



FOR SALE | LEASE

5611 196th Street SW
Lynnwood, Washington



LYNNWOOD COMMERCIAL

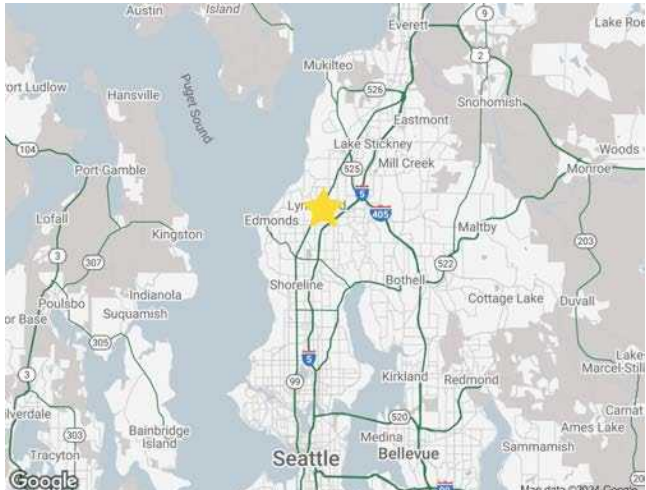
Kyle Nordby | Brennan McClurg

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

AVAILABLE FOR LEASE AND SALE



Zoned HMU. For more information on what the zone permits, please click here: [HMU \(Highway 99 Mixed Use Zone\)](#)



SUMMARY

FOR LEASE

- 5,800 SF main floor office/retail space
- 2,183 SF basement garage space
- \$18.00/SF, NNN

FOR SALE

- Building is 7,983 SF. 5,800 SF of office/retail main floor and 2,183 SF basement garage
- .52 acre lot
- Built in 1972
- Call for pricing



Population



Average HH Income



Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	19,508	\$93,580	9,970
Mile 3	135,419	\$149,026	46,194
Mile 5	314,685	\$160,269	94,347

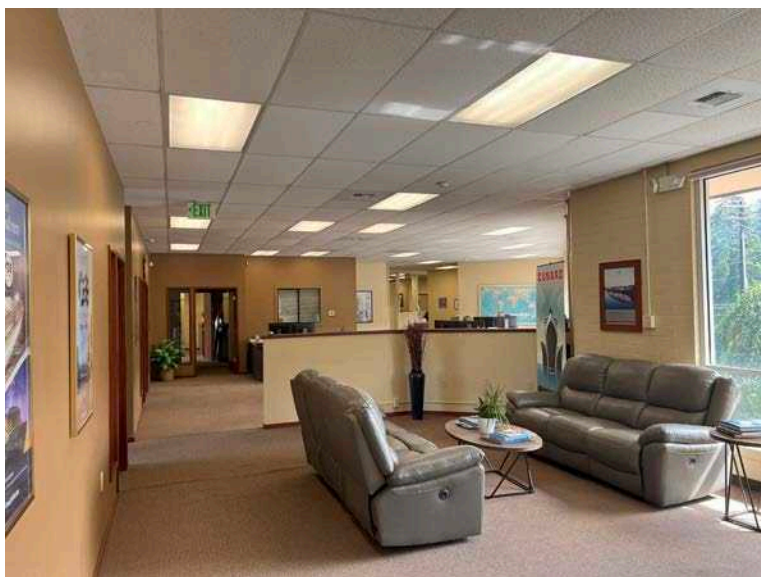
ADDITIONAL IMAGES



GREAT VISIBILITY TO
196TH ST SW

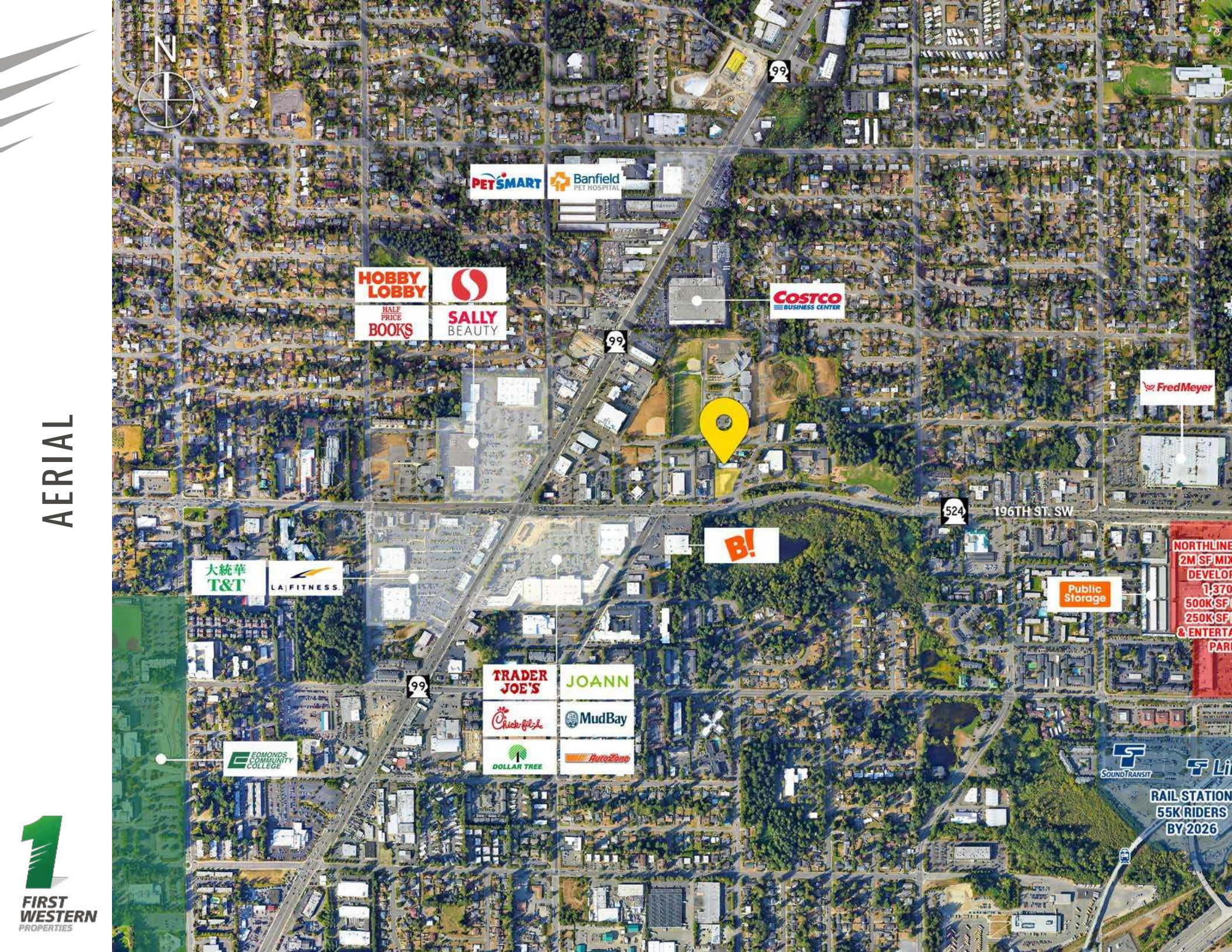


PLENTY OF
PARKING



LOTS OF
NATURAL LIGHT
IN OFFICES





AERIAL

PETSMART

Banfield
PET HOSPITAL

HOBBY LOBBY
HALF PRICE BOOKS

SALLY BEAUTY

COSTCO
BUSINESS CENTER

Fred Meyer



B!

大統華
T&T

LA FITNESS

524 196TH ST SW

Public Storage

NORTHLINE
2M SF MIX
DEVELOP
1,370
500K SF
250K SF
& ENTERTAINMENT
PARK

99

TRADER JOE'S

JOANN

Chick-fil-A

MudBay

DOLLAR TREE

AutoZone

EDMONDS COMMUNITY COLLEGE

SOUNDTRANSIT


Li


RAIL STATION
55K RIDERS
BY 2026

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

KYLE NORDBY

 425.890.8722

 kyle@fwp-inc.com

BRENNAN MCCLURG

 425.822.5522

 bmcclurg@fwp-inc.com



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