

180 Business Park

18023 Highway 99, Suite J, Lynnwood, WA 98037

FOR LEASE

NOW AVAILABLE: Office, Retail, Service - 2,763 SF



Space Features

- Extended end cap
- 122' storefront
- Glass on three sides
- Offices/meeting room
- Column-free, flexible layout

Site Features

- Over 40,000 VPD on Hwy 99
- Pylon signage available
- Internet - Comcast & Zipl
- On-site bus stop
- 9 premium/luxury vehicle dealers within 8 blocks

Online Photos:

<https://seattle.vistaestate.net/vtours/40362>

Area Transportation

Zip Alderwood Shuttle -

www.CommunityTransit.org/services/zip-alderwood-shuttle

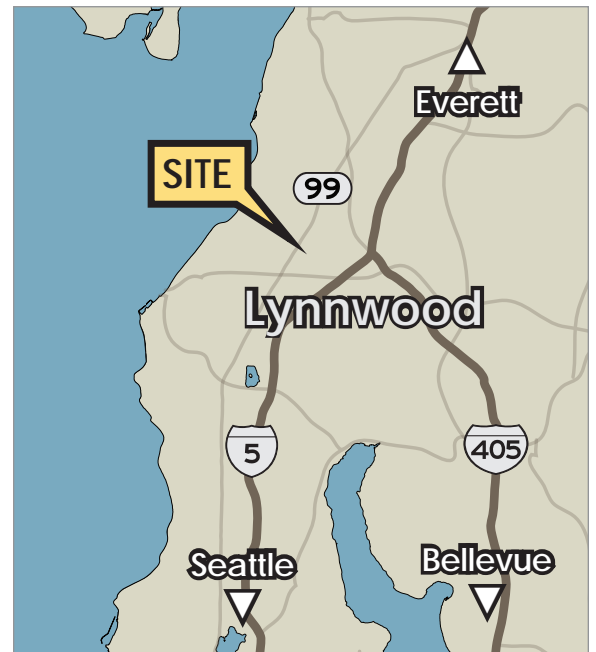
Light Rail -

www.SoundTransit.org/system-expansion/lynnwood-link-extension

Co-Tenants:



2nd largest office in WA



Larry Ingraham, CCIM

206-745-5507

Larry@emeraldre.com

The information supplied in this package is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy



18009 Highway 99, Suite L • Lynnwood, WA 98037
425-744-0900 • emeraldre.com

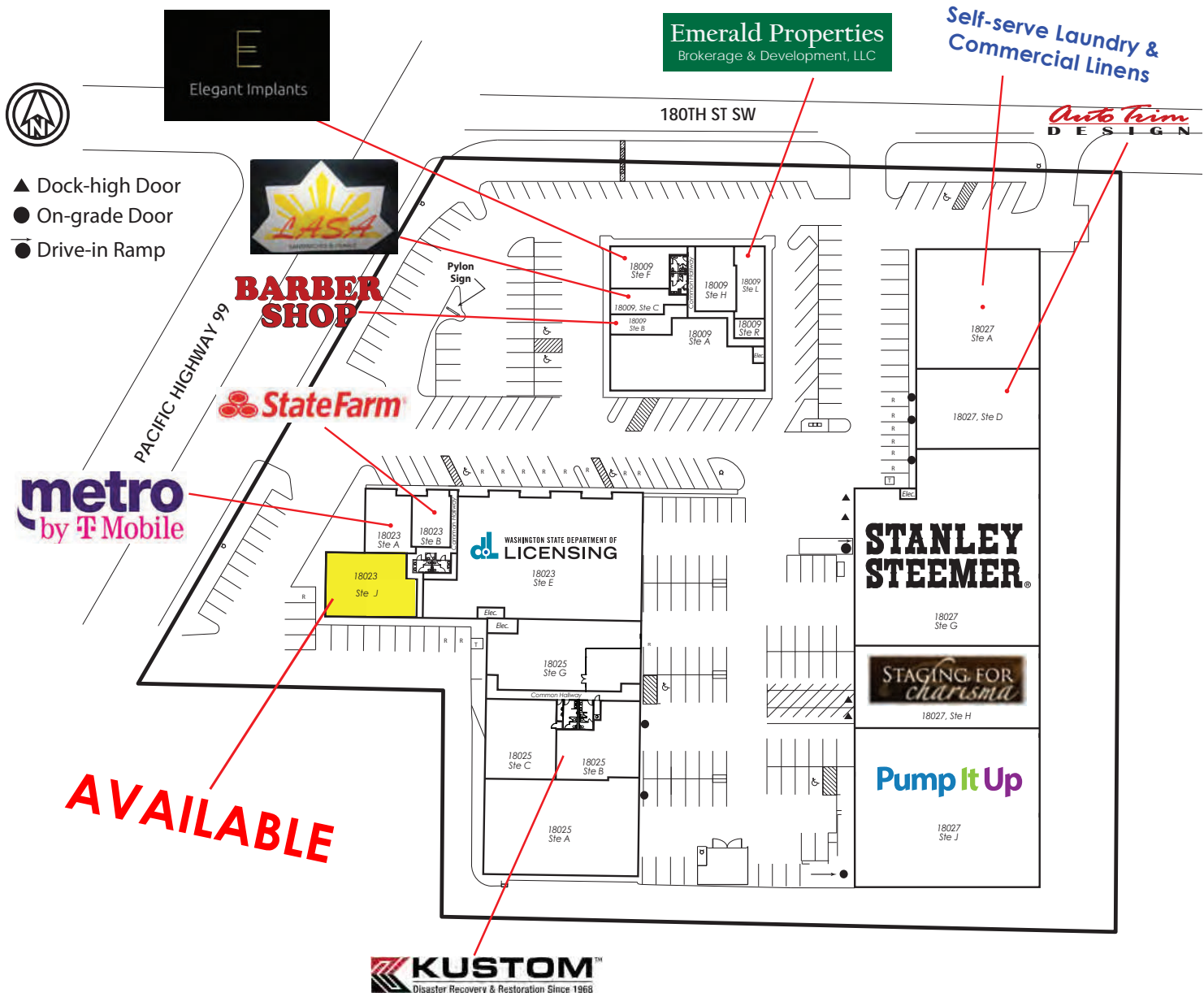


180 Business Park

18023 Highway 99, Suite J, Lynnwood, WA 98037

FOR LEASE

NOW AVAILABLE: Office, Retail, Service - 2,763 SF



Larry Ingraham, CCIM

206-745-5507

Larry@emeraldre.com

The information supplied in this package is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy

Emerald Properties
Brokerage & Development, LLC

18009 Highway 99, Suite L • Lynnwood, WA 98037
425-744-0900 • emeraldre.com



180 Business Park

18023 Highway 99, Suite J, Lynnwood, WA 98037

FOR LEASE

Office, Retail, Service - 2,763 SF



Larry Ingraham, CCIM

206-745-5507

Larry@emeraldre.com

The information supplied in this package is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy.

Emerald Properties
Brokerage & Development, LLC

18009 Highway 99, Suite L • Lynnwood, WA 98037
425-744-0900 • emeraldre.com



180 Business Park

18023 Highway 99, Suite J, Lynnwood, WA 98037

FOR LEASE

Office, Retail, Service - 2,763 SF

3 Miles

139,029

Population

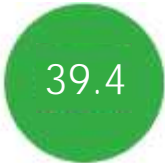
\$142,152

Median Household Income



2.53

Avg. Household Size



39.4

Median Age



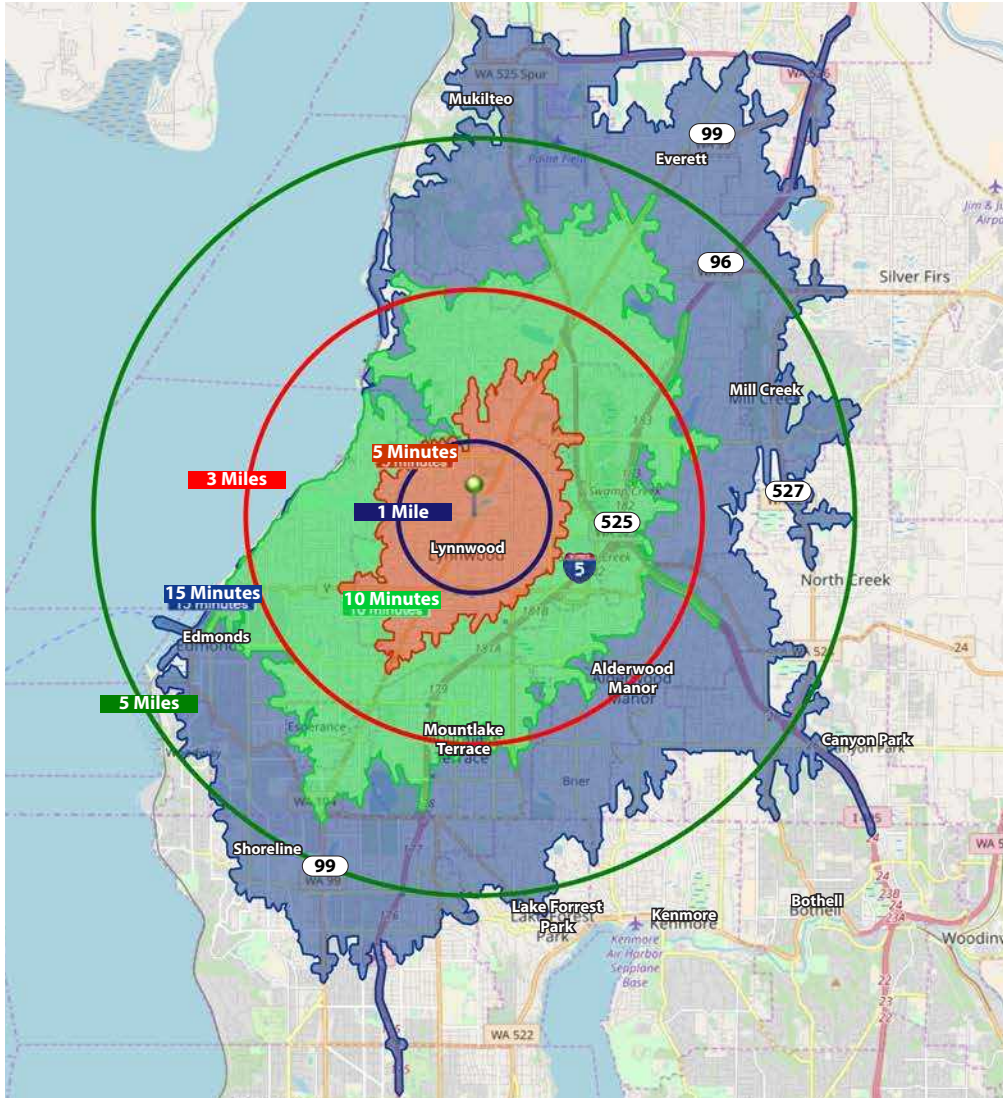
4,283

Total Businesses



47,931

Total Employees



10 Min

109,732

Population

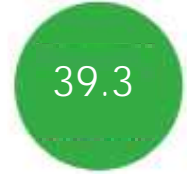
\$140,499

Median Household Income



2.48

Avg. Household Size



39.3

Median Age



3,768

Total Businesses



42,040

Total Employees

	Distances			Drive Times		
	1 mile	3 miles	5 miles	5 min	10 min	15 min
2025 Population	20,001	139,029	329,886	19,084	109,732	268,321
2030 Population (Projected)	20,368	145,548	434,531	19,437	115,455	280,313
Median Age	42.4	39.4	39.6	41.7	39.3	39.7
Median HH Income (2024)	\$95,177	\$107,441	\$113,625	\$91,297	\$99,806	\$106,774
Average HH Income (2024)	\$114,494	\$139,588	\$147,742	\$113,889	\$129,847	\$140,499
WA Median HH Income (2024)	\$99,383	\$99,383	\$99,383	\$99,383	\$99,383	\$99,383
Average Household Size	2.56	2.53	2.53	2.64	2.48	2.53
Employee Population	6,474	47,931	94,560	7,236	42,040	86,567

Larry Ingraham, CCIM

206-745-5507
Larry@emeraldre.com

The information supplied in this package is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy.

Emerald Properties
Brokerage & Development, LLC

18009 Highway 99, Suite L • Lynnwood, WA 98037
425-744-0900 • emeraldre.com



180 Business Park

18023 Highway 99, Suite J, Lynnwood, WA 98037

FOR LEASE

Office, Retail, Service - 2,763 SF

Snohomish County Overview

<https://www.EconomicAllianceSC.org>



Highest concentration of **engineers** in Washington



Businesses

23,013 Businesses
20% Manufacturing



Highest concentration of **advanced manufacturing jobs** west of the Rocky Mountains



Designated by the State as the center of its **Medical Device Industry**



Housing

339,574 Total Housing Units
301,597 Built Before 2010
89% Built Before 2010



Employment

2.4% Unemployment
304,076 Employees



Population

873,398



Income

\$114,841 Median Household Income
\$145,974 Average Household Income

Larry Ingraham, CCIM

206-745-5507

Larry@emeraldre.com

The information supplied in this package is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy

Emerald Properties
Brokerage & Development, LLC

18009 Highway 99, Suite L • Lynnwood, WA 98037
425-744-0900 • emeraldre.com

