



LYNNWOOD CONVENTION PLAZA

3715, 3717, and 3815 196th Street, Lynnwood, WA 98036

**FOR
LEASE**



JERRY PARTY

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First Western Properties, Inc.

520 Kirkland Way, Suite 100, Kirkland, WA 98033

P (425) 822-5522 F (425) 822-7440

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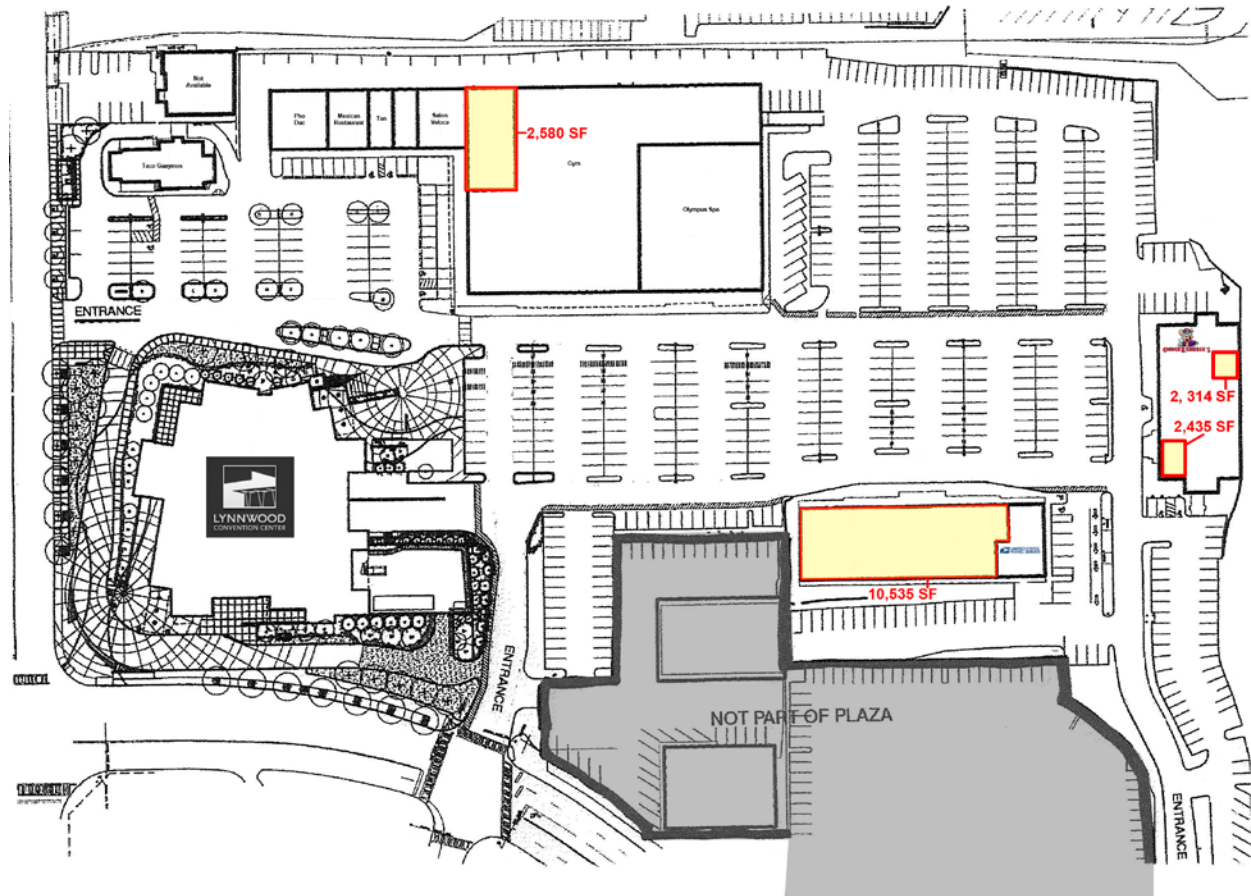
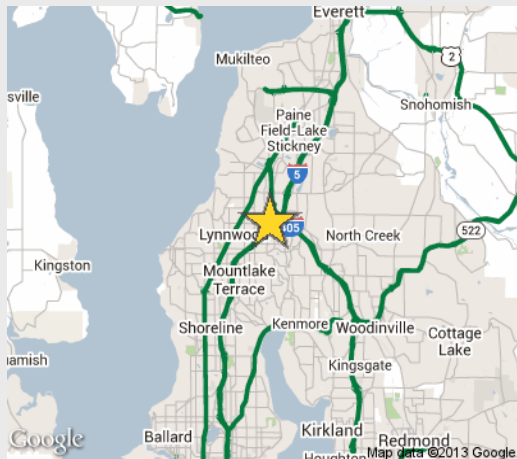
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PROPERTY INFORMATION:

- Electric Reader Board for Tenant Use
- 600 Parking Stalls
- 55,000 SF Convention Center
- Tenants: Salon Veloce, Tropical Tan, PhoDuc, USPS, Olympus Women's Spa, Chuck E Cheese Pizza, Taco Guaymas, & Lynnwood Chamber of Commerce
- At 4 Way Interchange of I-5, Corner of 196th St. SW & 36th Ave. W, only Two Blocks from Alderwood Mall.



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	13,522	126,155	301,070
Average HH Income	\$65,844	\$74,606	\$82,240
Daytime Population	12,536	45,210	97,162



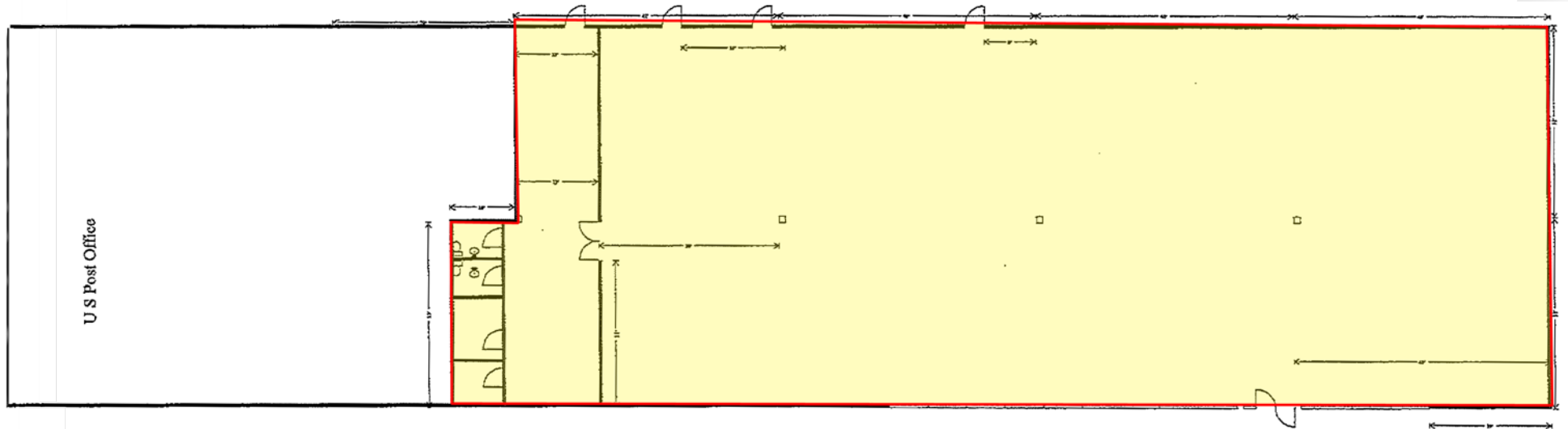
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ADDRESS	SUITE	Size	Rate	Comment
3715 196th Street	Hancock Fabric	10,535 SF	\$10-\$12/SF + \$2.40/SF NNN	Available January 1, 2014



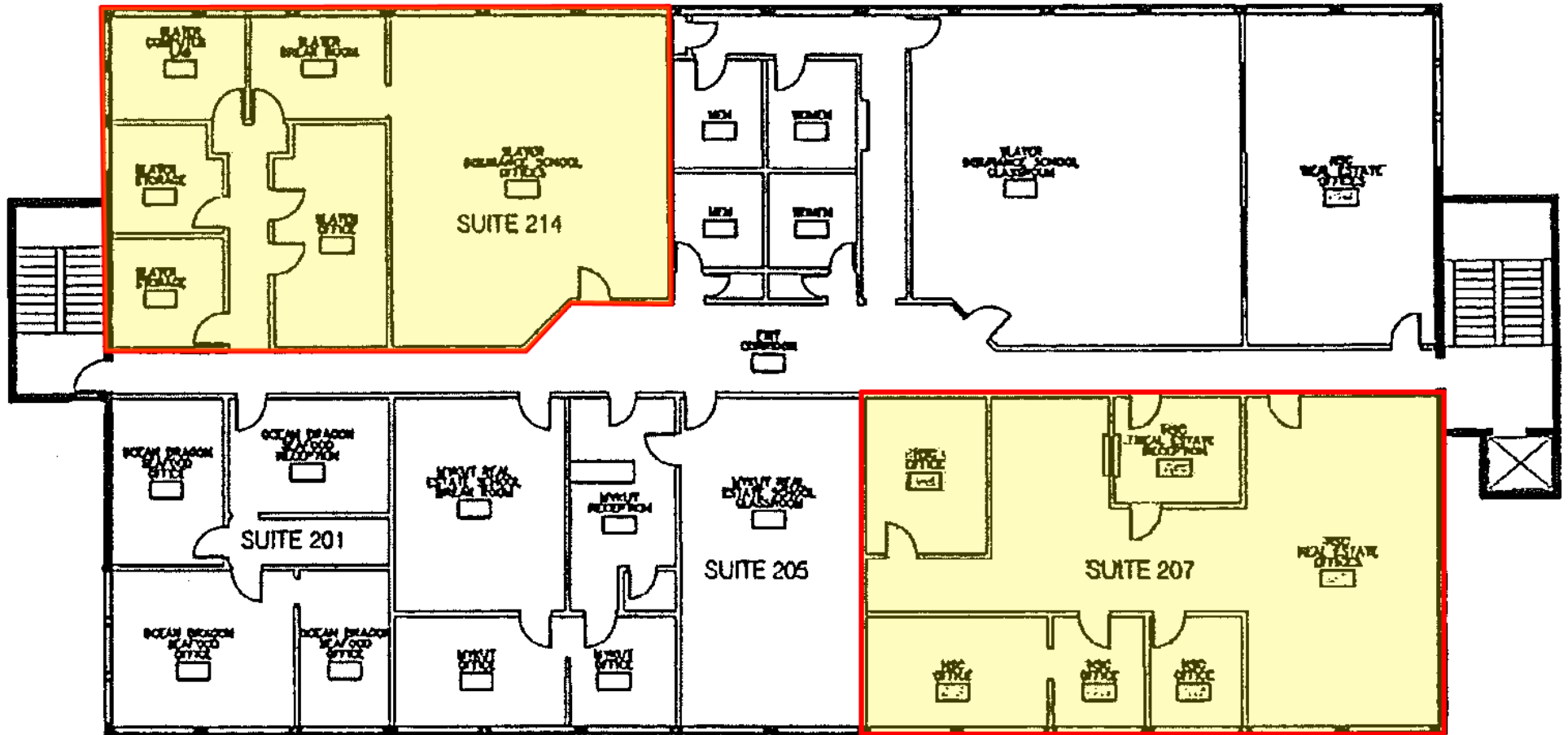
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ADDRESS	SUITE	Size	Rate	Comment
3717 196th Street	207	2,435 SF	\$3,450/SF, Gross	Top Floor Office Space in Chuck E Cheese Bldg.
3717 196th Street	214	2,314 SF	\$3,278/SF, Gross	Top Floor Office Space in Chuck E Cheese Bldg.



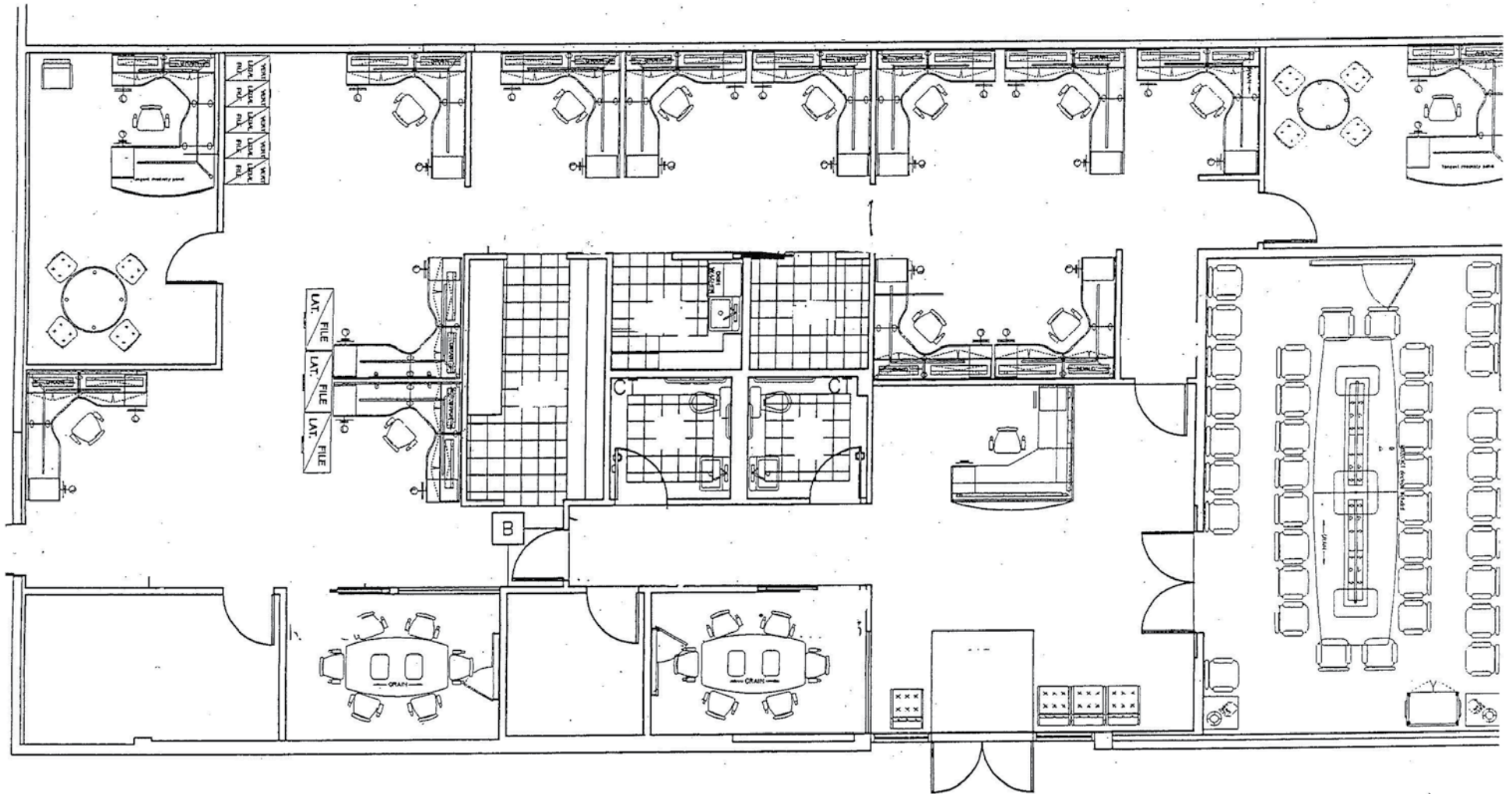
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ADDRESS	SUITE	Size	Rate	Comment
3815 196th Street	136	3,520 SF	\$18.00/SF Full Service	FURNISHED! No Janitorial



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