



CITY CENTER STATION
1.6 ACRES | 2 BUILDINGS



NORTHLINE VILLAGE
2M SF MIXED-USE DEVELOPMENT
1,370 DU | 500K SF OFFICE | 250K SF RETAIL
& ENTERTAINMENT PARKS



4610-4620-4630 200TH STREET SW | LYNNWOOD, WA

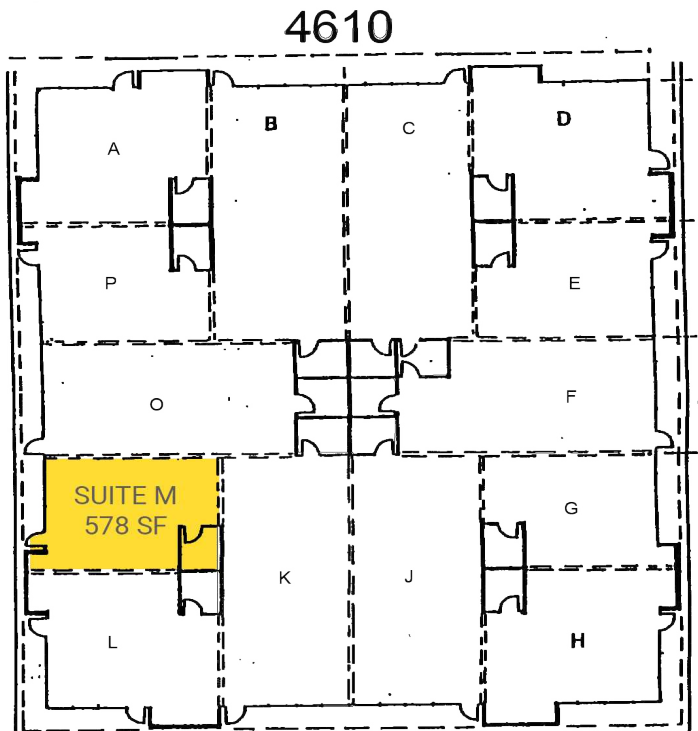
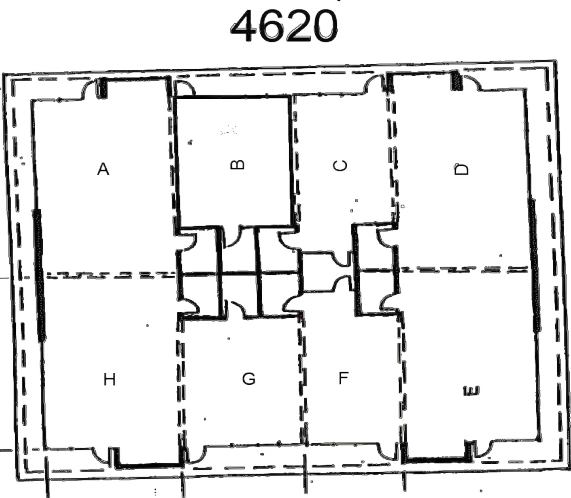
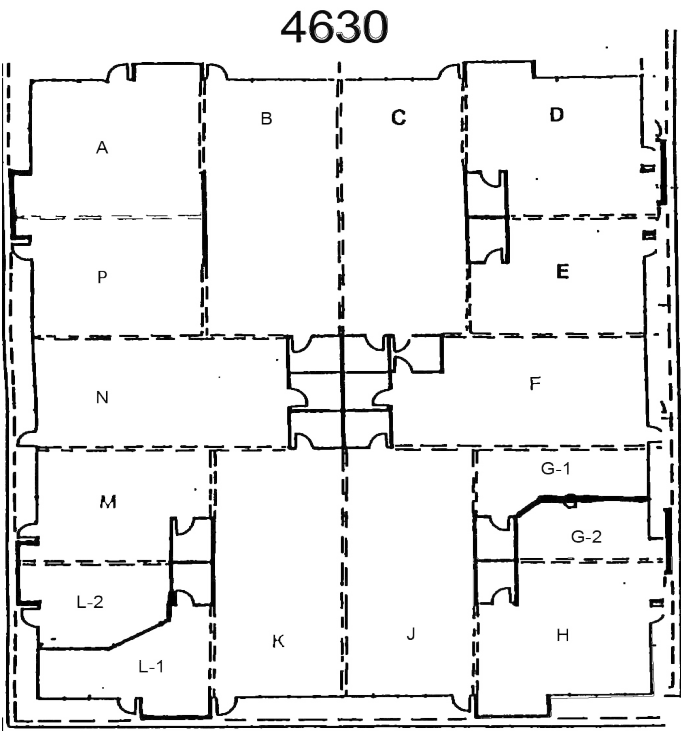


BENTLEY OFFICE CENTER

OFFICE SPACE FOR LEASE

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

SITE SUMMARY



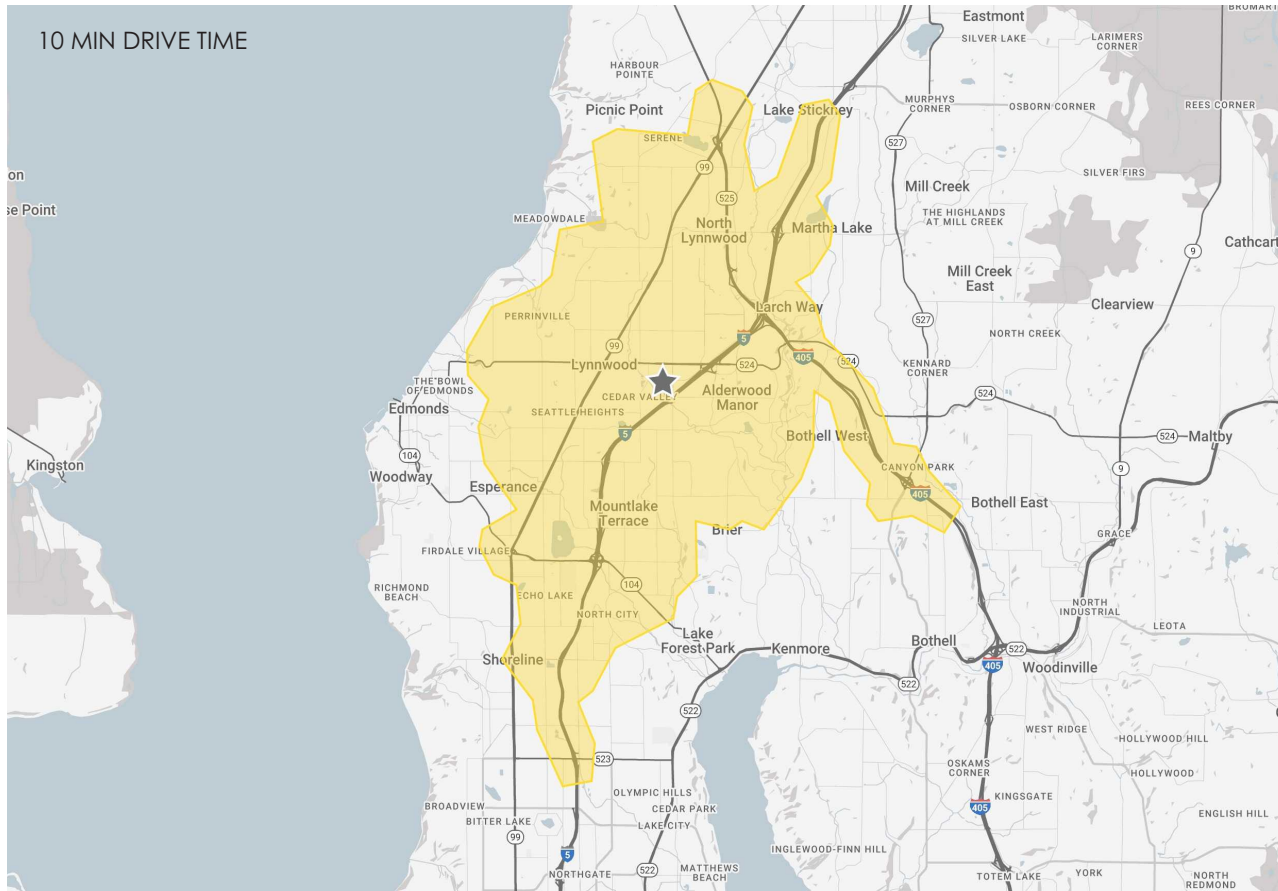
BENTLEY OFFICE CENTER is a 27,063 SF quality business park. Each office boasts an outside entrance, modern heating and air conditioning, a restroom in each suite, and is easily expandable. The center has ample parking and is conveniently located with convenient access to freeways and the Lynnwood Transit Center | Park-and-Ride | Sound Transit Station. City Center Station and Northline Village in development across street. Monthly totals provided with individual plan.

Available	Suite 4610M: 578 SF
Asking Rate	\$19.00 PSF, NNN
NNN's	\$6.00 PSF
Layout	Open space with 1 private office.



DEMOGRAPHICS

Lynnwood, Washington, stands as a pivotal economic engine within Snohomish County. While it ranks as the fourth largest city by population, its strategic significance is primarily defined by its role as the region's preeminent commercial center. The economic landscape of Lynnwood is characterized by a vibrant and expansive business community. With a robust ecosystem supporting over 2,500 distinct businesses, the city generates a palpable energy. This commercial dynamism is underscored by a dramatic increase in its daytime population, which swells to over 150,000 individuals, comprising a diverse influx of dedicated workers, active consumers, and ambitious students. This substantial daily influx fuels the local economy and underscores Lynnwood's magnetic appeal as a hub for commerce and activity.



205,959

POPULATION
10 MIN DT



83,121

NO OF HOUSEHOLDS
10 MIN DT



\$147,644

AVERAGE HH INCOME
10 MIN DT



\$734,106

MEDIAN PROPERTY VALUE
10 MIN DT



37.6

YEARS OLD
MEDIAN AGE



\$5.42B

TOTAL NON-RETAIL
EXPENDITURE



119,232

DAYTIME ADJ. POPULATION
10 MIN DT



15,988

200TH ST. SW & 46TH AVE. W
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

Kyle Nordby
+1 425.250.3287
kyle@fwp-inc.com

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