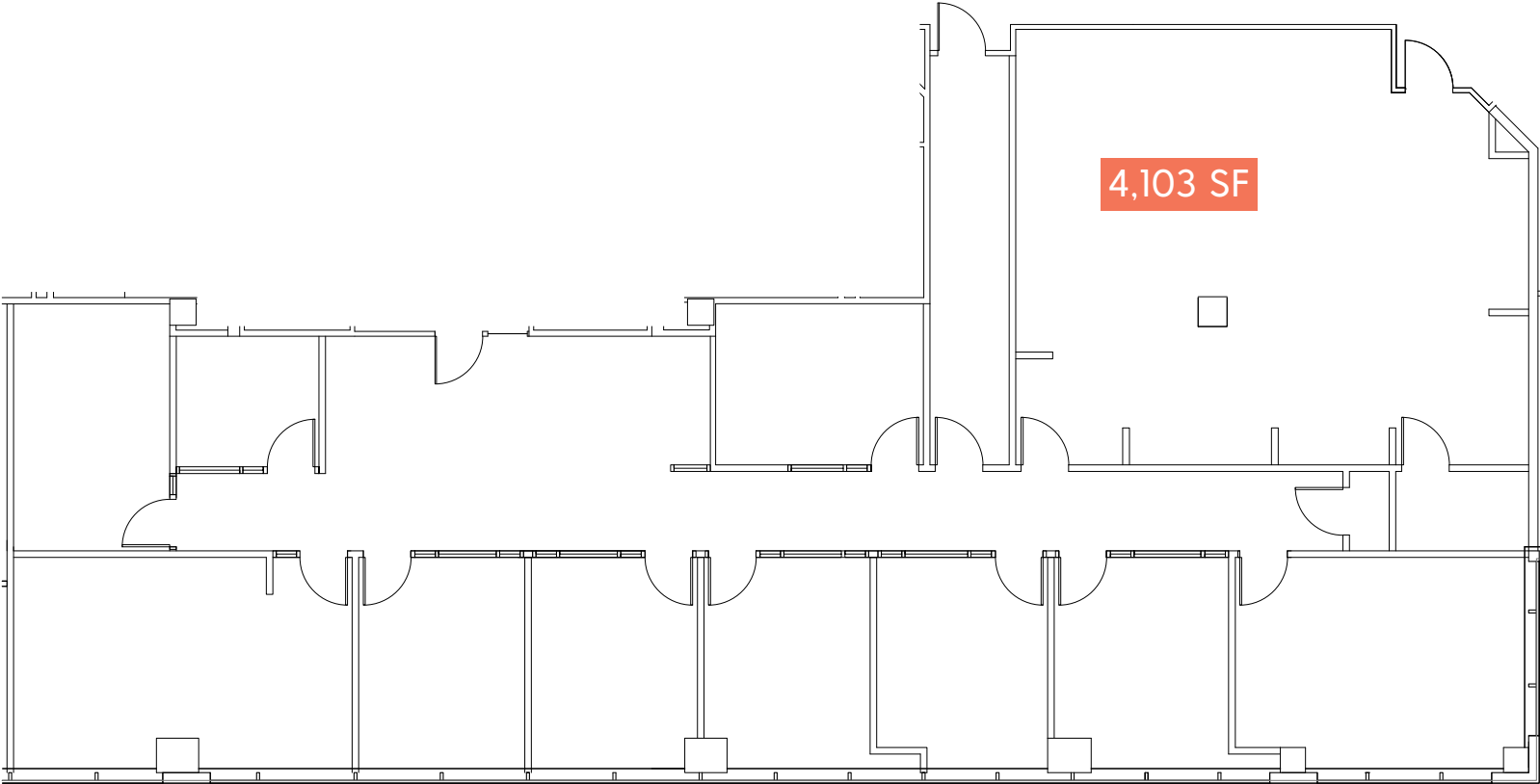


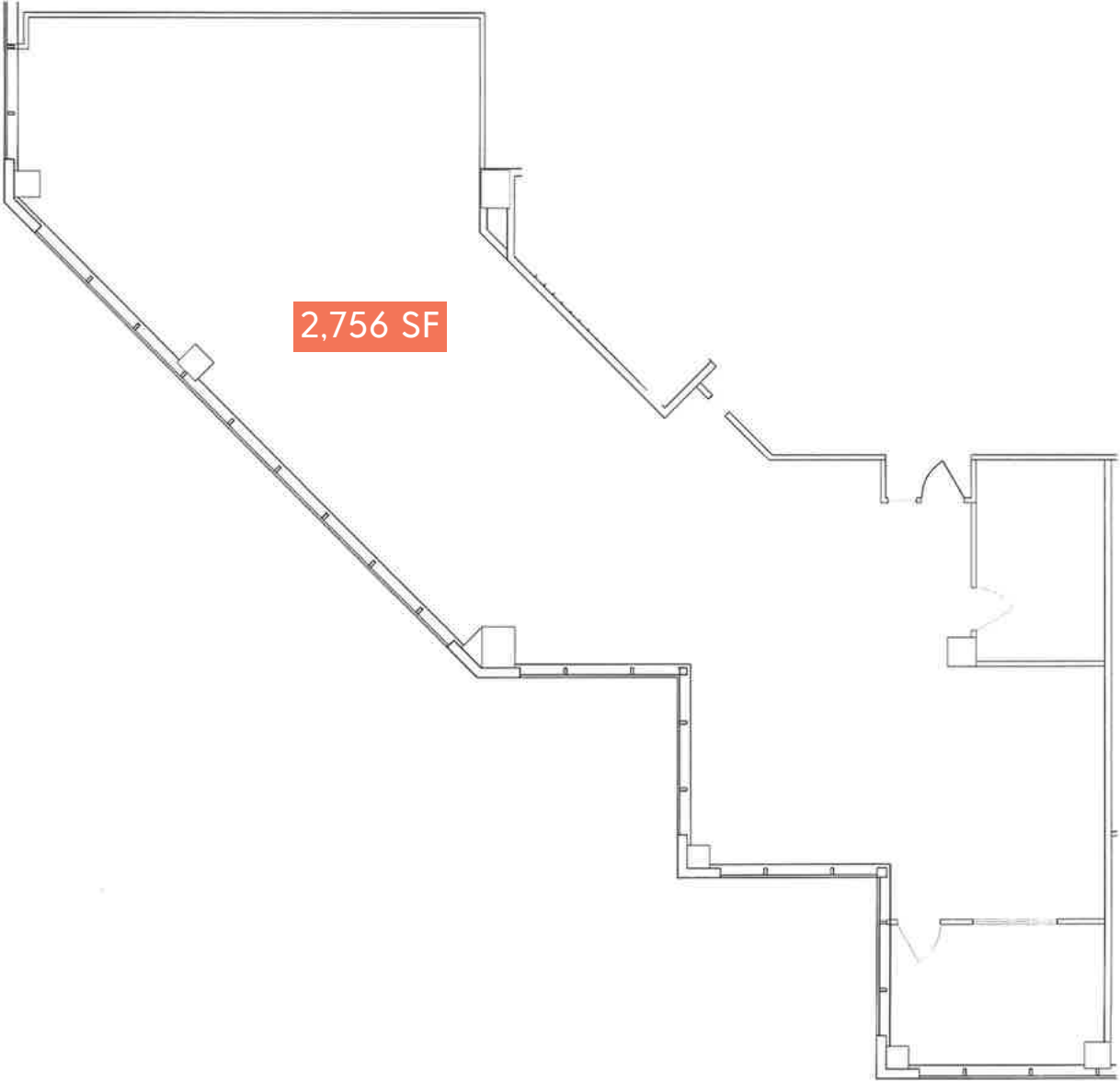


3400 BUILDING - SUITE 300









3500 BUILDING - SUITE 540



3500 BUILDING - SUITE 600

