



For Sale

±10,254 SF Office Building on 0.90 Acres  
7721 Lake Ballinger Way • Edmonds, WA 98026



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## Property Details

7721 Lake Ballinger Way

### ±10,254 SF 3-story office building

- Existing buildout includes several private offices, conference rooms, kitchen, and restrooms on each floor
- Parking: 23 stalls (potential to add more parking on site)
- Built in 1986
- Zoning: Community Business (City of Edmonds)
- Excellent access to Hwy 99 and I-5
- Retail amenities nearby including restaurants, professional services, Costco, and Home Depot
- Owner-user opportunity with short term leaseback available – please inquire with listing brokers
- **Asking Price: \$2,400,000**



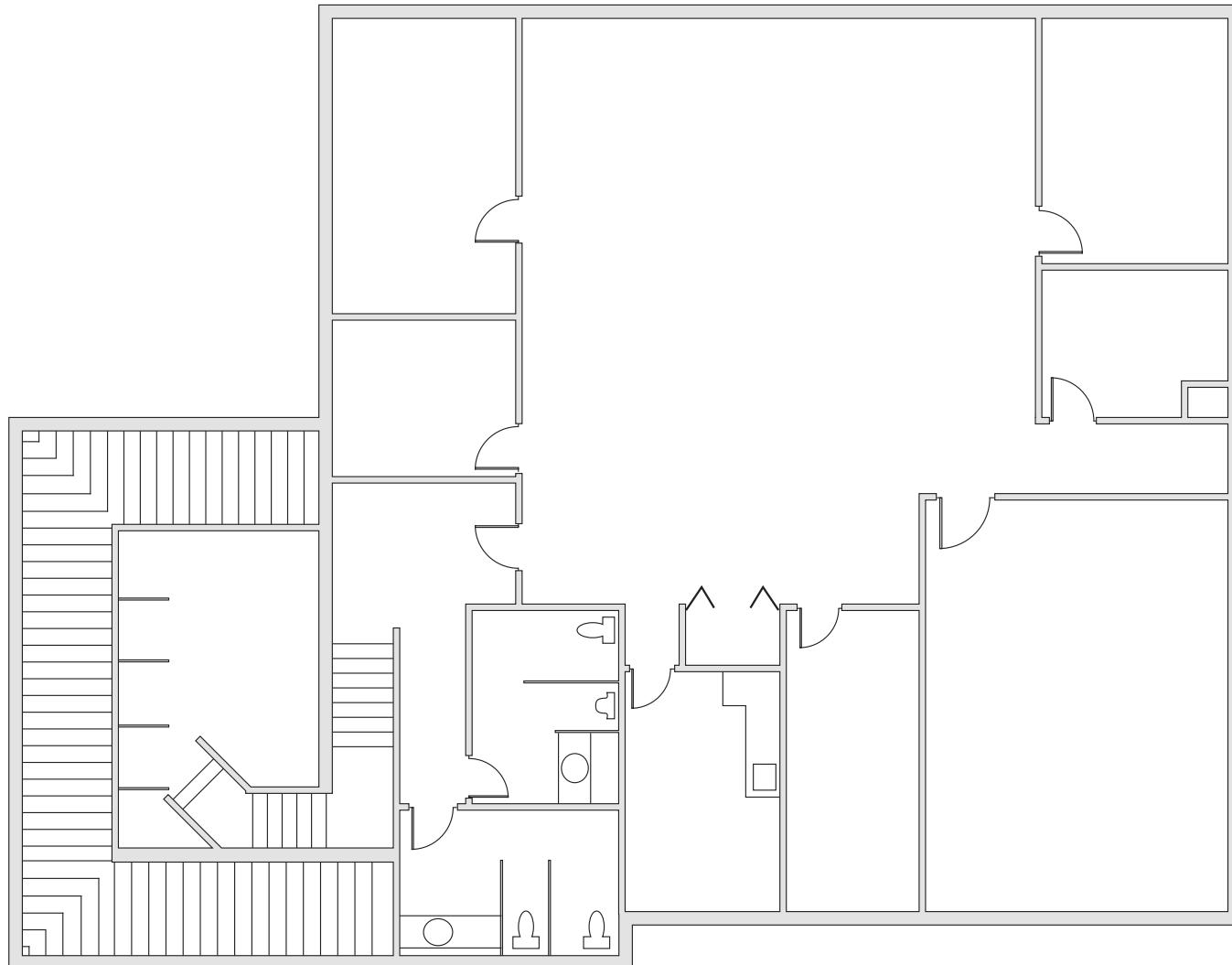
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### 2nd Floor

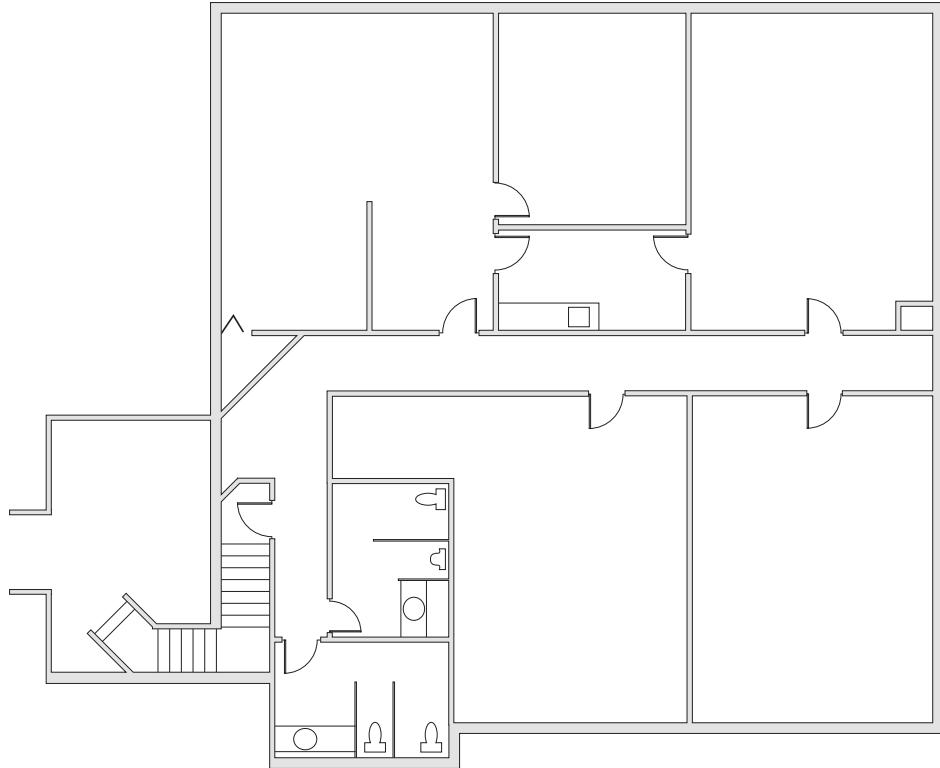


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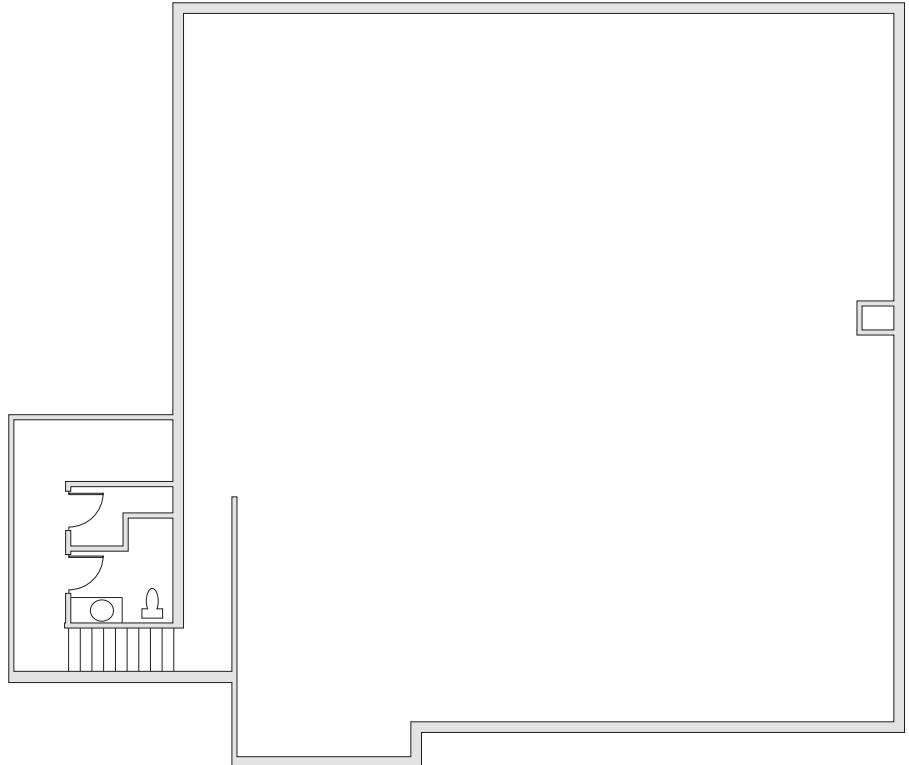
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## 1st Floor



## Basement



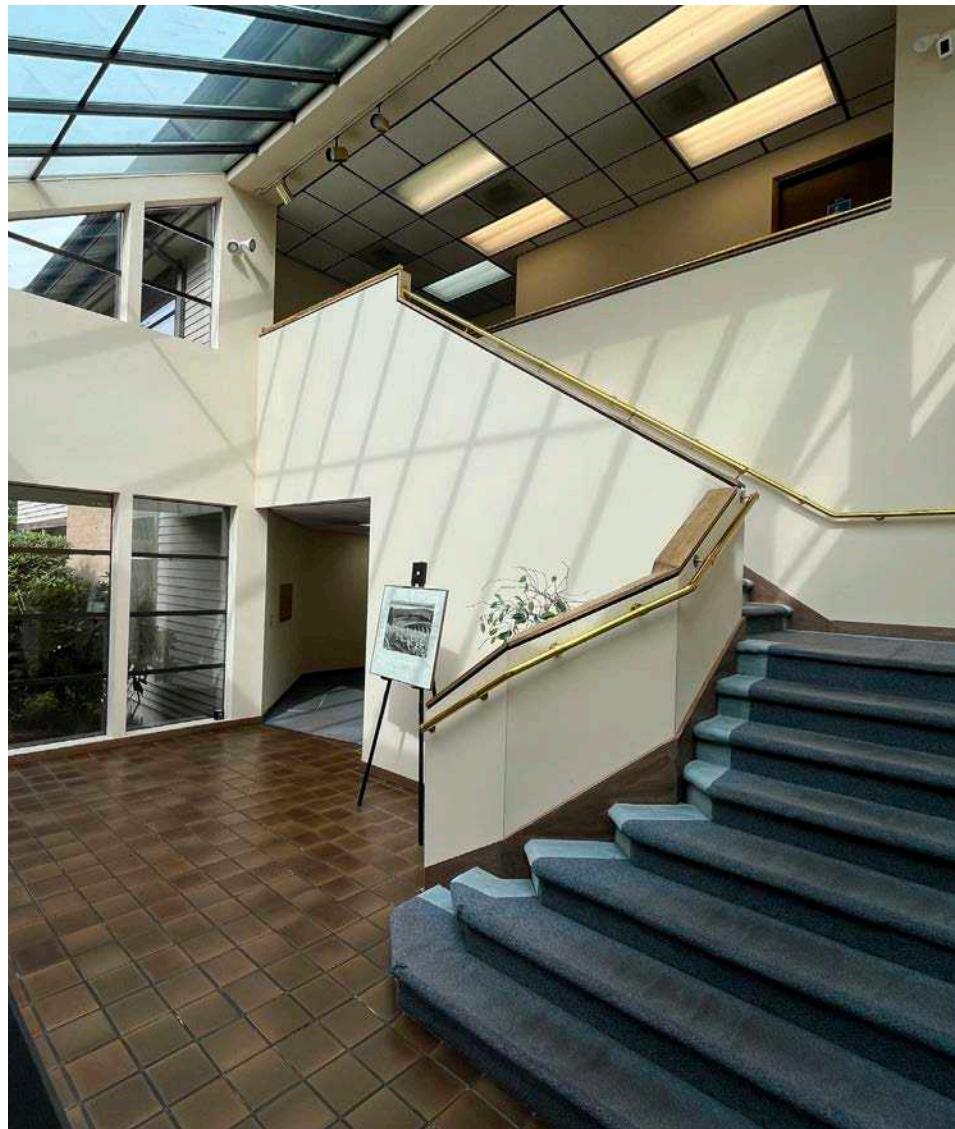
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## Property Photos

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## Location



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