

FOR LEASE

24255 Van Ry Blvd
Mountlake Terrace, WA 98043



GATEWAY PLACE

Josh Parnell & Justin Holmes

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

GATEWAY PLACE is just moments from Interstate 5, you'll enjoy seamless connections to Seattle, Everett, and the greater Puget Sound region. With the upcoming Mountlake Terrace Light Rail Station enhancing public transit options, commuting becomes a breeze for both employees and clients.

NEARBY TENANTS



UW Medicine

24255 VAN RY BLVD

AVAILABLE	16,082 SF
BASE RENT	\$20.00 PSF
NNN ESTIMATE	\$7.14 PSF



SUMMARY

- Adjacent to Terrace Station with 660 Residential homes & 64,644 SF of Retail
- 17' clear height to trusses and +/- 24' to deck
- Significant electrical and plumbing distribution throughout space
- 100 tons of cooling
- 1800 amps of 3-phase power
- Upzoning and significant future multi-family development in close vicinity
- Easy access to I-5
- Full access lighted intersection
- Plenty of parking
- Light Rail station is now open (8,500 daily riders)



Population



Average HH Income



Daytime Population

Regis - 2024

Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	16,551	\$135,459	8,376
Mile 3	142,104	\$155,702	84,105
Mile 5	324,589	\$165,291	192,710



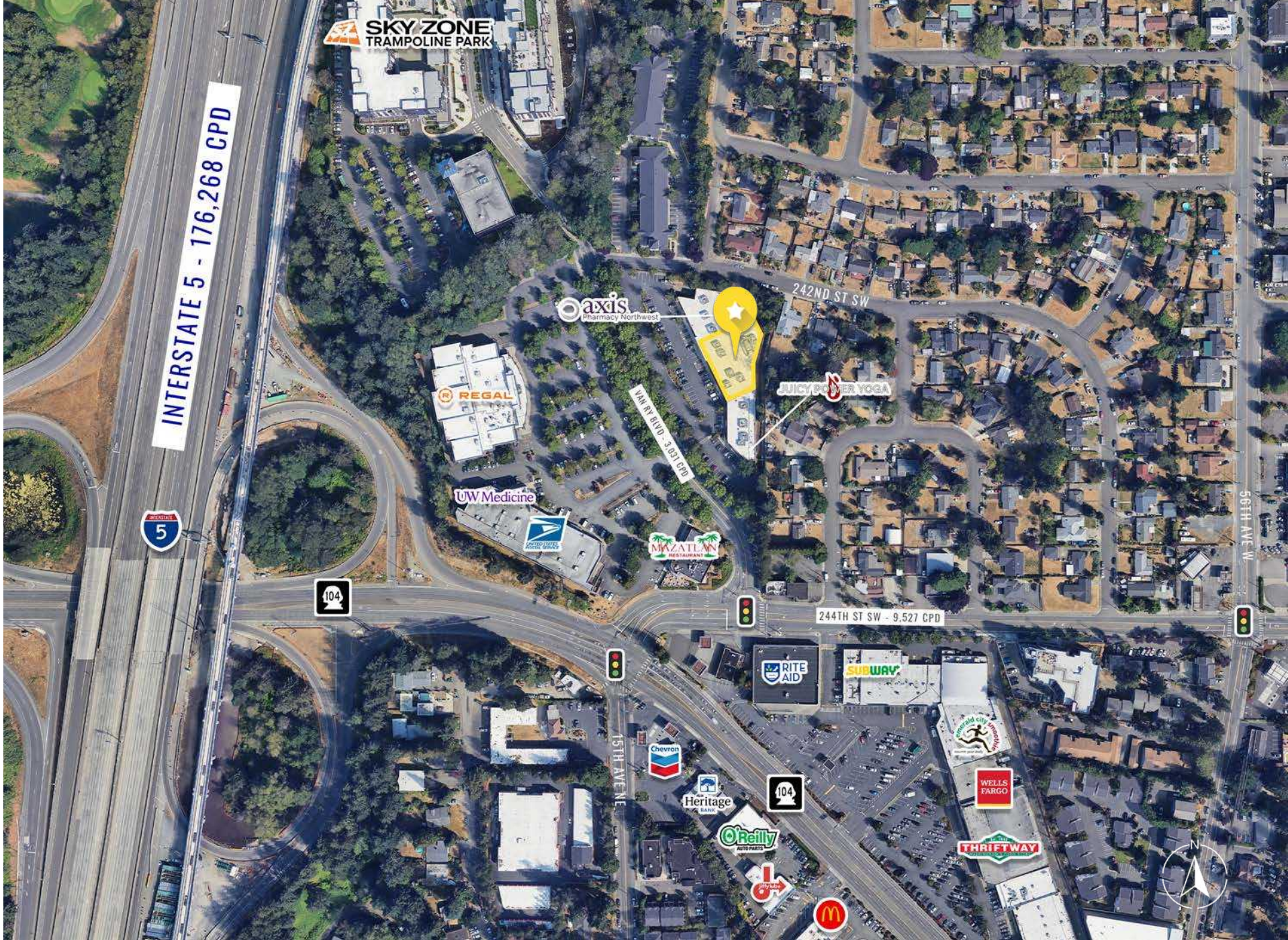
PHOTOS



PHOTOS



LOCATION DETAILS



9,527 CPD
244th ST SW



3,031 CPD
Van Ry Blvd



Located in the
xxxxxxx



Located moments
from I-5 [176,268 CPD]

FULL ACCESS LIGHTED INTERSECTION



FULL ACCESS INTERCHANGE

2023 LIGHT RAIL
EXTENSION
NORTH TO LYNNWOOD

NEW ROAD & ACCESS

FOR PROJECT ACCESS FROM
NORTHBOUND I-5
EXIT 177
WEST ONTO HWY 104
LEFT AT STOP SIGN

814,638* Avg Annual Boardings (Year 2023)	279,845* Avg Boardings (Spring 2023)	258,008* Avg Weekday Transit Boardings (June 2024)
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FLOOR PLAN




16,082 SF



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JOSH PARNELL

 253.284.3630

 josh@firstwesternproperties.com

JUSTIN HOLMES

 253.447.2282

 justin@firstwesternproperties.com

AVAILABLE



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