



For Lease | Professional Space

8015 Vernon Road Building G, Lake Stevens, WA

*Rare 7,443 SF Short-Term Coworking/
Professional Space For Lease*

PROPERTY HIGHLIGHTS

- + Rare short-term lease available with 30 days' notice to tenants
- + 7,443 SF of coworking or professional space (smaller spaces available)
- + Pricing: \$12.00/sf NNN + \$5.00/sf
- + Water and Sewer included in NNNs
- + Amenities: Full kitchenette, podcast room, small woodworking room, conference rooms, nearby retail centers, restaurants, and other services that cater to office tenants
- + Parking: 20 on-site parking spaces available

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TOTAL SF

7,443 SF

PRICE/SF

\$12.00

TYPE

NNN

NNN/SF

\$5.00

nai-psp.com

Property Overview

The building is an industrial structure constructed in 1976 with 7,443 sf of coworking and professional space. Formerly housing The Lake Church, Lake Stevens Automotive, and most recently Creator Zone, this building offers a wide variety of uses. The demographics of Lake Stevens Located in a growing area with strong residential and commercial demand, offering 7.1% projected five-year population growth.

LOCATION DESCRIPTION

Lake Stevens is a rapidly growing city approximately 34 miles north of Seattle. Lake Stevens' strategic location near State Route 9 and State Route 204 offers excellent connectivity to the Seattle metropolitan area and other major hubs in the Pacific Northwest. The city has experienced significant growth, with a population exceeding 31,000 in 2016 and projections estimating a 40% increase by 2035. This expansion has spurred substantial business developments, including the opening of a 160,000-square-foot Costco store in December 2022, featuring a gas station with 30 pumps and 800 parking stalls.

COUNTY OVERVIEW

Snohomish County, located in the heart of the Pacific Northwest, is one of Washington State's most dynamic and rapidly growing regions – with both rural and urban areas, as well as maritime and alpine climates. Its strengths lie in its diverse economic base, with manufacturing and research, strong manufacturing and industrial zones, and a high quality of life that attracts businesses and residents alike. Snohomish County's unique combination of economic strengths, cultural diversity, and natural attractions makes it a cornerstone of Washington State's development and a prime destination for both businesses and residents.



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*Space for lease in
Lake Stevens*

Podcast room



Coworking Space



Woodworking Room



Conference Room

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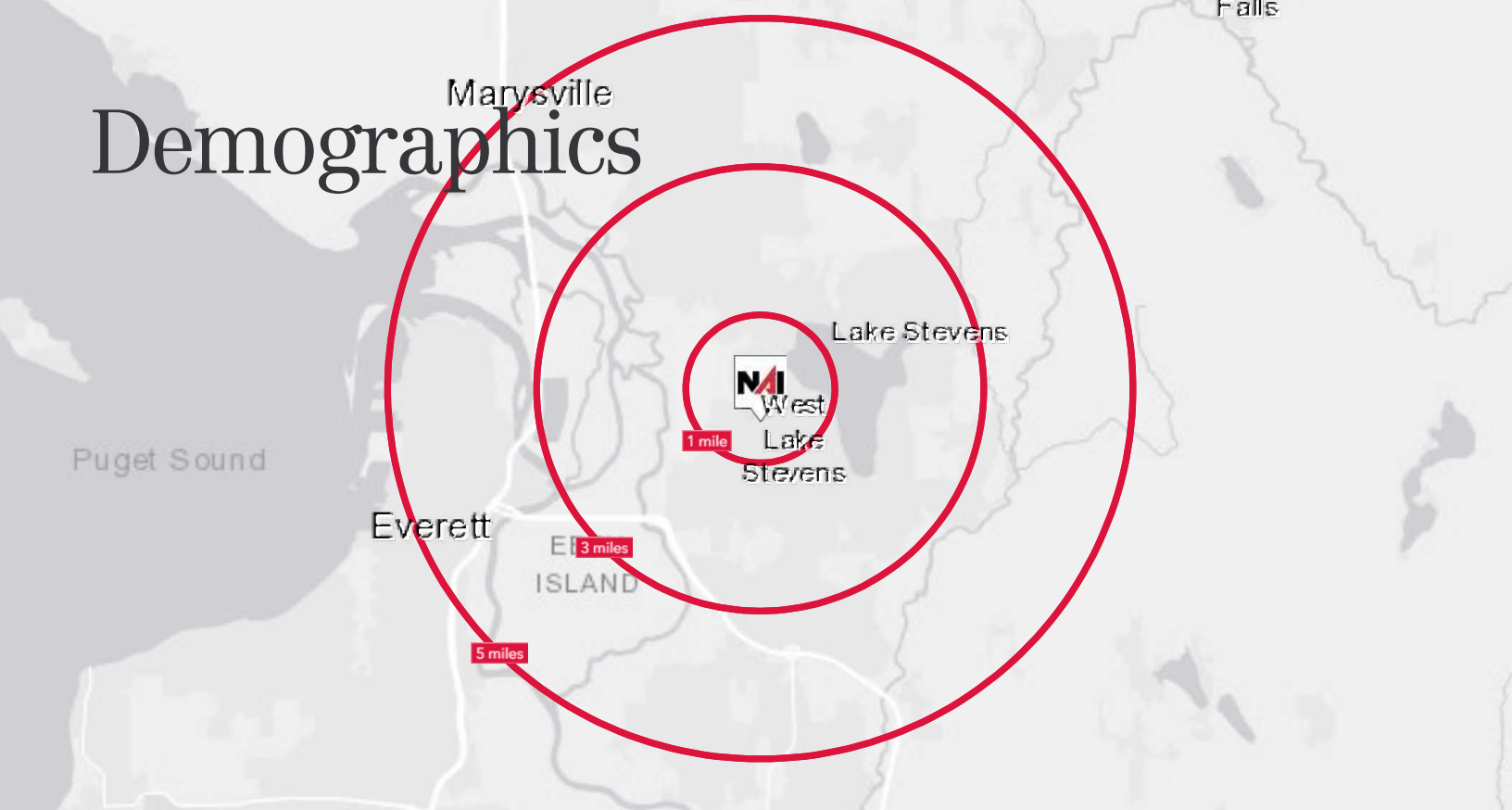
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Demographics



9015 VERNON ROAD, LAKE STEVENS, WA

	1 MILE	3 MILES	5 MILES
Population	11,819	58,996	126,937
2029 Population	12,094	62,121	132,419
Households	4,118	19,665	46,315
Median Age	36.7	36.4	37.7
Median HH Income	\$109,123	\$117,048	\$129,840

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