

# 180 Business Park

18009 Highway 99, Suite A, Lynnwood, WA 98037

# FOR LEASE

## NOW AVAILABLE: Showroom, Retail, Office - 3,982 SF



### Space Features

- Kitchen cabinet + Build-out
- Double corner – 130' + frontage
- Open 11' Ceilings – Track lighting
- Excellent Signage
- Column-free - Large Windows
- Break and IT rooms

### Site Features

- 301,000 + Housing units predate 2010
- Over 40,000 VPD on Hwy 99
- Lot seal & stripe 2026
- Internet - Comcast & Zipl
- WA States 2nd Largest DOL/DMV office
- 9 premium/luxury vehicle dealers within 8 blocks

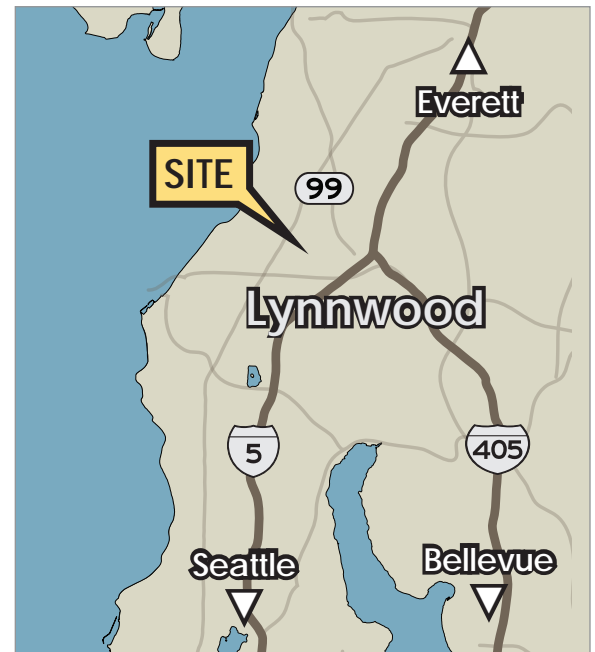
### Online Tour & Photos:

<https://My.Matterport.com/show/?m=uDMq3kmpBSZ>  
<https://Seattle.VistaEstate.net/vtours/40363>

### Area Transportation

Zip Alderwood Shuttle - [www.CommunityTransit.org/services/zip-alderwood-shuttle](http://www.CommunityTransit.org/services/zip-alderwood-shuttle)  
 Light Rail - [www.SoundTransit.org/system-expansion/lynnwood-link-extension](http://www.SoundTransit.org/system-expansion/lynnwood-link-extension)

### Co-Tenants:



## 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



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**3 Miles**

139,029

Population

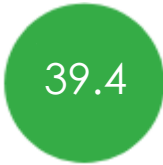
\$142,152

Median Household Income



2.53

Avg. Household Size



39.4

Median Age

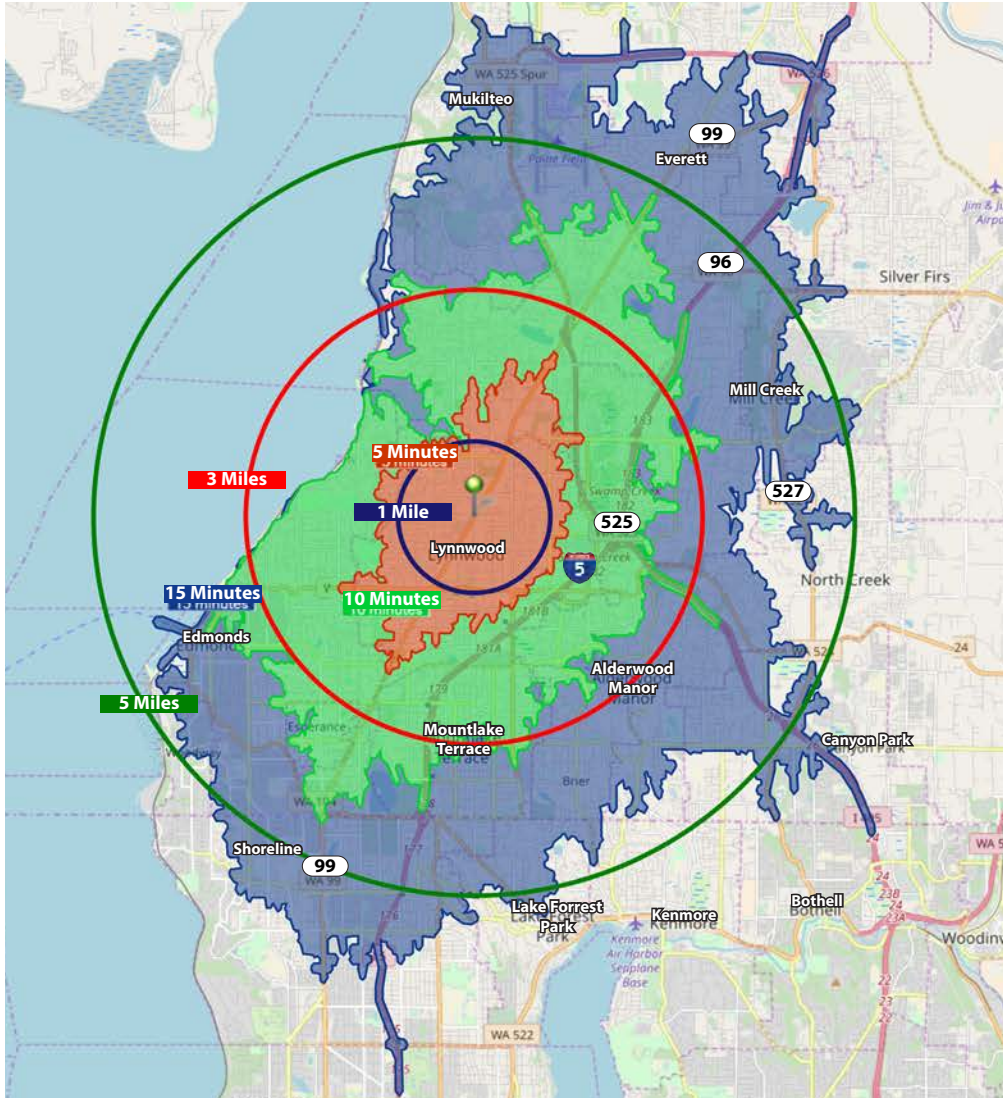


4,283

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

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### 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
- 89% - 301,597 - Built Before 2010



#### Employment

2.4% Unemployment  
304,076 Employees



#### Population

873,398



#### Income

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

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