

CENTERS III BUSINESS CENTER

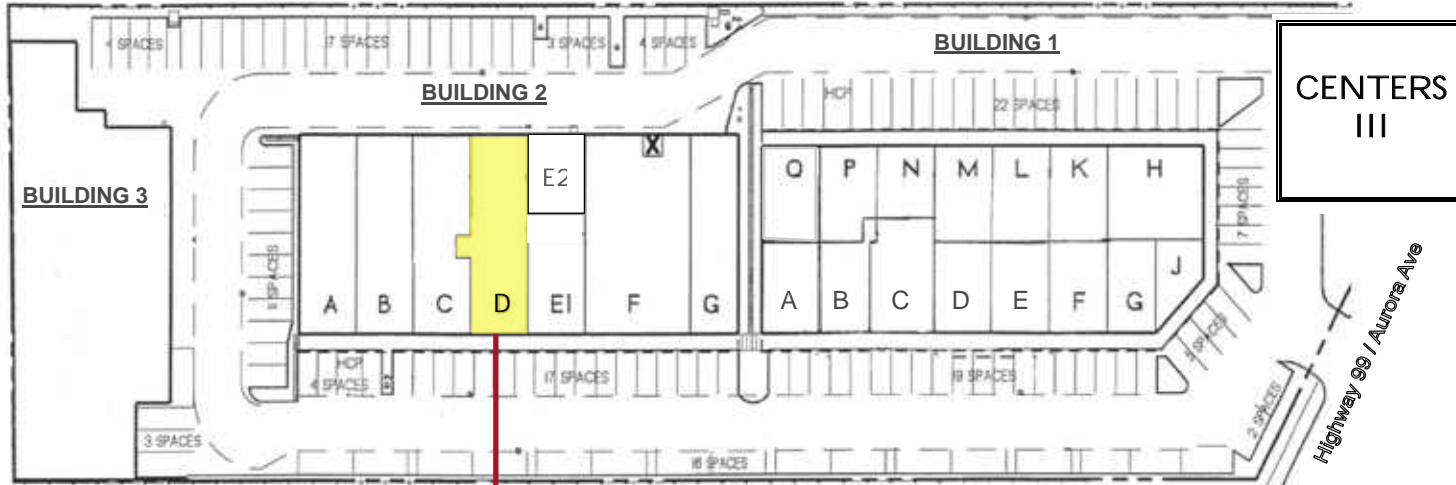
18908 Highway 99 Suite D W Lynnwood, WA 98036



Flex Space Available for Lease
(retail/warehouse/office)

SITE PLAN

18908 Highway 99 Suite D W Lynnwood, WA 98036



BUILDING 1 – 18904 Highway 99

Suite	Tenant	Office Sq. Ft.
A	El Rinconcito Peruano	820
B	Atomy	789
C	African Food Market	924
D	African Food Market	714
E	Achegust Assoc African Fabrics	820
F	East to West Health Center	820
G	East to West Health Center	557
H	Culotti State Farm Insurance	1,366
J	Royal Nails and Spa	609
K	New Start Chiropractic	820
L	Precision Doors	820
M	Balkan Store	784
N	Affordable Home Cinema	652
P	Affordable Home Cinema	723
Q	Affordable Home Cinema	792
X	Electrical Room	54
TOTAL		12,064

BUILDING 2 – 18908 Highway 99

Suite	Tenant	Office Sq. Ft.	Whse. Sq. Ft.	Total Sq. Ft.
A	Sound Roofing	588	1,172	1,760
B	Sound Roofing	588	1,172	1,760
C	Sound Roofing	768	992	1,760
D	AVAILABLE	633	1,190	1,823
E1	Clean & Simple Cleaning	685	440	1,125
E2	Storage	0	607	607
F	Tranpac, LLC	588	2,612	3,200
G	Tranpac, LLC	588	860	1,448
X	Electrical Room	0	45	45
TOTAL		4,438	9,090	13,528

BUILDING 3 – 18910 Highway 99

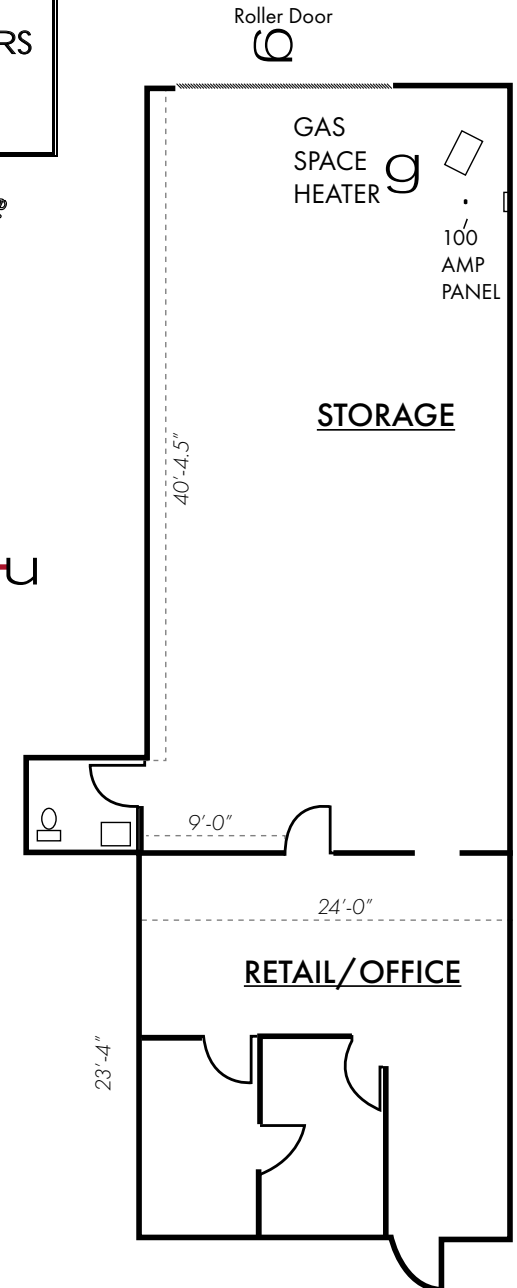
Suite	Tenant	Sq. Ft.
A	Mark 2 Collision	9,175
TOTAL		9,175

Total Leasable Square Feet 34,767
 Total Non-Leasable Square Feet 99
TOTAL OF THREE BUILDINGS 34,866

RETAIL/WAREHOUSE/OFFICE

Suite D 1,823 SF

- Finished office (633 SF) and warehouse (1,190 SF)
- Garage door is 10' wide by 11' tall.



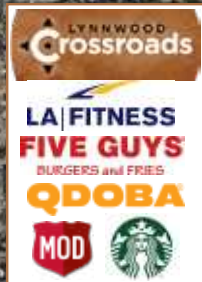
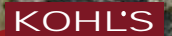
INTERIOR PHOTOS

18908 Highway 99 Suite D W Lynnwood, WA 98036



CENTERS III BUSINESS CENTER

18908 Highway 99 Suite D W Lynnwood, WA 98036



CENTERS III BUSINESS CENTER

18908 Highway 99 Suite D
Lynnwood, WA 98036

WCCR

West Coast Commercial Realty

**Flex Space
Available for Lease
(retail/warehouse/office)**

Tiffini Connell
tiffini@wccommercialrealty.com

Jonathan Willett
jonathan@wccommercialrealty.com

(206) 283-5212

www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



DEMOGRAPHICS

TOTAL POPULATION

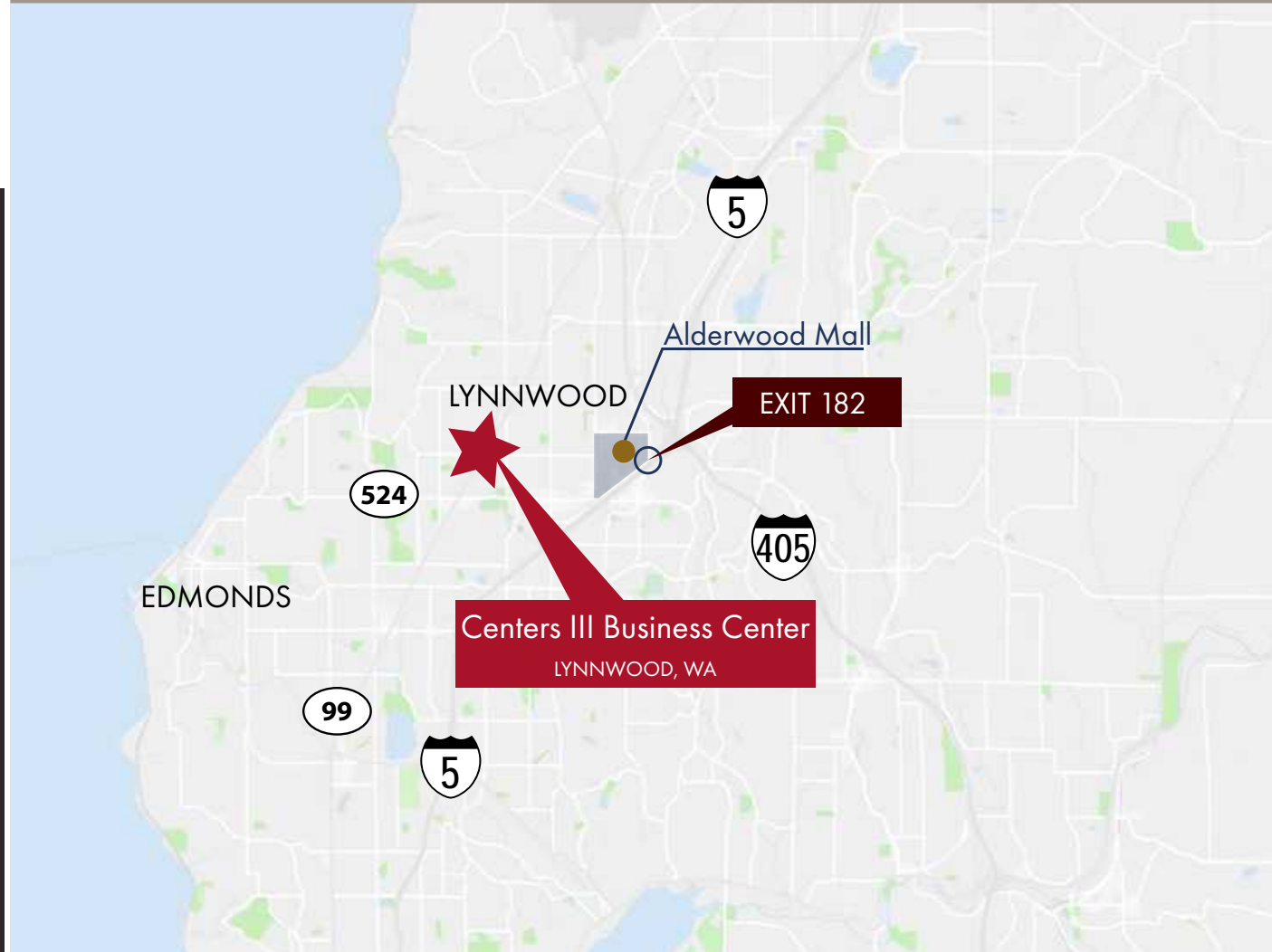
1-Mile: 20,021
5-Mile: 312,973
10-Mile: 814,226

AVERAGE HOUSEHOLD INCOME

1-Mile: \$84,379
5-Mile: \$118,182
10-Mile: \$125,418

HOUSEHOLDS

1-Mile: 8,112
5-Mile: 123,540
10-Mile: 324,219



Centers III Business Center
LYNNWOOD, WA

18908 Highway 99 Suite D W Lynnwood, WA 98036