



For Lease | Prime Office Space

146 3rd Ave S, Edmonds, WA

Prime office space for lease in Downtown Edmonds - Standalone Building with Parking.

PROPERTY HIGHLIGHTS

- + Rare opportunity to lease a 2,050 SF standalone office building in the heart of Downtown Edmonds! Located in the highly desirable Edmonds Bowl, this professional office space offers excellent visibility, a functional layout, and on-site parking—a valuable asset in this bustling area.
- + 2,050 SF of well-designed office space
- + Standalone building with signage potential
- + Private on-site parking – rare for downtown Edmonds
- + Ideal for professional services, medical, or creative office use
- + Walkable location – close to shops, restaurants, and the waterfront

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TOTAL SF
2,050 SF

LOWER ONLY SF
935 SF

PRICE/SF/YR
\$29.50

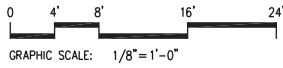
TYPE
NNN

AVAILABILITY
JUNE 1, 2025

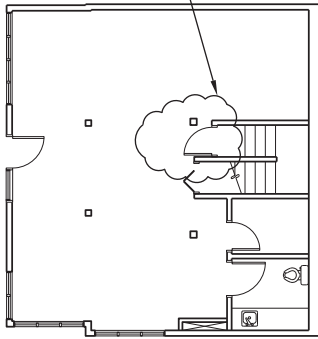


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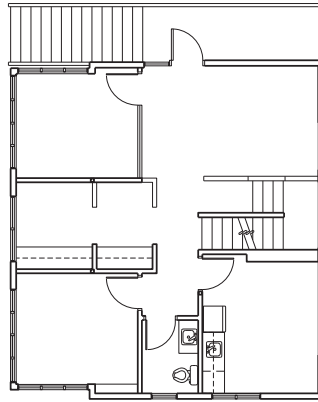
Floor Plan



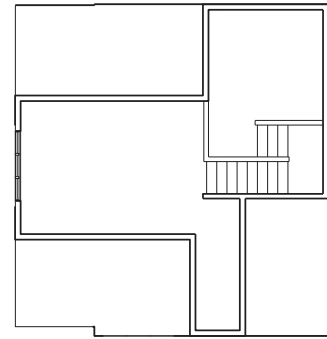
NEW FIRE RATED
DOOR WITH LATCH
SET AND DOOR
CLOSER



1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



2 MIDDLE LEVEL PLAN
SCALE: 1/8" = 1'-0"



3 UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



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Perfect for businesses seeking a highly visible, move-in-ready space in a prime Edmonds location



Standalone Building with Parking



Professional office space



Excellent visibility

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Demographics

Port Gamble



146 3RD AVE S, EDMONDS, WA

	1 MILE	3 MILES	5 MILES
Population	8,681	66,315	172,700
2029 Population	8,840	67,820	181,133
Households	4,459	27,736	70,206
Median Age	60.8	44.7	42.2
Median HH Income	\$97,241	\$107,354	\$103,572

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