

**17,816 SF BUILDING ON 3.09 ACRES
STANDALONE BUILDING AND SURPLUS PAVED YARD FOR LEASE OR SALE**



REDUCED SALE PRICE - \$8,750,000

**13906 HIGHWAY 99 NORTH
LYNNWOOD, WA**

**13906 HIGHWAY 99
BUILDING**

CBRE



PROPERTY OVERVIEW

13906 Highway 99 in Lynnwood, WA represents a rare high exposure office/flex building totaling 17,816 square feet on just over 3 acres. Built in 2006 by Progressive Insurance and renovated in 2019, the single-story building is well-maintained, with recent high quality improvements including a mix of open areas and private offices. The property sits on a 3.09-acre single parcel and offers ample parking with 168 spaces, equating to 9.43 spaces per 1,000 square feet leased. Currently built out as an office building, subject to zoning approval, it can be modified to accommodate other user profiles, including but not limited to schools, medical, engineering, church, or other flex uses.

Strategically situated at the intersection of Highway 99 and SR-525, the property benefits from high visibility and easy access to major transportation routes, including I-5 and I-405. Lynnwood/Mukilteo are thriving commercial hubs in Snohomish County, known for their robust economic growth and diverse business environment. The area is well-served by public transportation and is in close proximity to various amenities, including shopping centers, restaurants, and hotels. Additionally, the property's proximity to Everett's Paine Field Airport offers additional benefits, including convenient access for business travelers and potential clients, as well as opportunities for logistics and transportation-related businesses.

PROJECT INFO

[CLICK FOR VIRTUAL TOUR](#)

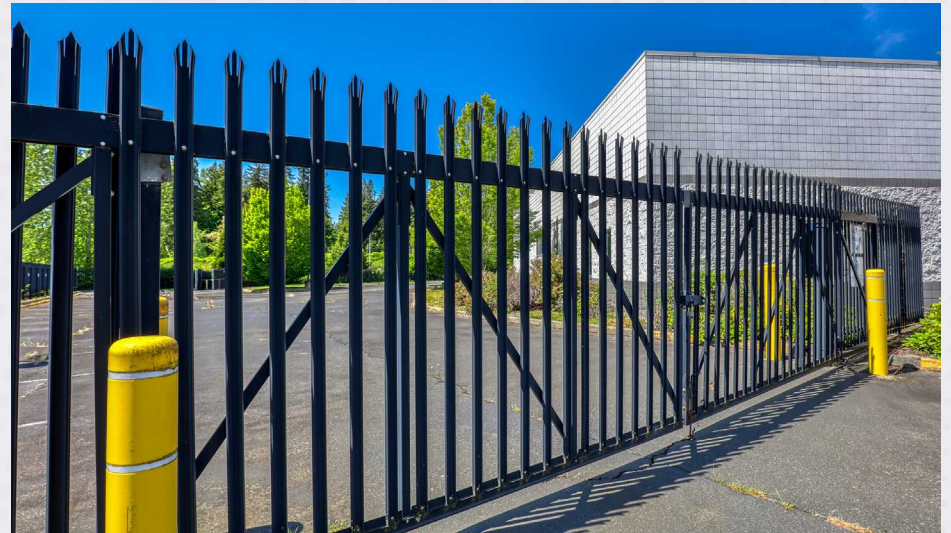
Project Details

Building Size	±17,816 SF plus covered areas
Year Built	2006; Renovated in 2019
Site Size	3.09 AC (Parcel: #00373301100401)
Parking	±168 Stalls
Zoning	MUC (Mixed Use Corridor - Unincorporated Snohomish County)
Power	±600 Amps

Reduced Sale Price - \$8,750,000
Contact Broker for Lease Rate

Project Features

- Unprecedented Visibility and Signage Opportunity to Highway 99 and SR-525
- Surplus Secured, Lighted, and Paved Parking or Yard
- Extremely Well Maintained Building with High Quality Improvements
- Multiple Exterior Covered Awning Areas
- Newly Improved Office/Flex Areas
- Minutes to Paine Field Airport and Convenient Proximity to I-405 and I-5 Freeways
- Ability to Add Grade Level Roll-Up Doors
- Professionally Landscaped



BUILDING PHOTOS - INTERIOR



BUILDING PHOTOS - EXTERIOR

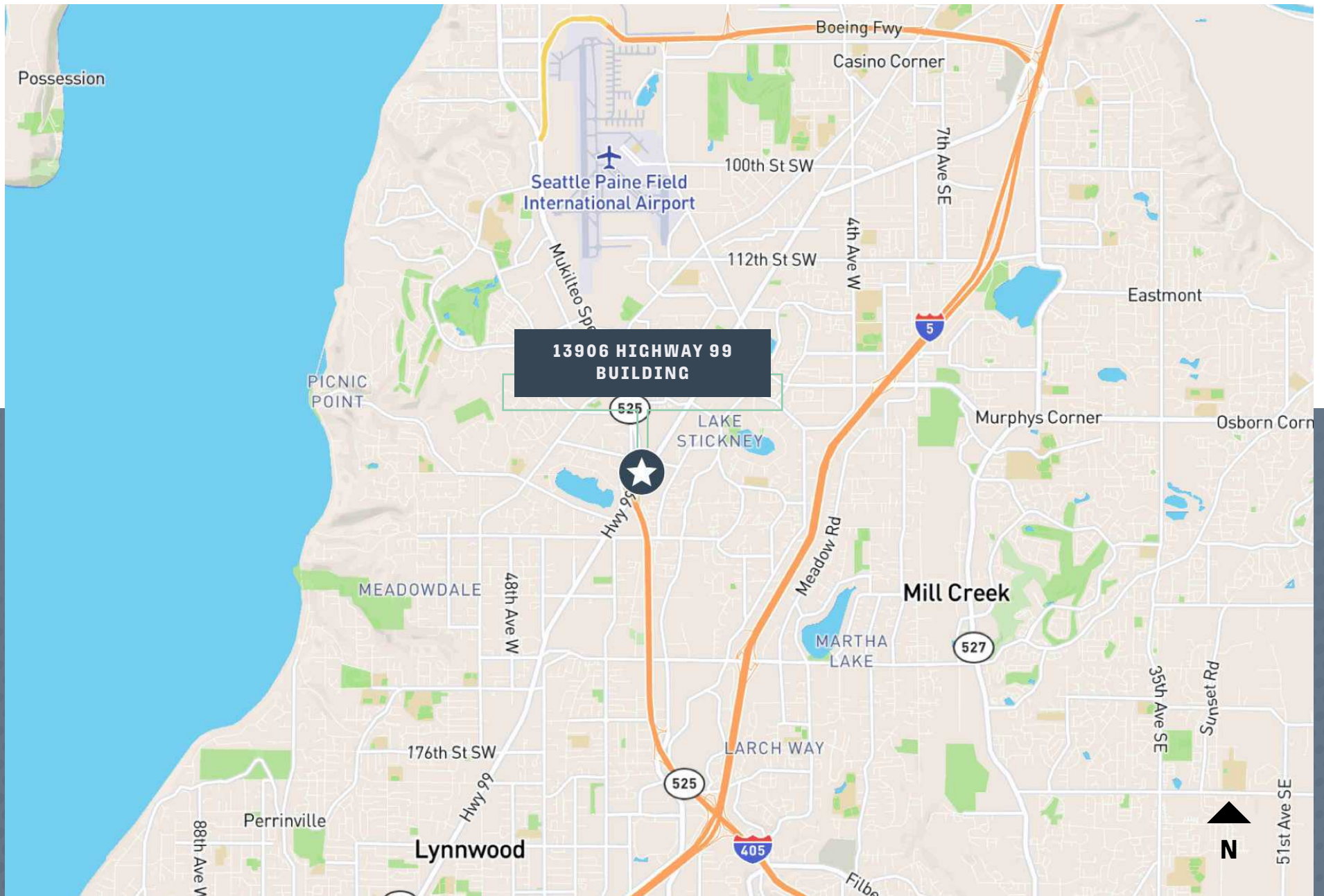




SITE PLAN



AERIAL MAP





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13906 HIGHWAY 99 BUILDING

REDUCED SALE PRICE

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3.09 ACRES

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