

Office | For Lease

CBRE

Ashway Business Center

2122 164th Street SW
Lynnwood, WA 98087

±4,055 Total RSF Available



Ashway Business Center

2122 164th Street SW | Lynnwood, WA 98087

Available Space

+ Suite 300: ± 4,055 SF



Property Features

- + Two-story office building, over parking garage
- + Potential opportunity for exterior building signage
- + Situated directly off 164th St. exit, adjacent to park and ride
- + Excellent access to I-5 and I-405
- + Building security system
- + Potential opportunity for furniture to be included
- + Local and responsive property management and ownership
- + Parking ratio: 3.0/1000
- + Traffic count: 25,722 for 164th St. SW (2022)

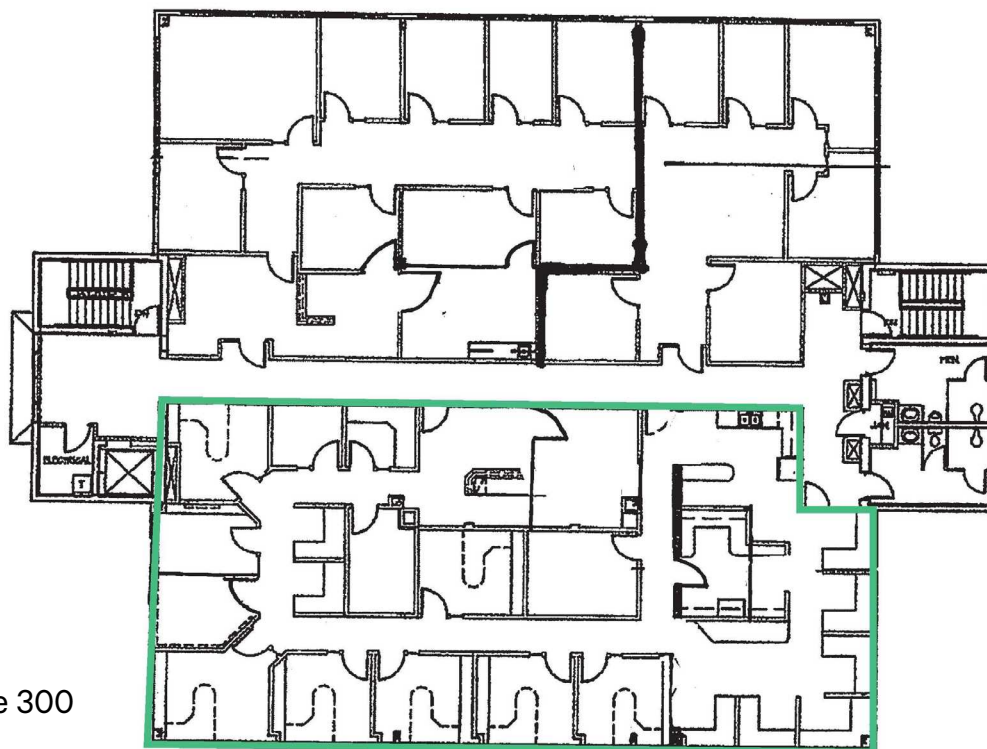
Lease Rates

- + \$17.75/SF/Year, NNN
- + NNN's estimated at \$10.20/SF/Year

Floorplans

For Lease

Suite 300: ± 4,055 SF



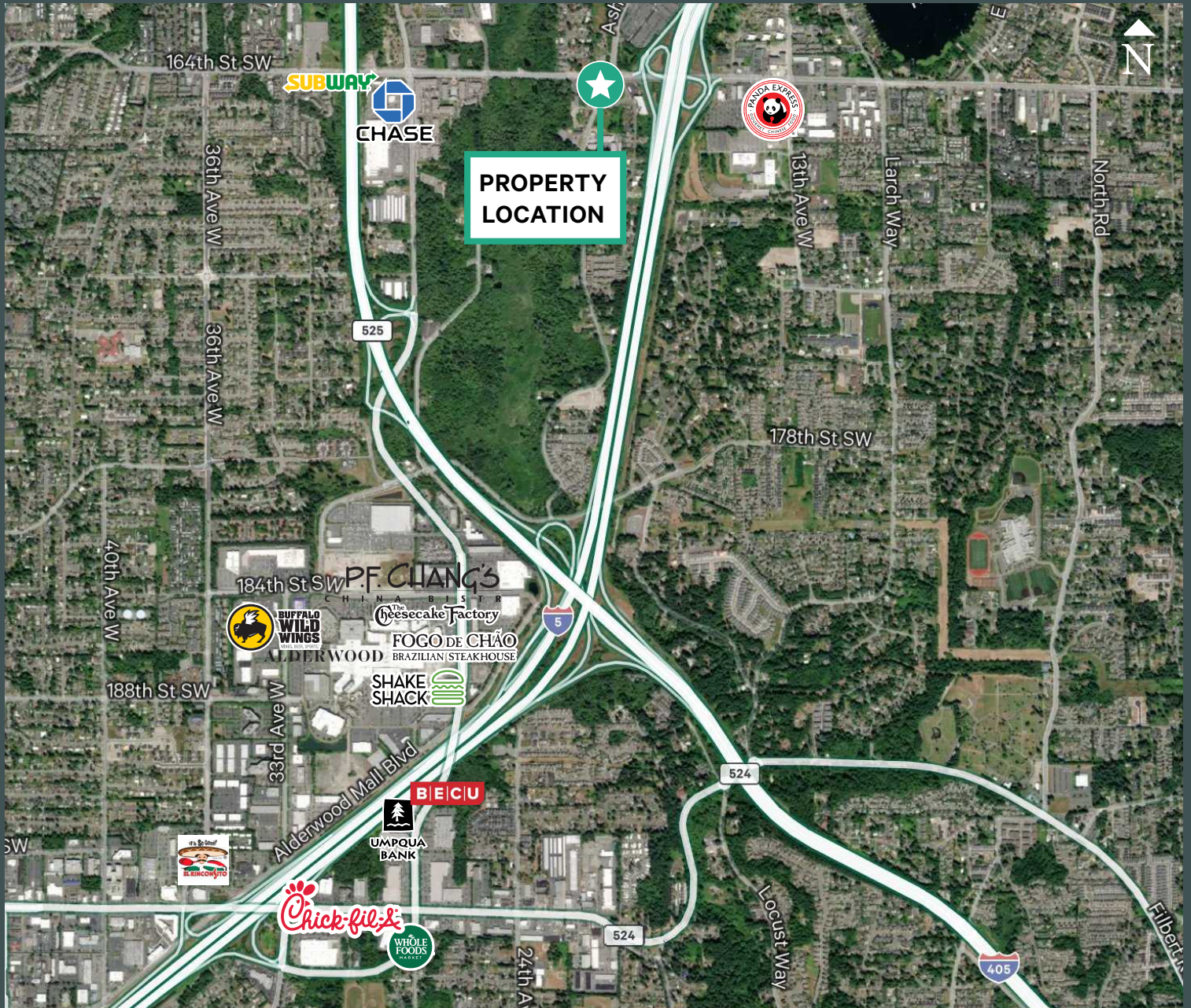
Suite 300



Ashway Business Center

2122 164th Street SW | Lynnwood, WA 98087

For Lease



Contact Us

Ric Brandt

Senior Vice President
+1 425 462 6901
ric.brandt@cbre.com

Erik Larson

Senior Vice President
+1 425 462 6954
erik.larson@cbre.com

John Bauer

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

CBRE, Inc.

929 108th Avenue NE
Suite 700
Bellevue, WA 98004

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 2-23-26 RP