

GATEWAY PLACE

FLEX SPACE FOR LEASE

24255 Van Ry Boulevard
Mountlake Terrace, 98043



16,082 SF SPACE AVAILABLE WITH INTERSTATE 5, BUS, AND SOON LIGHT RAIL ACCESS.

Take advantage of the incredible growth in the area spurred by light rail path. Growth oriented community of Mountlake Terrace has encouraged multi-family development to compliment the dynamic freeway and public transportation access. Sound Transit's Express buses serve Seattle seven days a week. This location at the border of King and Snohomish Counties is within a 15-minute drive for over 500,000 people.



Constance Wilde
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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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FLOOR PLAN

(FRONT)

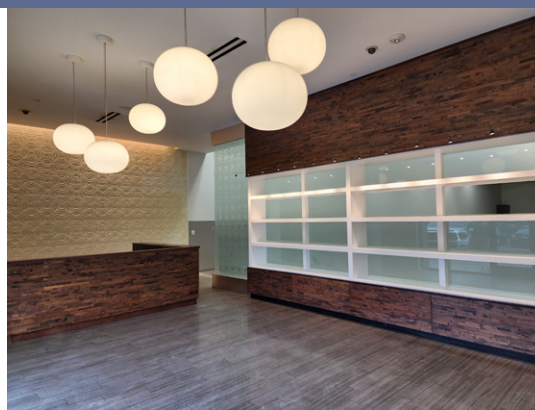


BUILDING HIGHLIGHTS:

- 17' clear height (to underside of truss)
- 1800+ amps of electrical service
- 100+ tons of HVAC
- Plenty of parking
4.9 stalls per 1,000 square feet

**16,082 SF
FLEX SPACE
AVAILABLE**

[3D VIRTUAL TOUR: CLICK HERE](#)



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Mountlake Terrace offers urban center access with suburban affordability, safety, and values.

Mountlake Terrace Transit Center provides parking for over 1,000 vehicles. Drivers can pick up buses that serve Everett to Sea-Tac airport. Sound Transit's Express buses serve Seattle seven days a week.

Proximity to Terrace Station with 628 new apartments in phase I and several new retailers provides vitality and built in customers for the subject space.

King County residents from the Ship Canal on the south and Bothell to the east can access this location within 15 minutes. Making it desirable as a flex, retail or entertainment venue.



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DEMOGRAPHICS

5 drivetime minute(s)

10 drivetime minute(s)

15 drivetime minute(s)

Population:

5,715

60,220

191,513

Population Growth

(projected growth by 2025):

4.3%

4.9%

7.3%

Average HH Income:

\$96,000

\$104,697

\$114,538

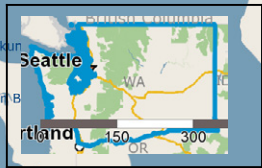
Education levels

(bachelor degree & above):

40%

42.4%

48.3%



DEMOGRAPHIC HIGHLIGHTS

This location at the border of King and Snohomish Counties is within a 15-minute drive for over 500,000 people. Snohomish County residents feel comfortable going to Mountlake Terrace either by freeway, or soon, the light rail station in Lynnwood will connect this location with much of the north end population.

Highly educated customers with over 40% holding a bachelor's degree or higher in the 5-, 10- & 15-minute drive times.

Average household incomes of over \$100,000 combined with lower housing costs provide the near-by residents' disposable income that the new tenant of this space will benefit from.

- Trade Area (in drivetime minutes) - 5
- Trade Area (in drivetime minutes) - 10
- Trade Area (in drivetime minutes) - 15



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