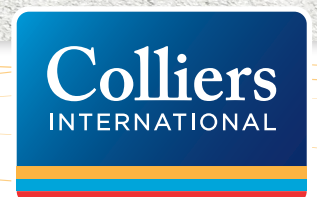


FOR LEASE | UP TO 9,000 RSF (FULL-BUILDING OPPORTUNITY)

EDMONDS WESTGATE BUILDING



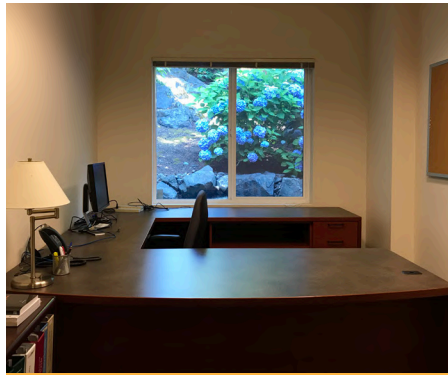
22817 102ND PLACE WEST, EDMONDS, WA 98020



The Edmonds Westgate Building is a ±9,000-square-foot office building located in Edmonds, Washington. Constructed in 2007, the building features high-level finishes, a secured, covered parking garage, an elevator, and many other high-end attributes. It sits just above State Route 104, with great access to downtown Edmonds and the ferries, as well as Highway 99 and Interstate 5. It is within walking distance of several amenities, including food, retail, coffee, and groceries.



RECEPTION AREAS



PRIVATE OFFICES



CONFERENCE ROOMS

FEATURES

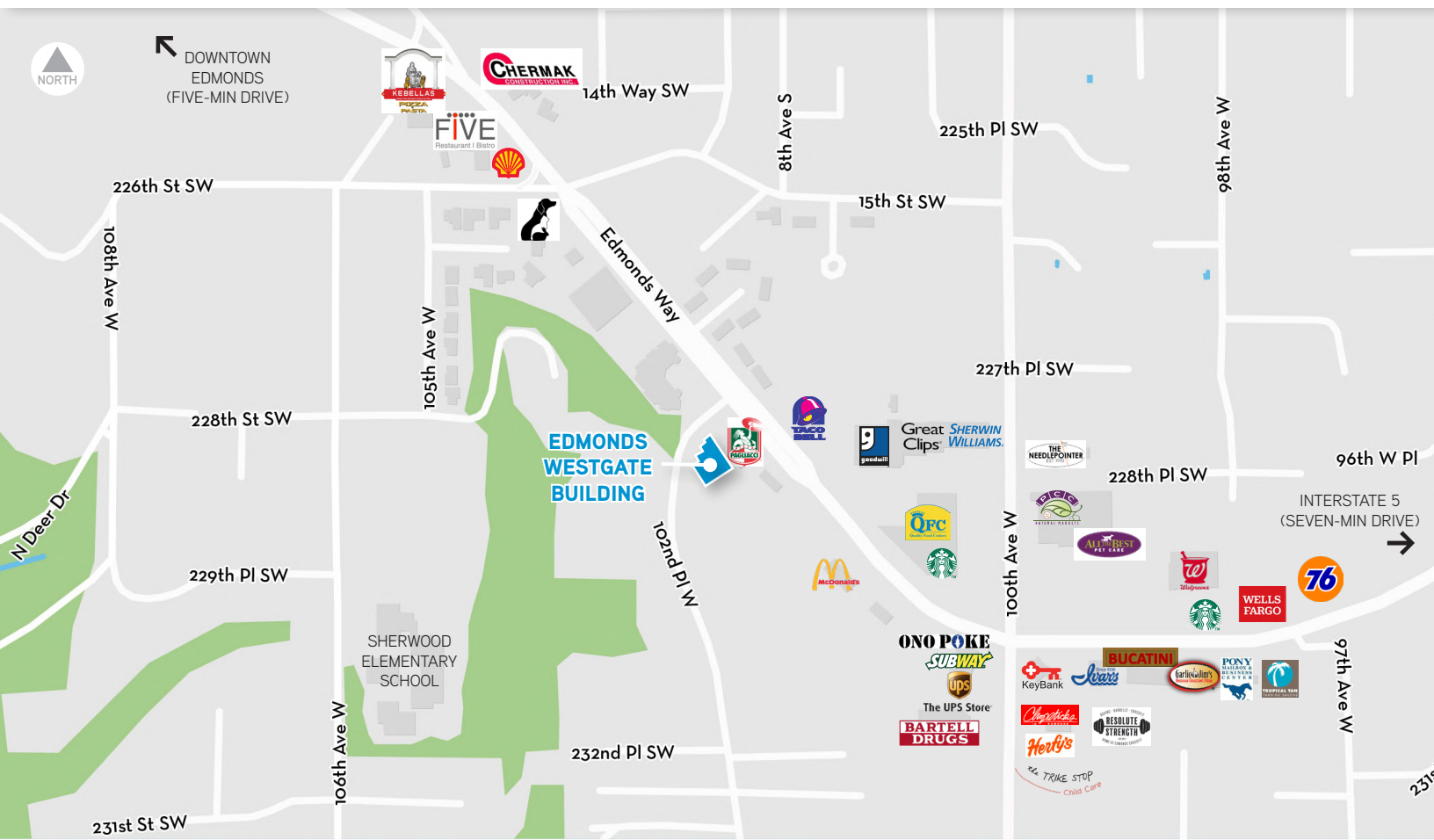
- Secured parking
- Ample storage
- Beautifully landscaped; quiet, peaceful surroundings
- High ceilings throughout
- Elevator served
- Furniture available
- Great visibility and signage opportunities
- Direct access to/from Highway 104





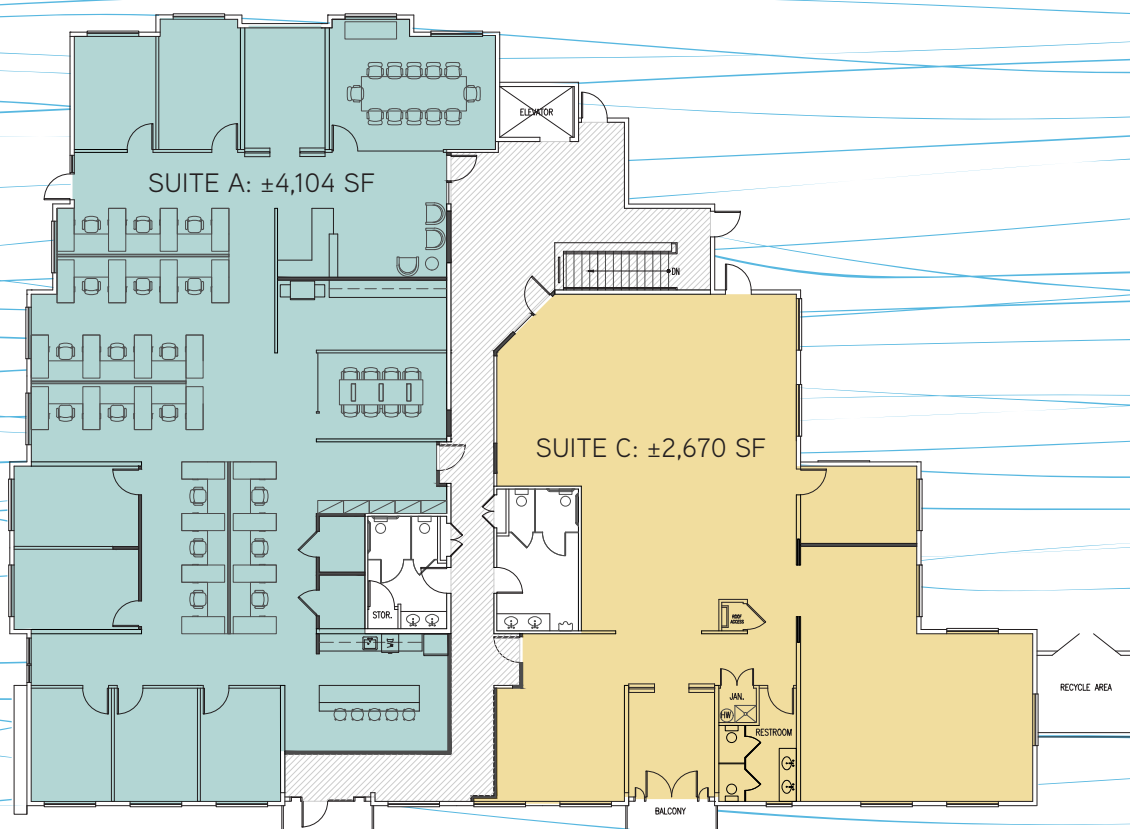
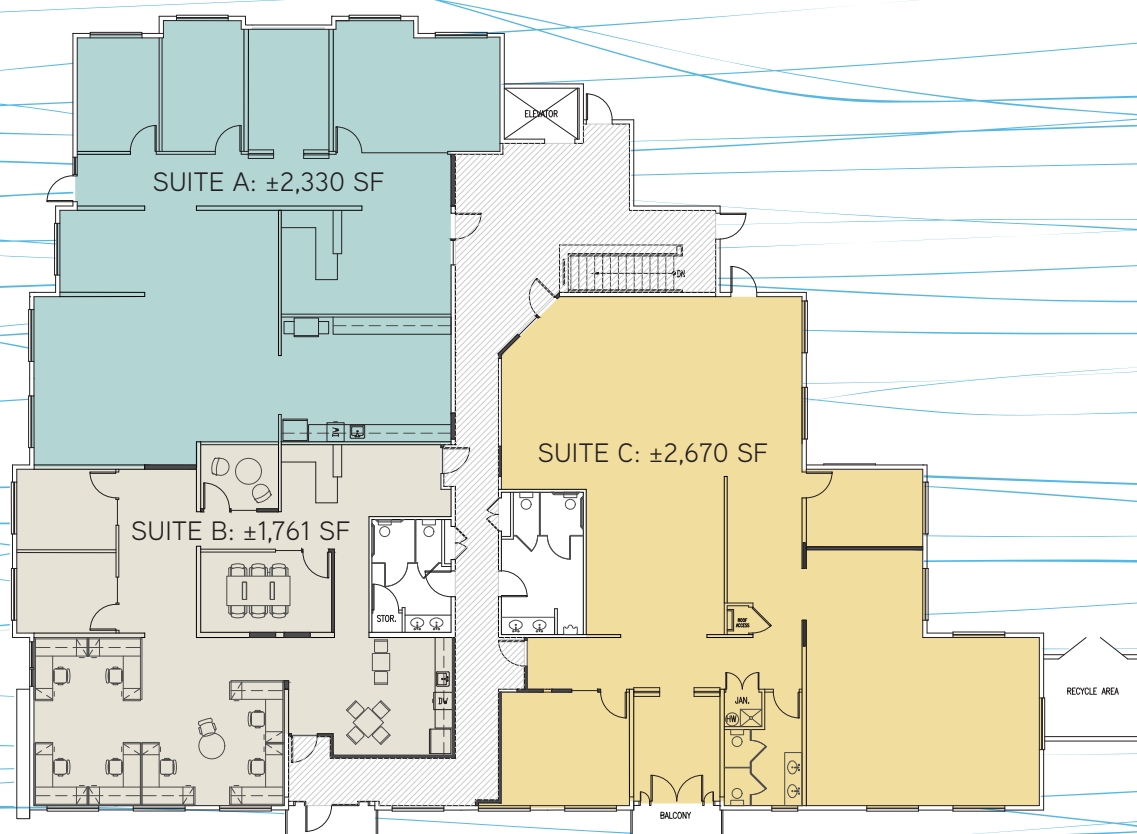
LOCATION

- Five-minute drive to Downtown Edmonds
- On main bus line
- Within walking distance of numerous eating establishments and retail amenities
- Close to parks and green space



DEMISING STUDIES

- $\pm 1,750$ – $\pm 4,100$ SF



CURRENT FLOOR PLAN

- ±9,000 RSF



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