



FOR LEASE

22905 56TH AVE W

MOUNTLAKE TERRACE, WA 98043

*2,200 SF of Flexible Medical/  
Clinic Space Available in  
Mountlake Terrace*

FOR LEASE

## Property Highlights

2,200 SF standalone building with main thoroughfare exposure

Four open concept exam rooms, plus three other flex/exam rooms

Includes seven parking spaces, plus ample street parking available

\$17.00/SF, NNN

Approximate NNN \$7.06/SF/year

Part of Mountlake Terrace Town Center Revitalization Zone

Dental plumbing and electric available

**\$17.00**

PSF, NNN

**±\$7.06**

NNN/SF/YEAR

Exclusively listed by

**CHARLES CAPLICE**

Associate

425.450.1160

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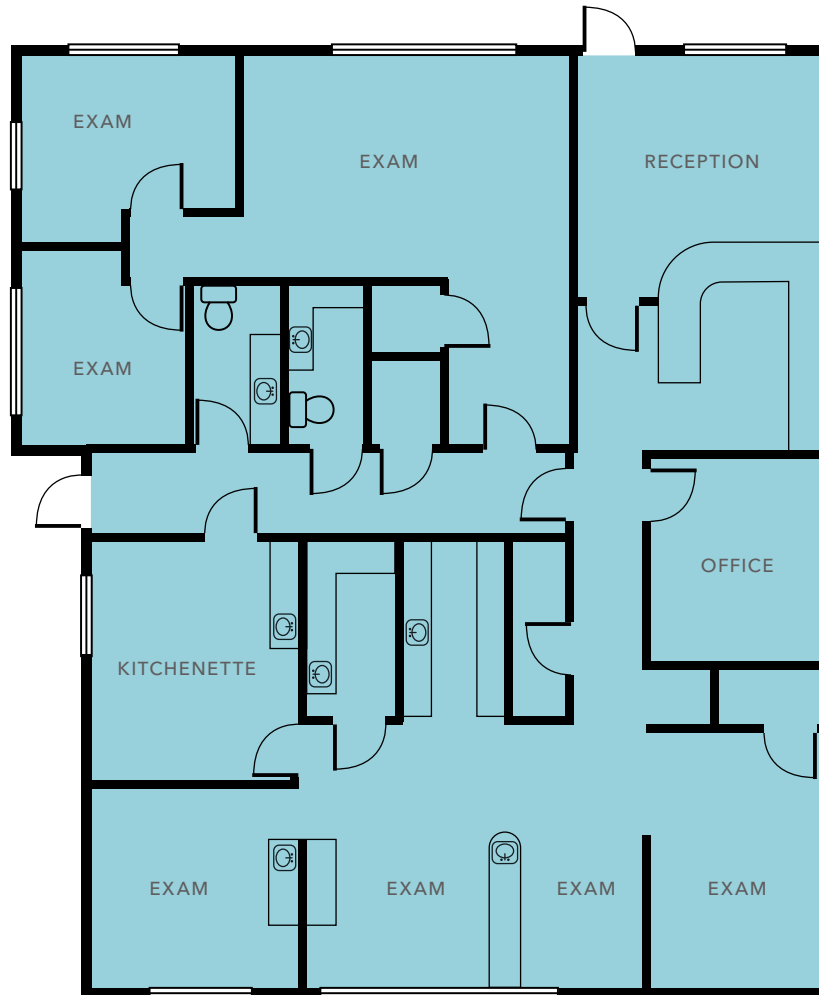
**km** Kidder  
Mathews



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# FLOORPLAN



Floorplan not to scale



*2,200 SF*

BUILDING AREA

*\$17/SF, NNN*

LEASE RATE

*±\$7.06*

NNN/SF/YEAR

*11/01/24*

AVAILABLE

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5 MIN

TO I-5

6 MIN

TO HWY 104

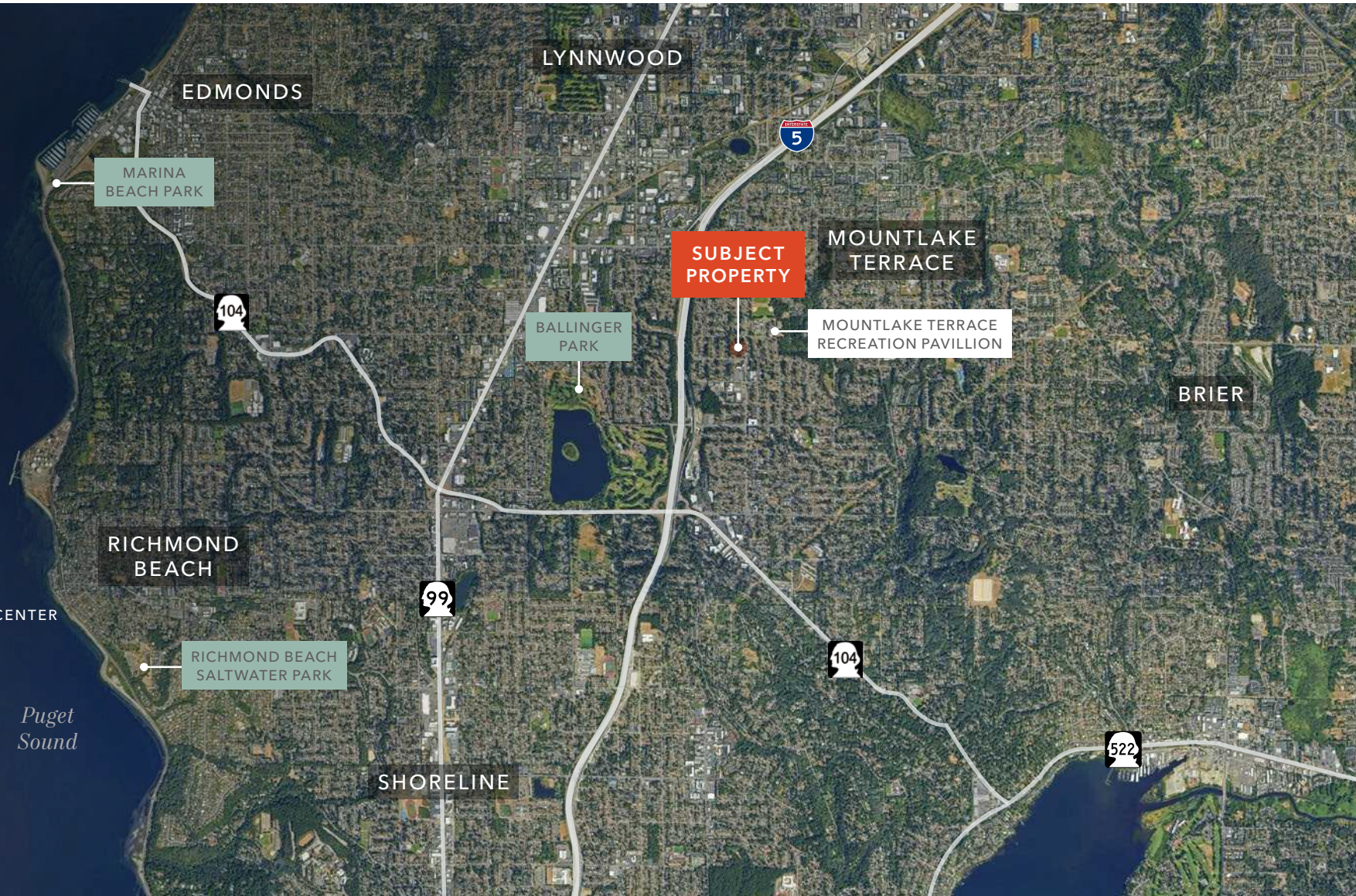
9 MIN

TO HWY 99

3 MIN

TO NEW BUS TRANSIT CENTER

Puget  
Sound



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