



FOR LEASE

8129 Lake Ballinger Way
Edmonds, Washington



LAKE BALLINGER WAY OFFICE

Steve Erickson | Brennan McClurg

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

8129 LAKE BALLINGER WAY:

AVAILABLE: 3,340 SF

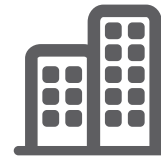
- Rate: \$32.00 PSF, NNN
- Excellent Exposure Directly Across from Aurora Village
- Service Retail or Office Use
- Current Office Buildout



Population



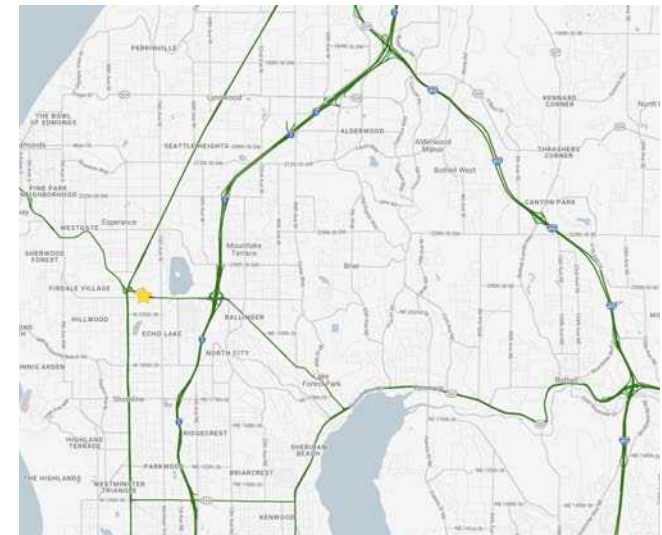
Average HH Income



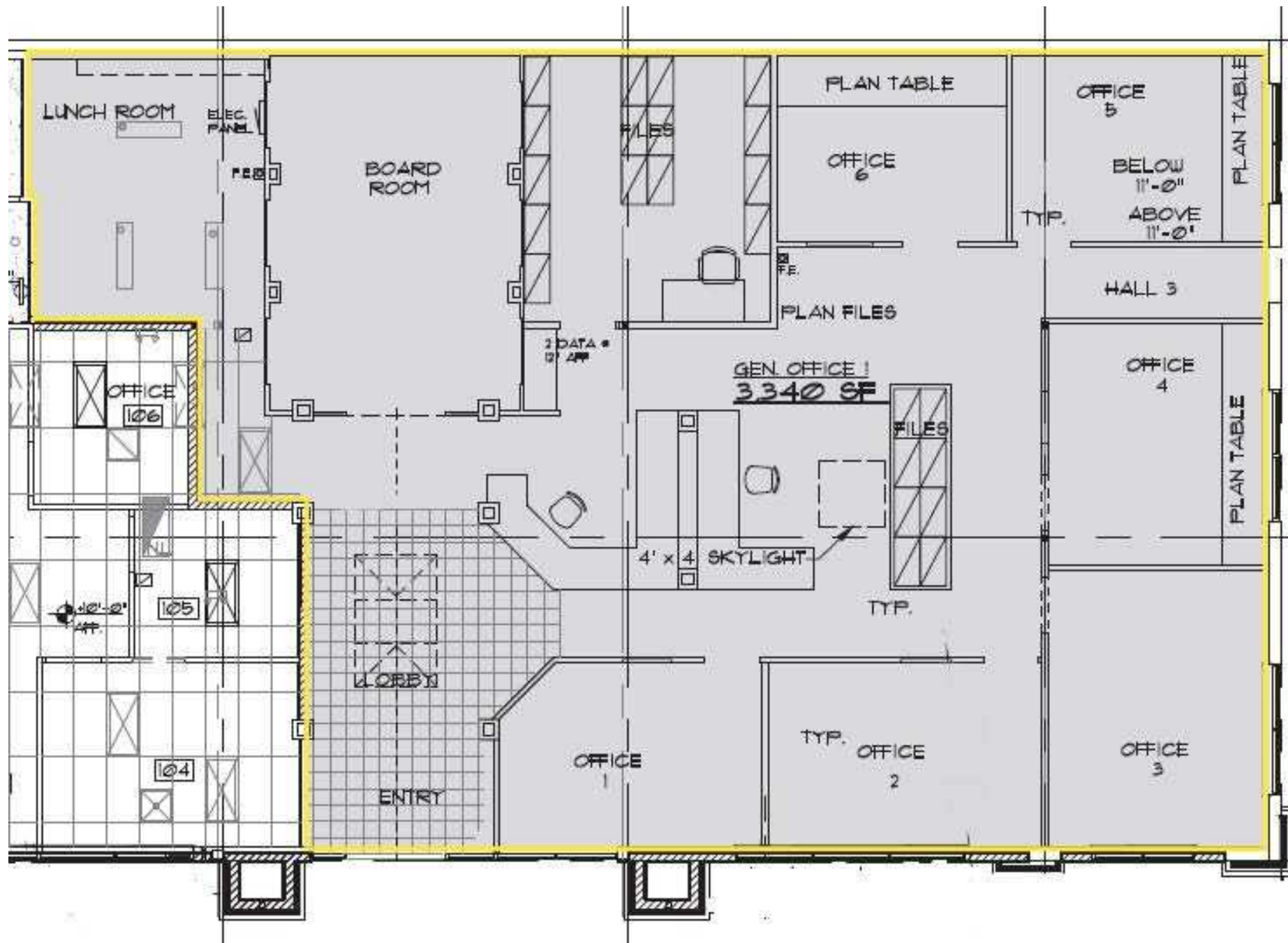
Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	17,880	\$133,910	4,713
Mile 3	125,384	\$155,542	40,868
Mile 5	268,097	\$153,848	87,423



FLOOR PLAN





Easy Access to
I-5 & Hwy 99



114,750 Households
5 Mile Radius



26,327 ADT
Edmonds Way (SR 104)



19,077 ADT
244th St. SW

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

425.822.5522
serickson@fwp-inc.com

BRENNAN MCCLURG

425.822.5522
bmclurg@fwp-inc.com



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