

FOR LEASE

SHORELINE OFFICE CENTER

18532 FIRLANDS WAY N, SHORELINE, WA 98133



OFFERING SUMMARY

Available SF:	400 - 1,200 SF
Lease Rate:	\$24.00 - 30.00 SF/yr (MG)
Lot Size:	16,856 SF
Year Built:	1954
Building Size:	4,536 SF
Zoning:	TC3

PROPERTY OVERVIEW

The Property is situated just off Aurora Avenue North and North 185th Street, in a quiet, wooded off-street setting. This prime location provides convenient access to a wide range of nearby amenities and attractions, including a diverse selection of dining options, popular restaurants, and cafés, all within close proximity—while maintaining separation from the traffic and activity of Aurora Avenue North. The Property also benefits from easy access to public transportation and major regional highways, enhancing overall connectivity and convenience.

PROPERTY HIGHLIGHTS

- Convenient access to major highways and public transportation corridors
- Quiet, professional office environment in a wooded, off-street setting
- Well-suited for therapists, counselors, and other professional service users
- Ample on-site parking for tenants and visitors (4.0+ spaces per 1,000 SF)



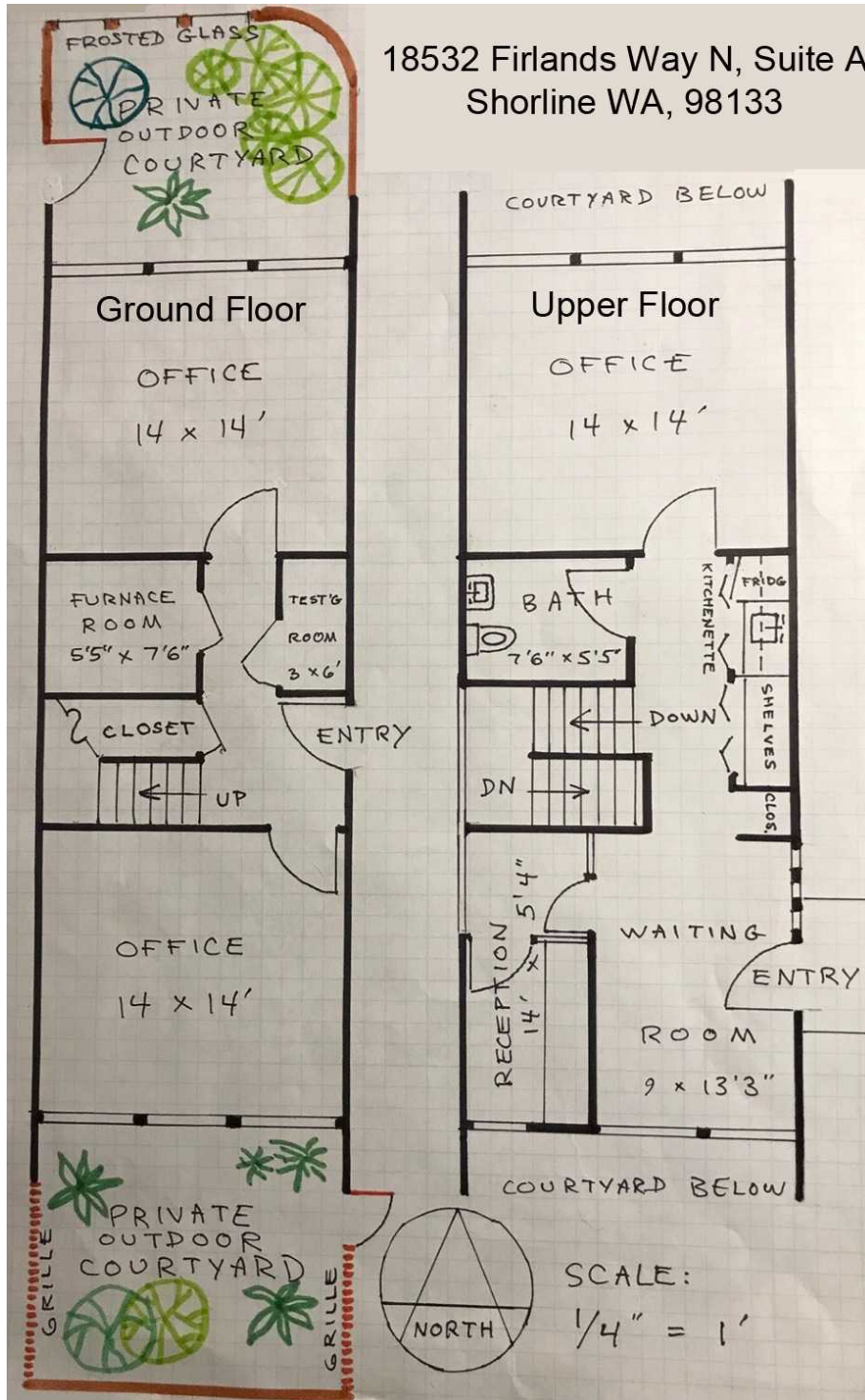
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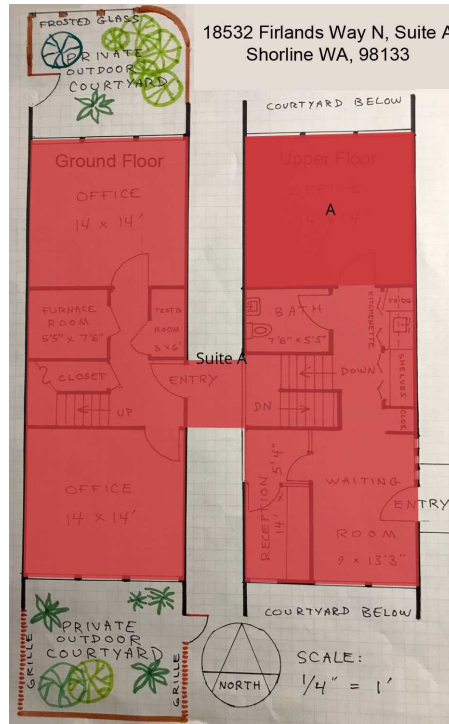
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LEGEND

Available

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	400 - 1,200 SF	Lease Rate:	\$24.00 - \$30.00 SF/yr

AVAILABLE SPACES

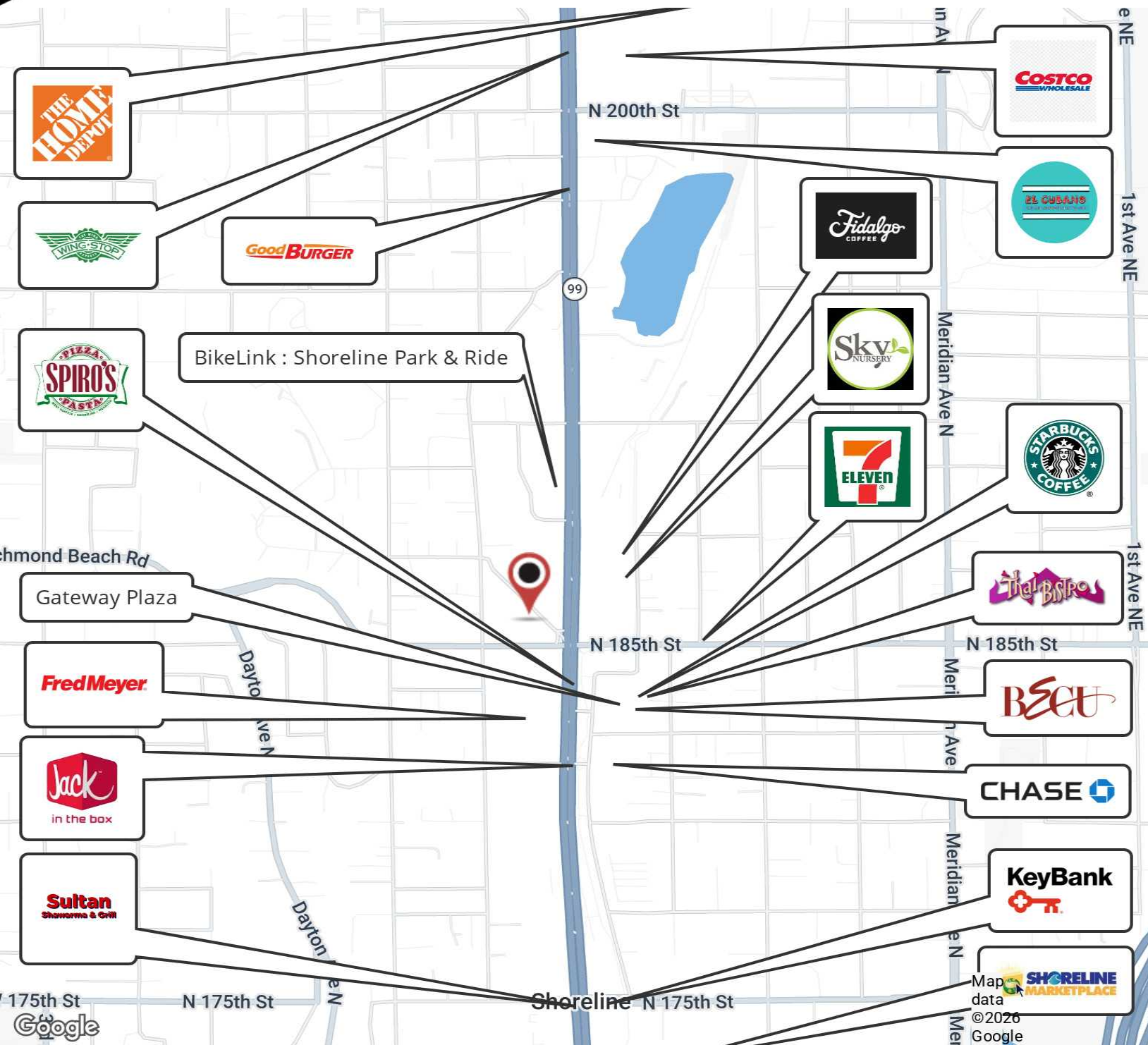
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A	Available	1,200 SF	Modified Gross	\$24.00 SF/yr	Great professional office space built out with reception area, kitchenette, 3 private offices, lots of storage and great windows. Tenant pays for separately metered electricity.
Suite A	Available	400 SF	Modified Gross	\$1,000 per month	Single office with shared reception, kitchenette, and waiting room.



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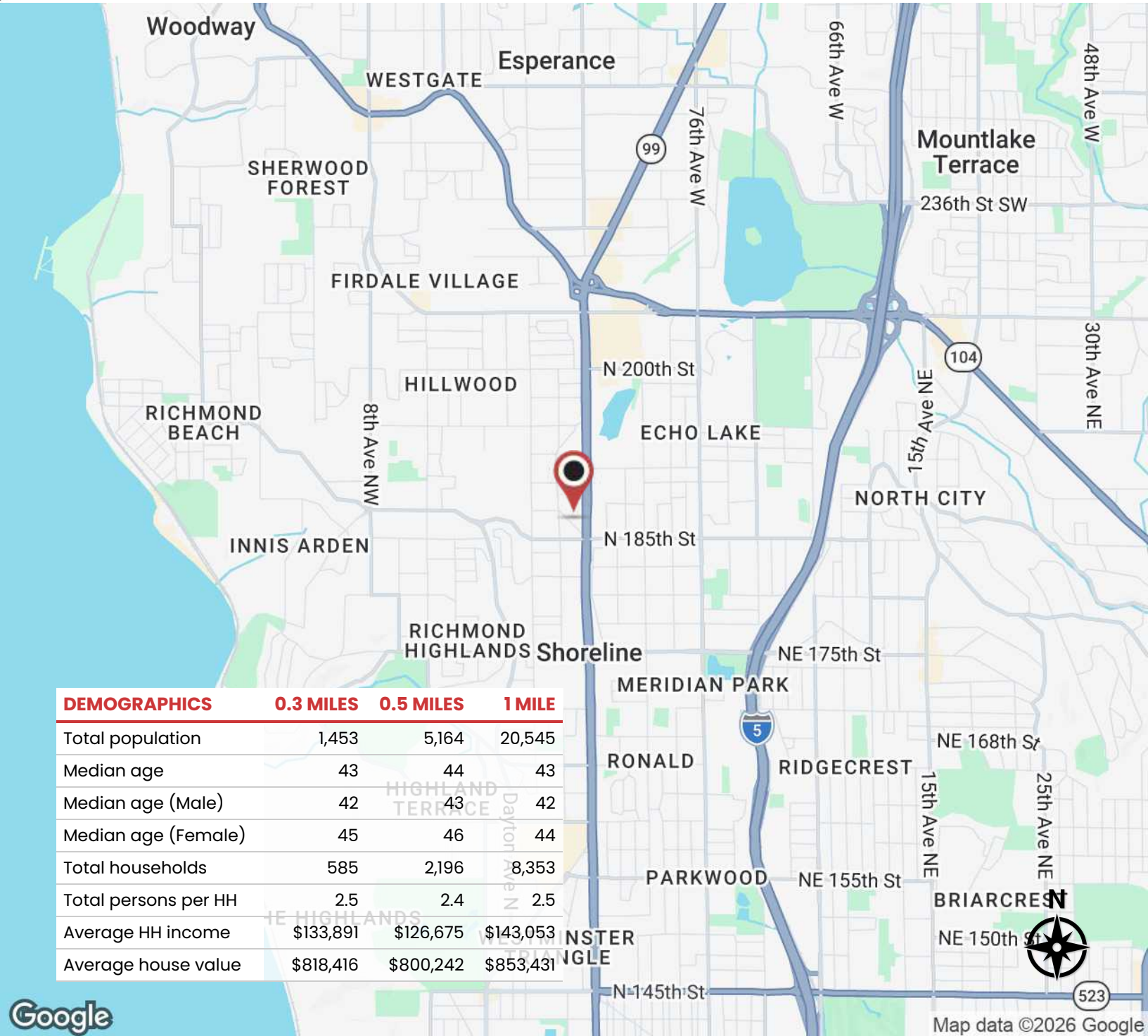
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	1,453	5,164	20,545
Median age	43	44	43
Median age (Male)	42	43	42
Median age (Female)	45	46	44
Total households	585	2,196	8,353
Total persons per HH	2.5	2.4	2.5
Average HH income	\$133,891	\$126,675	\$143,053
Average house value	\$818,416	\$800,242	\$853,431



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