

NORTHVIEW CENTER

20700 44TH AVENUE WEST | LYNNWOOD, WA

Colliers

NITZE-STAGEN

NORTHVIEW CENTER

182,000+
TOTAL SF

HOTEL
ON-SITE

3.5/1,000
PARKING RATIO

- ±182,000 SF State-of-the-Art Creative Office Building
- Unparalleled Class A Finishes Throughout
- Only Class A Office Building within Walking Distance to the New Lynnwood City Center Station Light Rail (coming 2024)
- Less Than 30 Minutes to Downtown Seattle & Bellevue
- Embassy Suites Hotel On-Site
- Ample Parking (3.5/1,000 Ratio) Includes Covered Stalls
- Excellent I-5 & I-405 Access & Visibility
- Signage Opportunities Available
- Recently Renovated Locker Rooms & Showers
- No City B&O or Utility Taxes (Except Telecom)
- Abundant Retail, Restaurant & Health Club Amenities, including Trader Joe's & LA Fitness

BUILDING HIGHLIGHTS



PROPERTY ADDRESS

20700 44TH AVENUE WEST, LYNNWOOD, WA



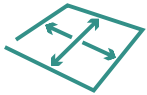
BUILDING TYPE

CLASS A, GLASS AND BRICK EXTERIOR



FLOORS

6 + 2 SUBTERRANEAN PARKING LEVELS



TYPICAL FLOOR PLATE

30,300 SF



PARKING

SURFACE LOT, IN-BUILDING COVERED AND SECURED PARKING AVAILABLE



TOTAL BUILDING SIZE

182,009 SF



YEAR BUILT

1992/2020 RENOVATED

RECENT RENOVATION

Includes the lobbies, locker rooms, bathrooms, and showers

SIGNAGE OPPORTUNITIES

Excellent visibility from I-5

GENEROUS WINDOW LINES

Provide abundant natural lighting

VERSATILE 30,300-SF FLOOR PLATES

Can accommodate single- or multi-tenant layouts



AVAILABILITIES

NORTHVIEW C E N T E R

Sixth Floor:
5,575 RSF Available

Fifth Floor:
23,343 RSF Available

Third Floor:
16,237 RSF Available

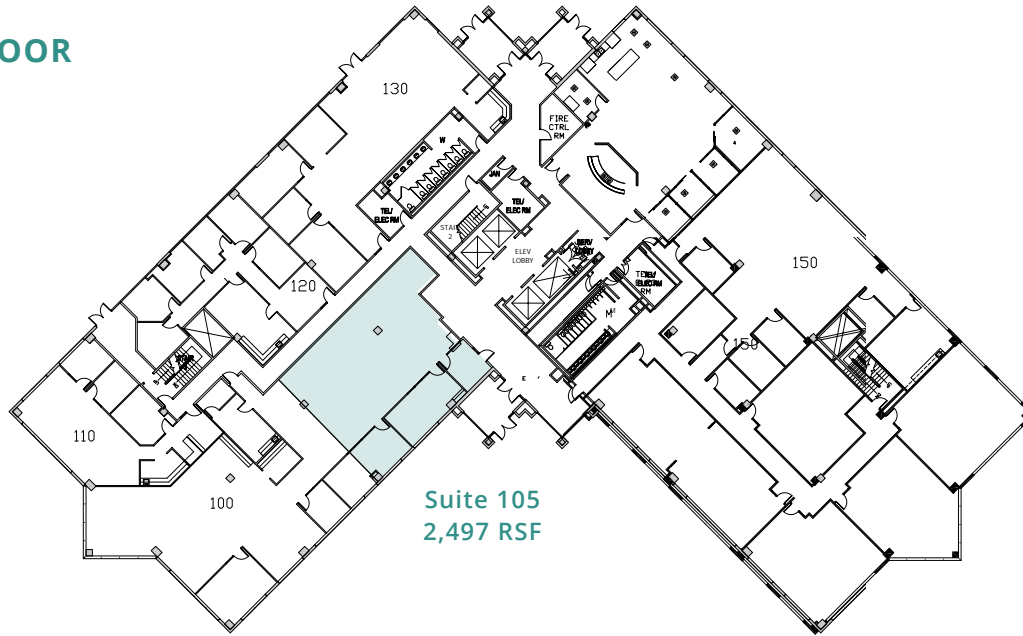
First Floor:
2,497 RSF Available



AVAILABILITIES - FLOOR PLANS

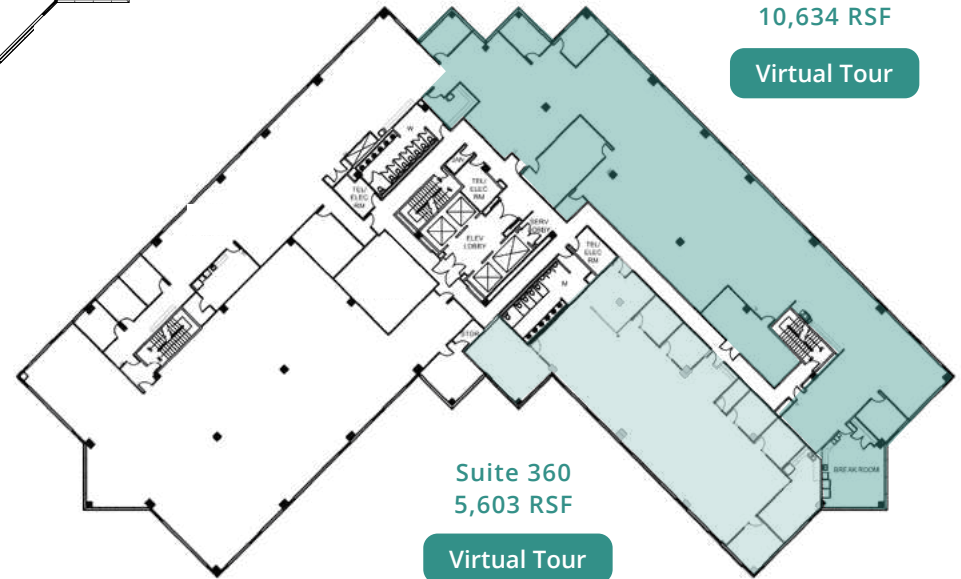


FIRST FLOOR



Suite 105
2,497 RSF

THIRD FLOOR



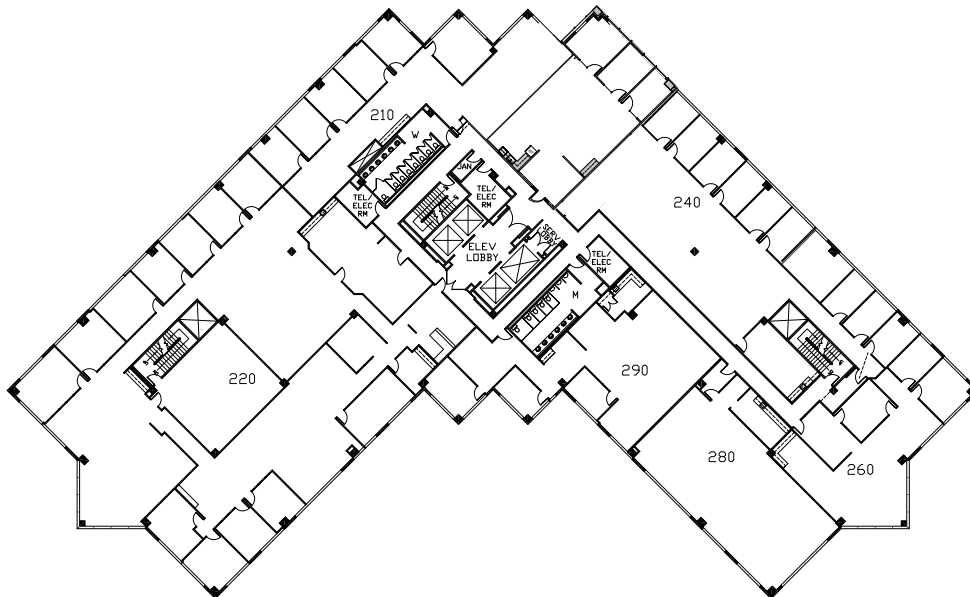
Suite 350
10,634 RSF

[Virtual Tour](#)

Suite 360
5,603 RSF

[Virtual Tour](#)

SECOND FLOOR



Suites 350 & 360
can be combined
±16,237 RSF

AVAILABILITIES - FLOOR PLANS



FIFTH FLOOR



Suite 500
13,390 RSF
(divisible down to
+/- 5,490 SF)

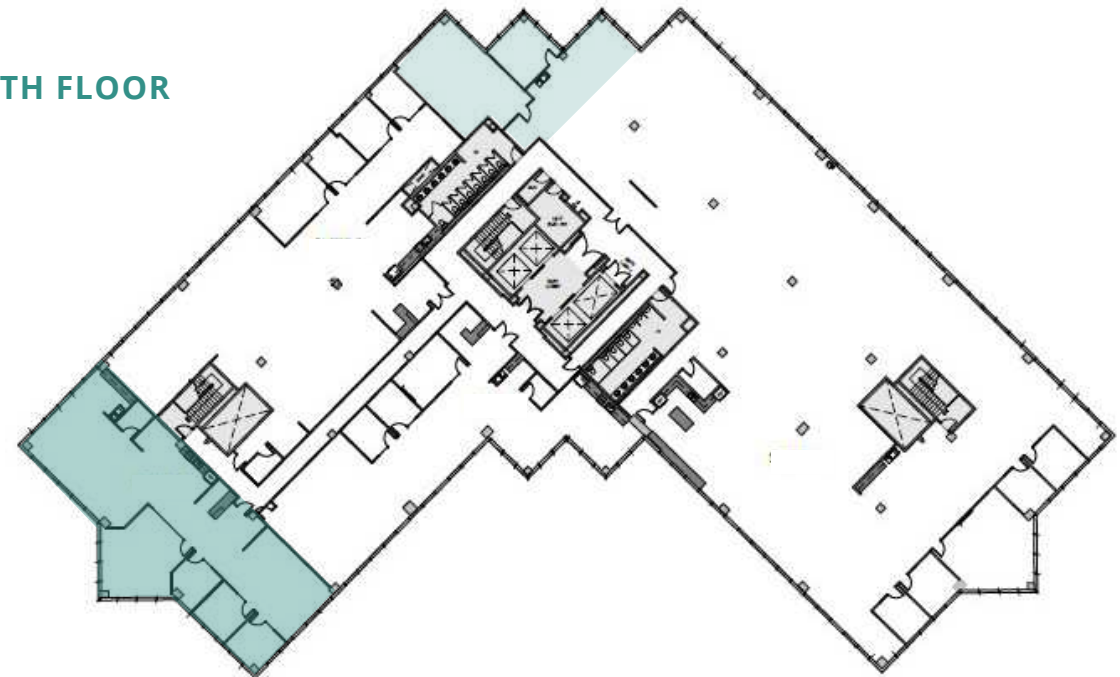
[Virtual Tour](#)

Suite 525
9,953 RSF

[Virtual Tour](#)

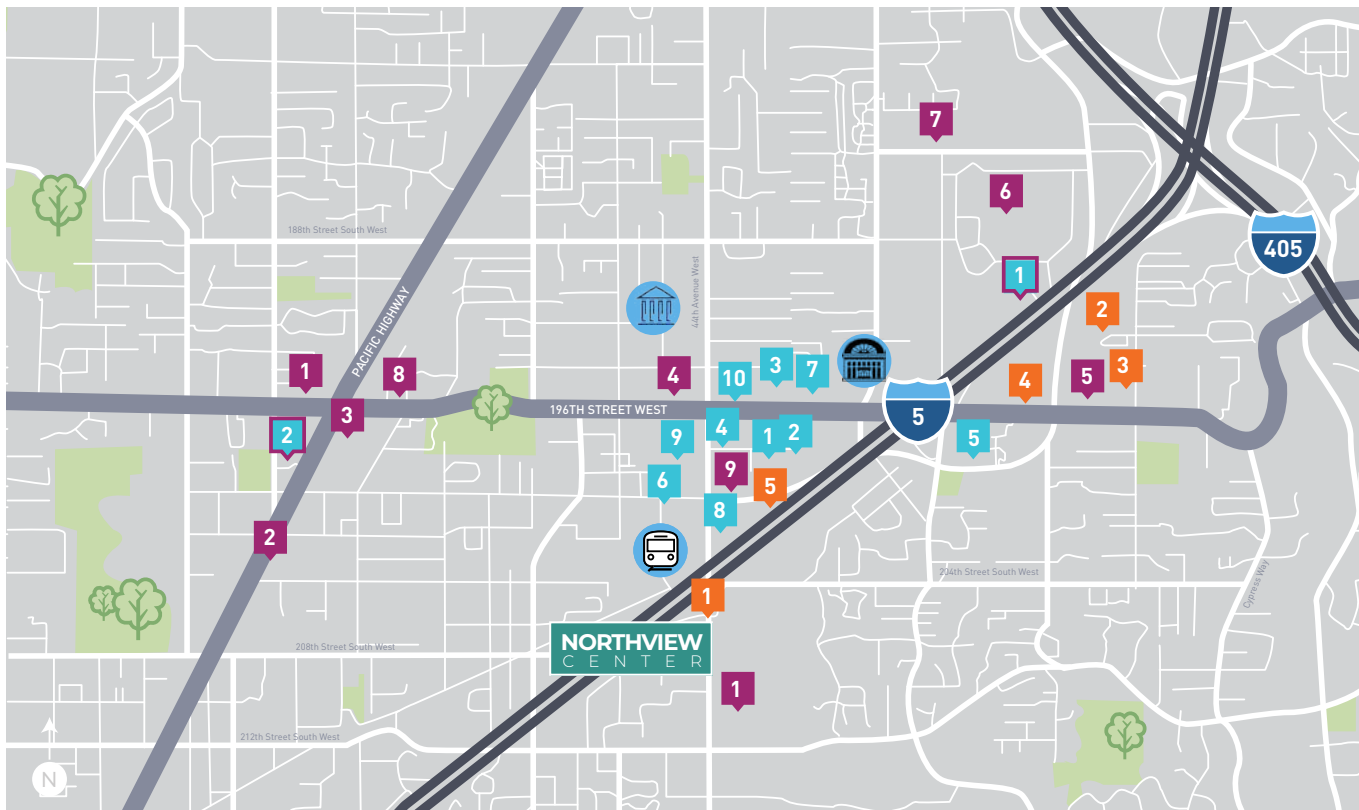
Suite 605
1,798 RSF

SIXTH FLOOR



Suite 630
3,777 RSF

NEIGHBORHOOD AMENITIES



DINING

- 1 Starbucks
- 2 The Rock Wood Fired Kitchen
- 3 B3 Breakfast & Burger Bar
- 4 Chipotle
- 5 Chick-fil-A
- 6 McDonald's
- 7 Ezell's Famous Chicken
- 8 Cafe India
- 9 Wild Wasabi
- 10 Zeek's Pizza

SHOPPING

- 1 Safeway
- 2 Walgreens
- 3 Trader Joes
- 4 Fred Meyer
- 5 Barnes & Noble
- 6 Alderwood Mall
- 7 Alderwood Cinema
- 8 Bank of America
- 9 Wells Fargo

ACCOMMODATIONS

- 1 Embassy Suites Hotels
- 2 Hampton Inn & Suites
- 3 Holiday Inn Express
- 4 Extended Stay America
- 5 Hilton Garden Inn

HEALTH & FITNESS

- 1 24 Hour Fitness
- 2 LA Fitness

GOVERNMENT/TRANSPORTATION

- 1 Light Rail Station
- 1 City of Lynnwood
- 1 Lynnwood Convention Center

IN THE AREA



15+

RESTAURANTS/BARS/PUBS



20+

RETAIL AMENITIES



5+

COFFEE SHOPS



7

HOTELS



2

FITNESS CENTERS

CITY OF LYNNWOOD RESOURCES

Zip Alderwood Shuttle

Community Transit operates the Zip Shuttle, which is an on-demand shuttle service similar to Uber/Lyft. This project is now fully funded by Community Transit, who plans to operate in the City indefinitely.

<https://www.communitytransit.org/services/zip-alderwood-shuttle>

Dining Info

Explore Lynnwood website can be a helpful resource. The website includes an up-to-date list of restaurants in Lynnwood refreshed quarterly. Additionally, a dining pass program called Lynnwood's Best Bites, which is a free guide to local restaurants, is available and includes about 20 restaurants, of which half offer exclusive discounts to pass users.

<https://www.explorelynnwood.com/bestbites>

44th Ave W Underpass Bicycle and Pedestrian Improvements

The 44th Avenue W I-5 Underpass Pedestrian and Bicycle Improvement Project will provide a shared use path connecting the Interurban Trail and Lynnwood City Center Transit Station to South Snohomish County including the Puget Sound Regional Council's designated Lynnwood Regional Growth Center. The existing I-5 and 44th Ave W underpass interchange and HOV Access Ramps are a significant barrier for pedestrians and bicyclists. The growth of Lynnwood City Center and Regional Growth Center, prompted by the scheduled opening of Sound Transit's Lynnwood Link light rail service in 2024, requires a safe and connected network for pedestrians and bicyclists to attain the goals of Vision 2050.

<https://ourapps.colliers.com/OurLinks/rest/FileShare/Share?id=hjxga2ts>

Explore Lynnwood - Visitor Highlights Video

Nearby things to do in Lynnwood

<https://www.youtube.com/watch?v=0Wmid7MZPiA>

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COFFEE SHOPS



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HOTELS



2

FITNESS CENTERS

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