

FOR LEASE

19019-19029 36th Avenue W
Lynnwood, Washington

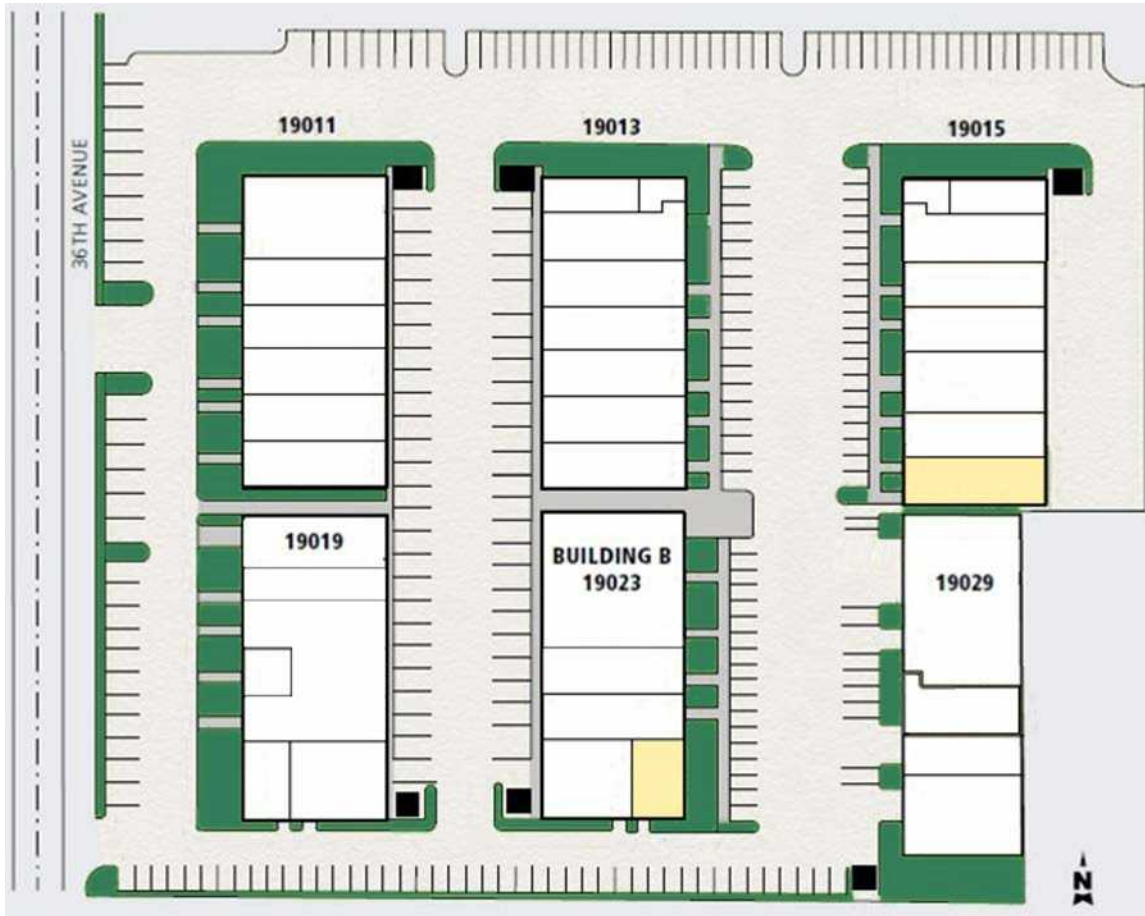


COLONY PARK BUSINESS CENTER

Kyle Nordby

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

19019-19029 36TH AVE W:



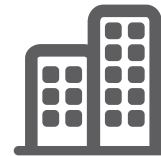
- Suite B For Lease: 1,365 SF
 - Base Rent: \$1.35 PSF/Year
 - NNN: @\$0.28 PSF= 983.92/Month
 - Total Rent: \$2,225.00 Month
- Suite H For Lease: 1,843 SF
 - Base Rent: \$1.35 PSF/Year
 - NNN: @\$0.28 PSF= 983.92/Month
 - Total Rent: \$3,004.09 Month
- Zone: ACC
- Parking: 222 Stalls
- Near Alderwood Mall & Convenient to All Services
- Professional Appearance
- HVAC Throughout
- New LED Lights Coming Soon



Population



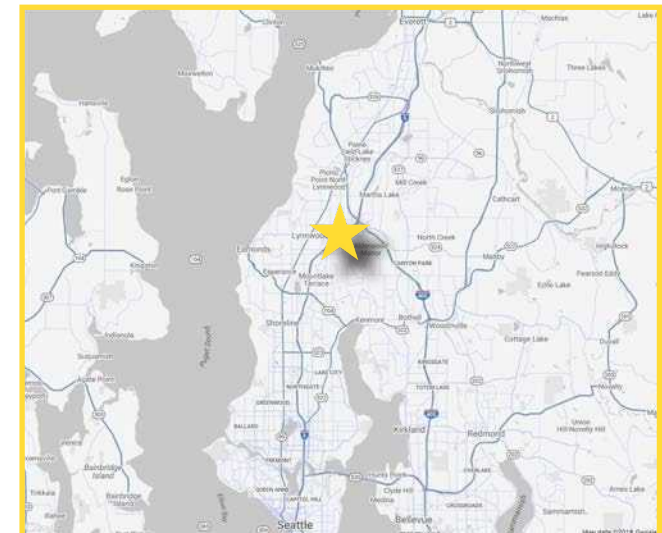
Average HH Income



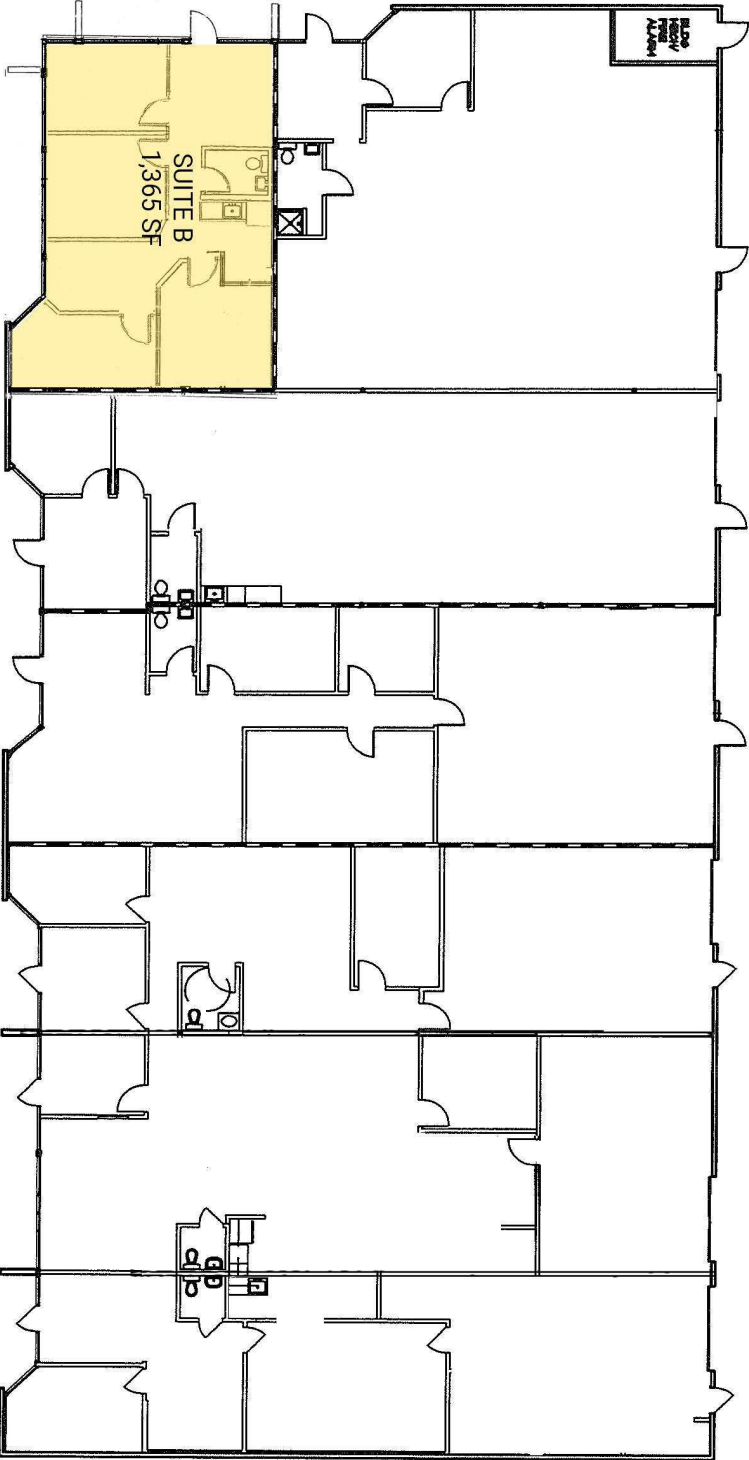
Daytime Population

Regis - 2024

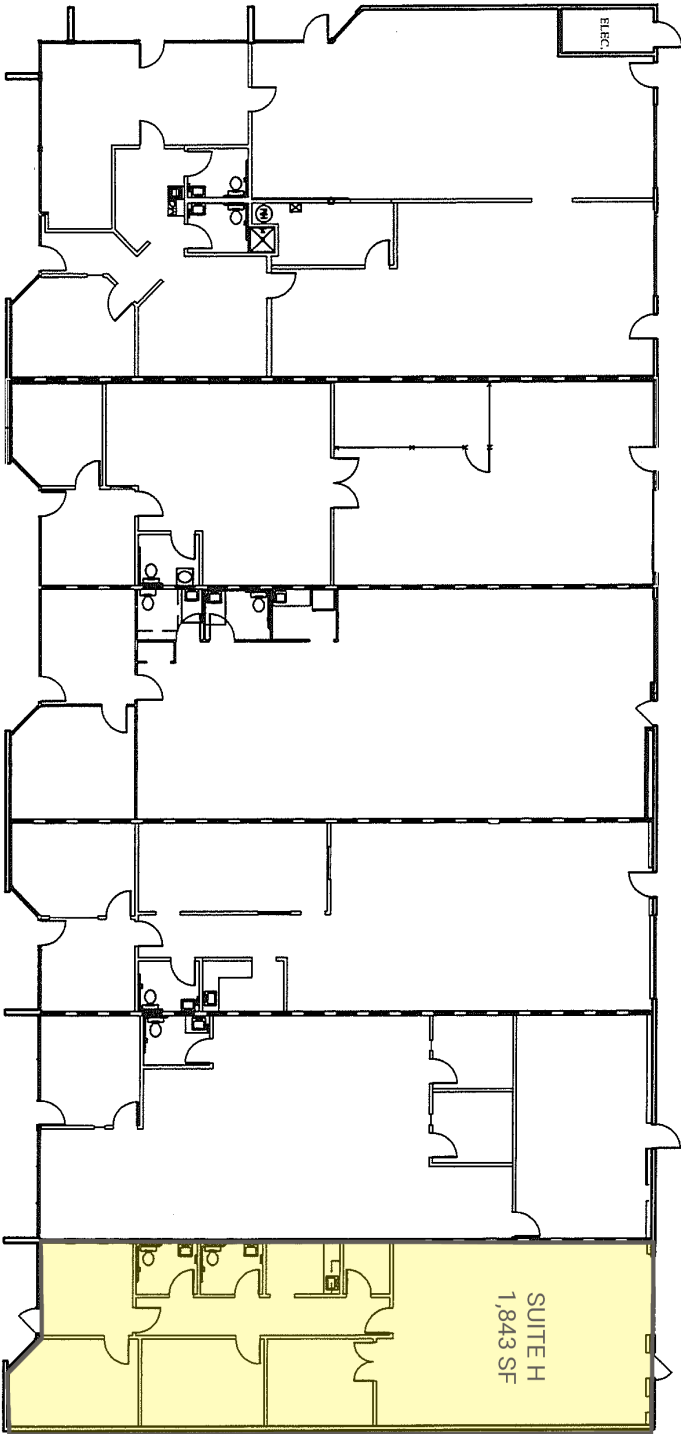
| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 15,268 | \$91,487 | 13,119 |
| Mile 3 | 148,636 | \$135,656 | 43,233 |
| Mile 5 | 359,937 | \$1525,471 | 105,576 |

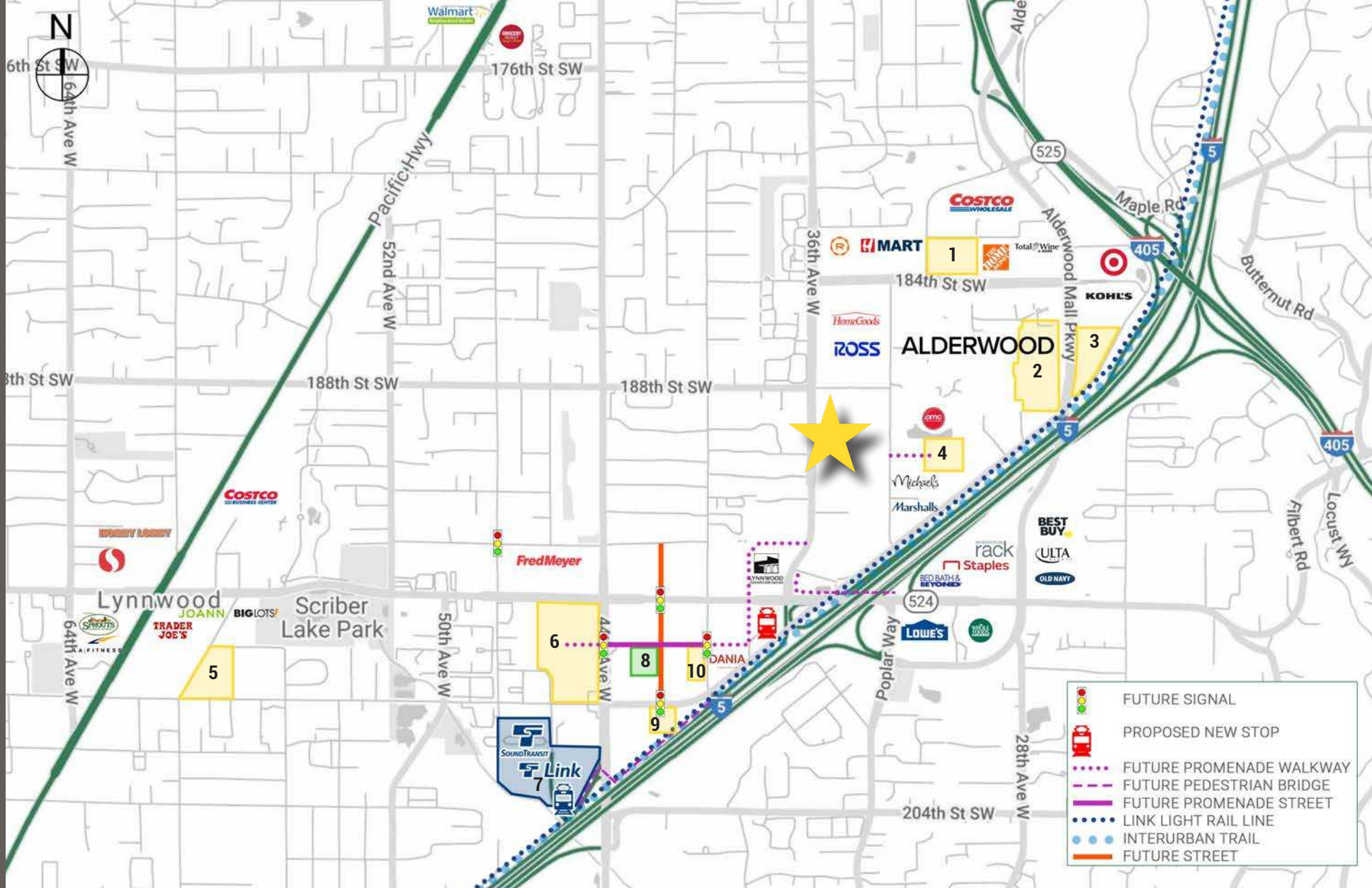


19023 36TH AVENUE W BUILDING



19023 36TH AVENUE W BUILDING





- | | |
|---|---|
| <ol style="list-style-type: none"> 1. The Woods: 500 DU, 10K SF Office, 12K SF Retail. 2. Alderwood Mall Redevelopment: 350 DU, 100K SF Retail & Restaurant Space. 3. Cosmos Development: 346 DU, 3,465 SF Commercial Space 4. Alexan Alderwood: 383 DU 5. The Reserve: 295 DU | <ol style="list-style-type: none"> 6. Northline Village: 2 M SF Mixed-use Development with Dwelling Units, Retail, Office, Parks, & Entertainment 7. Park & Ride, Transit Center, Future Link Light Rail Stop (2024) 8. Proposed Town Center Park 9. Kinect@Lynnwood: 239 DU 10. Lynnwood 40th: 35 DU, 10K SF Commercial |
|---|---|



LYNNWOOD, WA is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.


KYLE NORDBY

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