

2,964 SF OFFICE BUILDING



FOR SUBLEASE

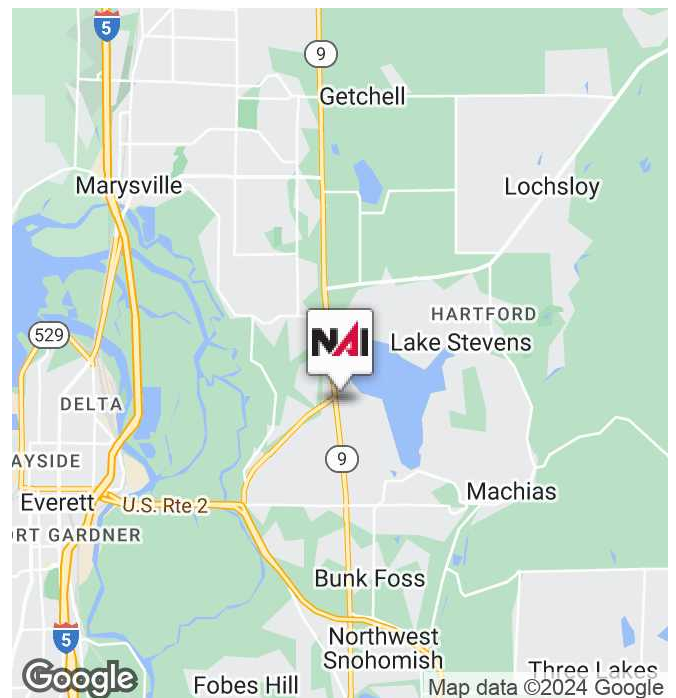


Windermere Real Estate Office

9327 4th St NE
Lake Stevens, Washington 98258

Property Highlights

- Professional Office Space with Hwy 9 visibility
- Sublease through Feb 28, 2026
- Monument Signage available
- 42,395 CPD (at SR 204 and SR 9)
- \$25 PSF + \$5.25 NNN



<https://www.nai-psp.com>

Blake Stedman

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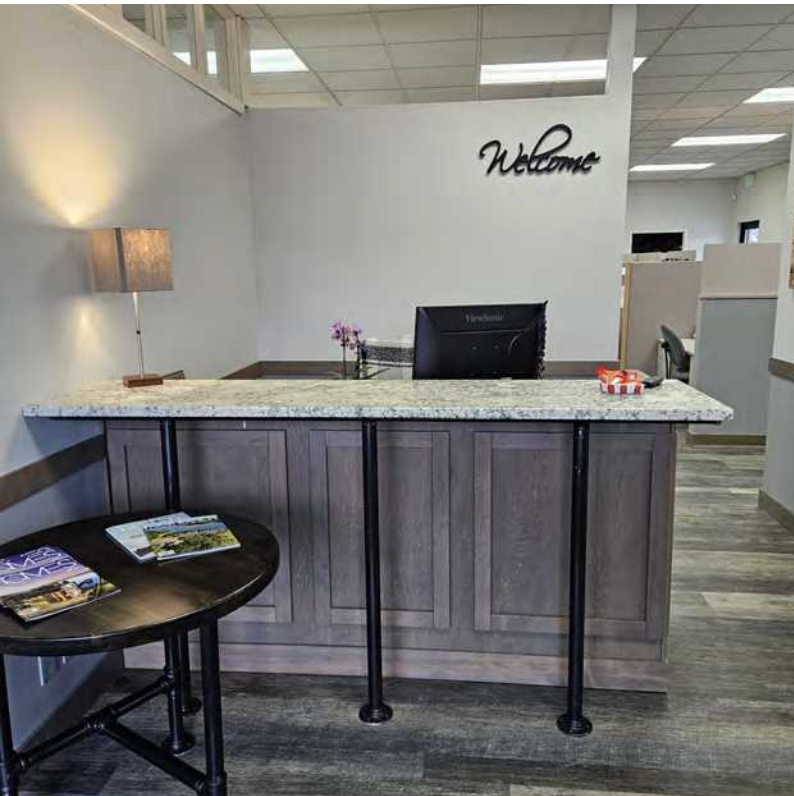
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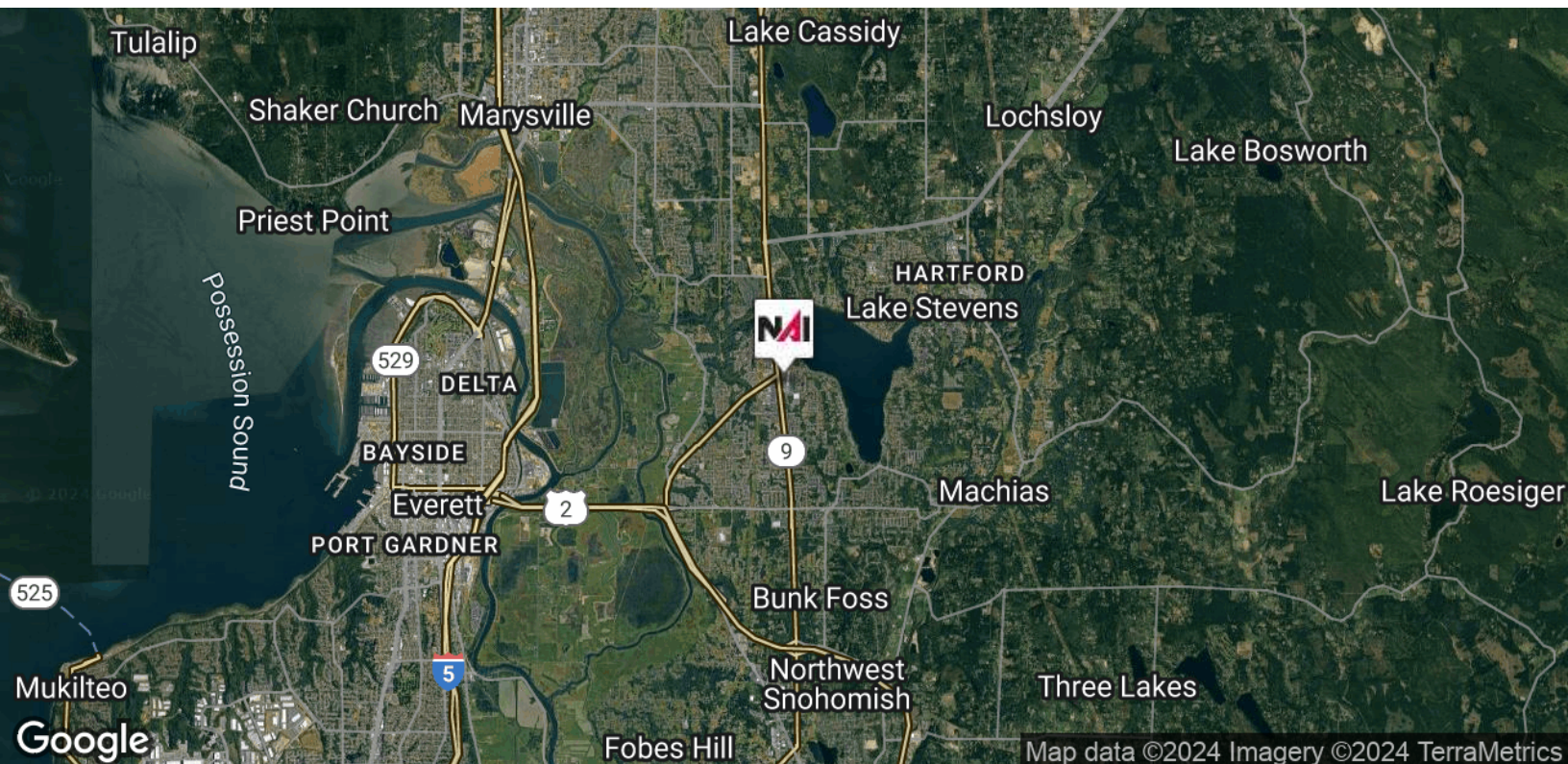


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A Google Map of Minneapolis, Minnesota, showing the location of NAI. The map is centered on a yellow-shaded area representing a large commercial or industrial site. A red pin with the 'NAI' logo is placed on the eastern edge of this yellow area. Major roads are highlighted in orange, including Highway 9 (I-94) running vertically and Highway 204 (Lundie Avenue) running diagonally from the bottom left towards the top center. Other roads shown in white include N Davies Rd, 96th Ave NE, 97th Dr NE, 98th Dr NE, 101st Ave NE, 103rd Ave NE, 99th Ave NE, 95th Dr NE, Market Pl, 4th St NE, 3rd St NE, 1st St NE, 1st Pl NE, 87th Ave NE, 88th Ave NE, and Lundeen Park Way. A blue line representing a river or creek runs along the left side of the map. The Google logo is in the bottom left corner, and 'Map data ©2024 Google' is in the bottom right corner.



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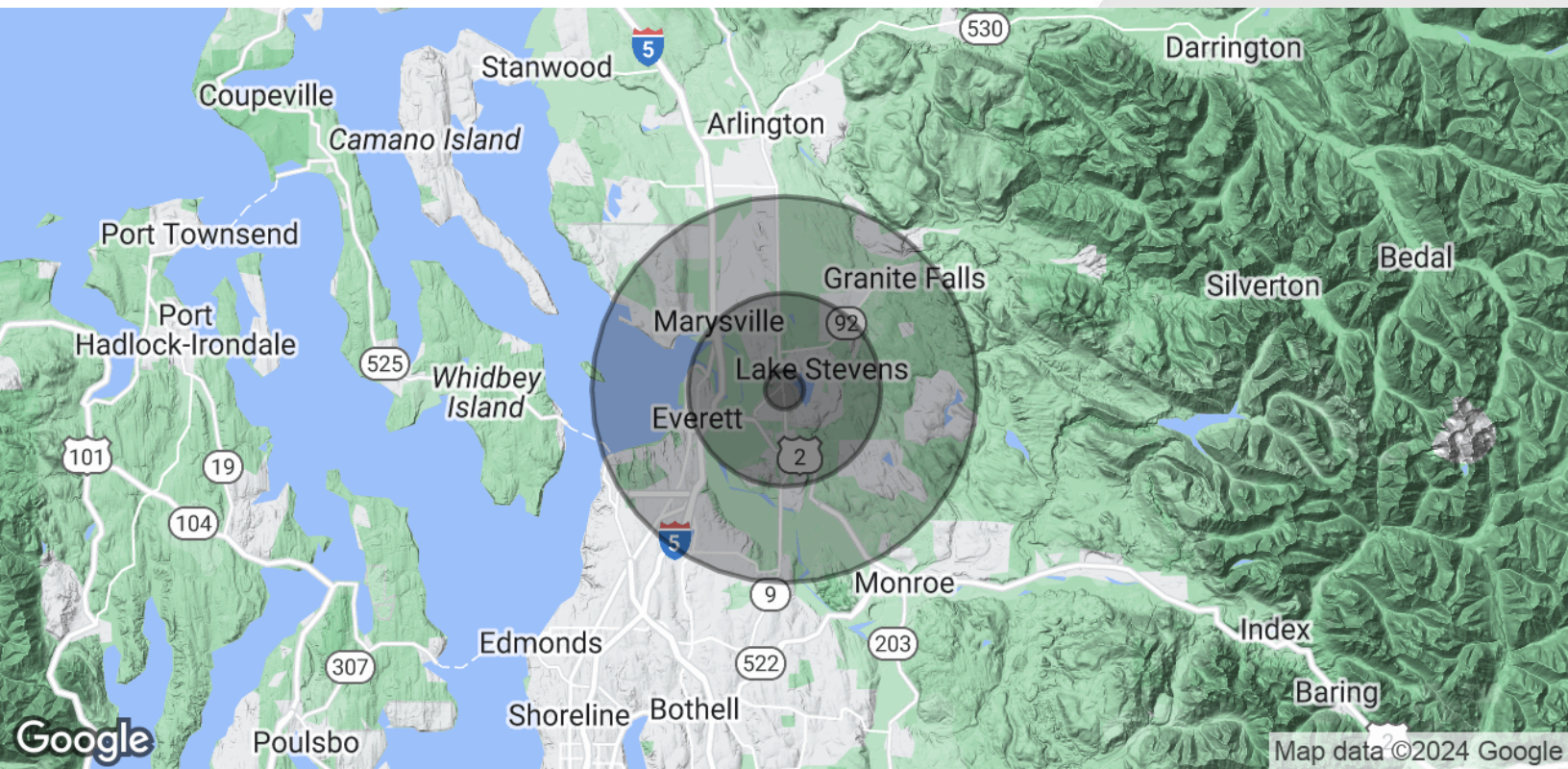
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,825	109,786	342,165
Average Age	35.9	37.9	38.8
Average Age (Male)	35.8	37.6	37.7
Average Age (Female)	36.8	38.8	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,581	40,800	131,464
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$102,032	\$95,607	\$96,055
Average House Value	\$377,888	\$371,442	\$378,470

2020 American Community Survey (ACS)



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