

CLS BUILDING - FOR LEASE

FULLY BUILT OUT SUITE AVAILABLE FOR IMMEDIATE OCCUPANCY WITHIN WALKING DISTANCE OF LYNNWOOD LIGHT RAIL STATION AND MINUTES FROM I-5

4720 200TH ST SW, LYNNWOOD, WA 98036



Marcus & Millichap
THE BROWN GROUP

PROPERTY OVERVIEW

Leasing Information	
Suite 105	Available
Suite SF	1,522 SF
Rent/SF	\$22/SF/Year Modified Gross
Monthly Rent	\$2,790.33/Month
Annual Rent	\$33,484.00/Year

Property Information	
Property Address	4720 200th St SW Lynnwood, WA 98036,
Rentable Building Area	15,976 SF
Lot Size (SF)	0.85 Acres
Year Built	1980
Building Height	27'
Parking Stalls	42 Stalls
Parking Ratio	2.63/1,000 SF
Parcel Number(s)	003726-006-007-03
Zoning	City Center West - (CC-W)

HIGHLIGHTS

PROFESSIONAL OFFICE SUITE LAYOUT

Suite 105 is already configured for professional office use; featuring an entry, 4 larger rooms/conference rooms, 1 private office, a break room, and a supply area.

MOVE-IN READY W/ RECENT UPDATES

The suite has been updated including recently installed carpet and interior paint, providing a move-in ready space immediately available for occupancy.

AMPLE PARKING AND DIRECT ACCESS FROM PARKING LOT

The property features ample parking surrounding the building and direct access to the building from the parking lot.

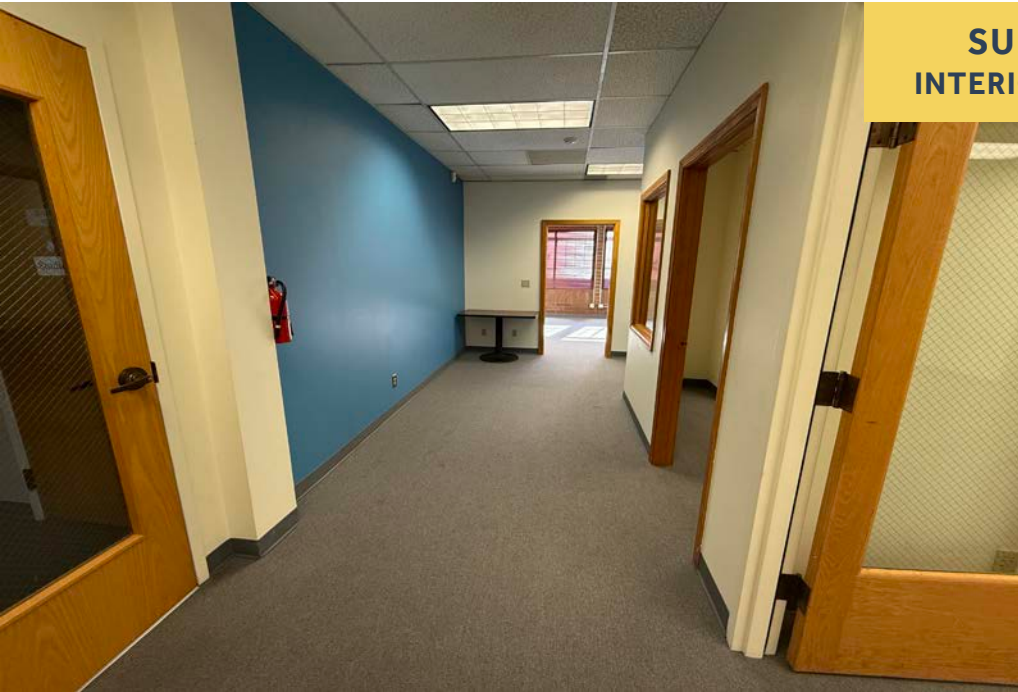
EXCEPTIONALLY LOCATED PROPERTY

The property is adjacent to the newly finished Lynnwood light rail station and is less than half a mile from I-5, providing businesses with easy access for employees and customers.

FIRST FLOOR PLAN



**SUITE 105
INTERIOR PHOTOS**



**SUITE 105
INTERIOR PHOTOS**





NORTHLINE
VILLAGE



44TH AVE W
33,843 VPD



I-5
168,000 VPD

LYNNWOOD CITY
CENTER STATION

CLS BUILDING



200TH ST SW
18,515 VPD

REGIONAL MAP & DRIVE TIMES



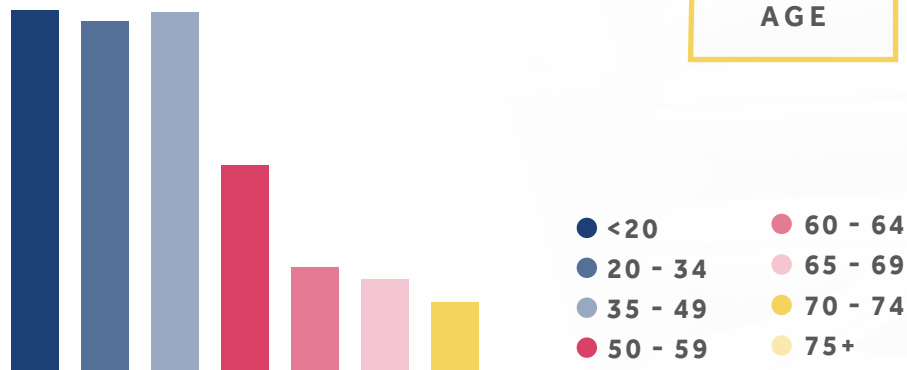
LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS



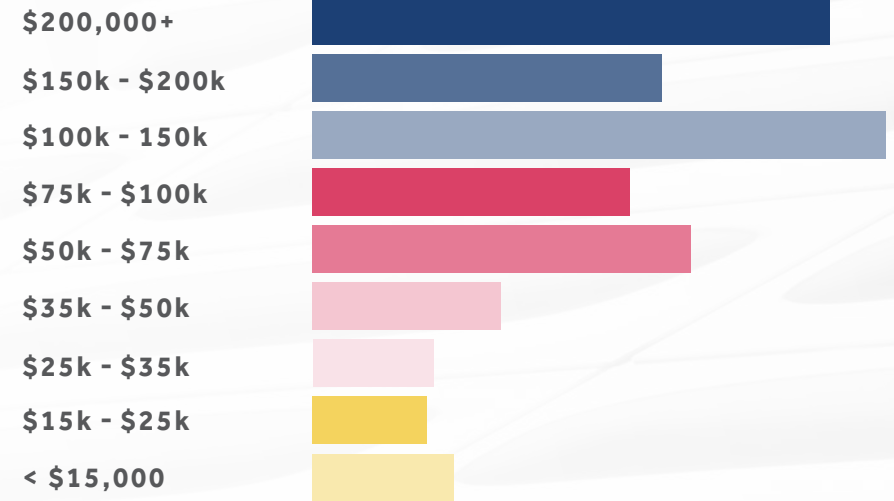
POPULATION



AGE



INCOME BY HOUSEHOLD



\$142,245

**AVERAGE
HH INCOME**

\$115,627

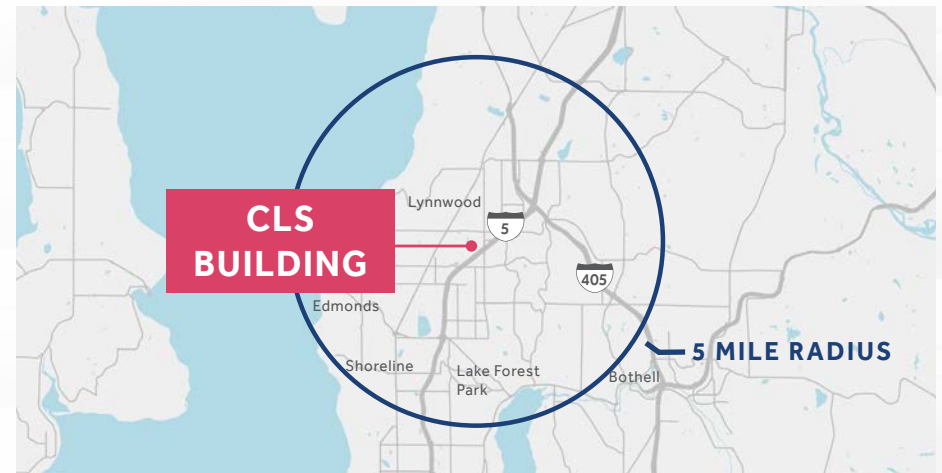
**MEDIAN
HH INCOME**



HOUSEHOLDS



**34 MIN
AVERAGE
TRAVEL TIME
TO WORK**



REGIONAL ECONOMIC DRIVERS

RETAIL

7,000 JOBS

*SUPPORTED BY LYNNWOOD'S
RETAIL SECTOR*

50% TAX REVENUE

*GENERATED BY RETAIL
ACTIVITY IN LYNNWOOD*

Lynnwood is a key retail hub in Snohomish County, anchored by **Alderwood Mall—the county's largest shopping center with over 170 stores**. The retail sector plays a vital role in the city's economy, both as a major employer and a significant source of municipal revenue.

KEY EMPLOYERS

NORDSTROM



Fred Meyer®



REGIONAL ECONOMIC DRIVERS

LIGHT RAIL CONNECTION

The completion of the Link Light Rail extension to Lynnwood in August 2024 has markedly improved regional connectivity. This major infrastructure investment enhances access to the Seattle metropolitan area, making Lynnwood more attractive to commuters and businesses alike.

EVERETT LINK EXTENSION (OPENS 2037-2041)

16 MILES (7 STATIONS)

LENGTH OF EVERETT LINK EXTENSION

\$5.05 - \$6.9 BILLION

COST OF EVERETT LINK EXTENSION



33 MIN

EVERETT TO LYNNWOOD CITY CENTER



60 MIN

EVERETT TO DOWNTOWN SEATTLE

REGIONAL LIGHT RAIL CONNECTION



 **28 MIN**
TO
DOWNTOWN SEATTLE



NEARBY DEVELOPMENTS

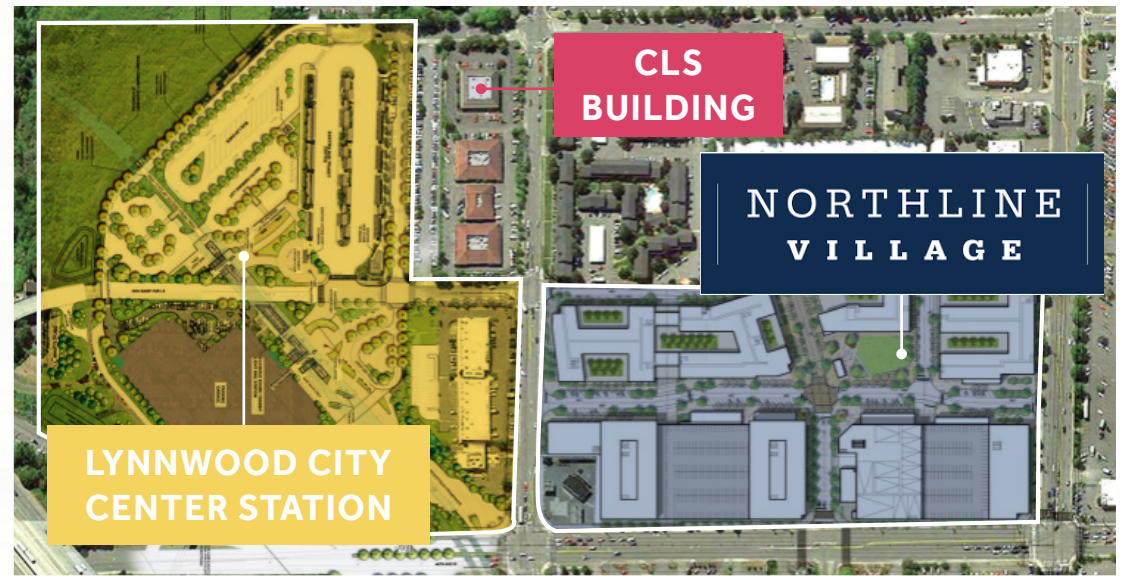
NORTHLINE VILLAGE

Northline Village is a transformative 19.1-acre mixed-use development in Lynnwood, Washington, designed to create a vibrant urban center adjacent to the new Lynnwood Link light rail station. Located just 0.3 miles from the offering, the project includes nearly 1,400 residential units and over 750,000 SF of Class A commercial space, all centered around community spaces like the Village Green. With infrastructure improvements underway - such as new grid streets and park spaces - Northline Village aims to enhance connectivity and foster a live-work-play environment in the heart of Lynnwood.

SITE AREA: 19.1 Acres

RESIDENTIAL UNITS: 1,369-1,400

PARKING: Approximately 4,700 spaces



NEARBY DEVELOPMENTS



BEAVER CREEK APARTMENTS

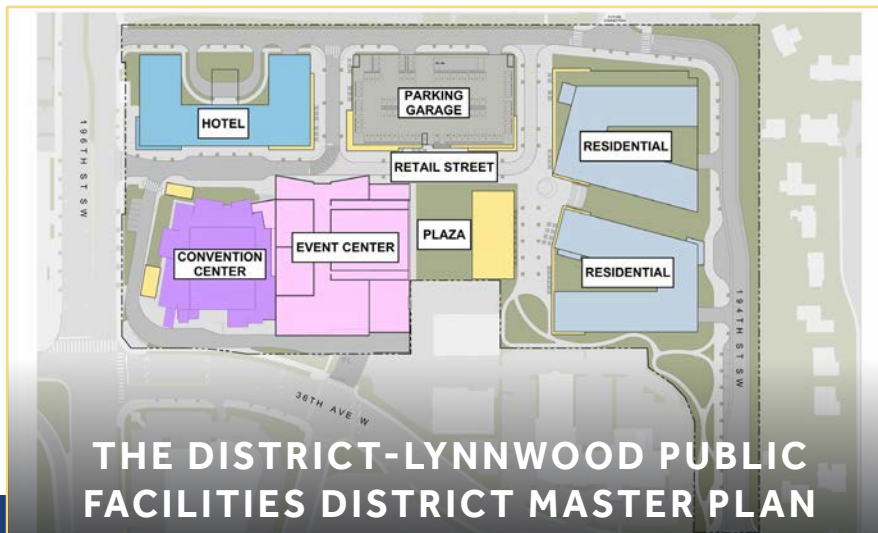
A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

1-2 BED UNITS

INCOME-RESTRICTED UNITS

PROXIMITY TO LYNNWOOD TRANSIT CENTER

4807 200TH ST SW, LYNNWOOD
0.1 MILES FROM THE OFFERING



**THE DISTRICT-LYNNWOOD PUBLIC
FACILITIES DISTRICT MASTER PLAN**

A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

1-2 BED UNITS

INCOME-RESTRICTED UNITS

PROXIMITY TO LYNNWOOD TRANSIT CENTER

3711 196TH ST SW, LYNNWOOD
0.9 MILES FROM THE OFFERING



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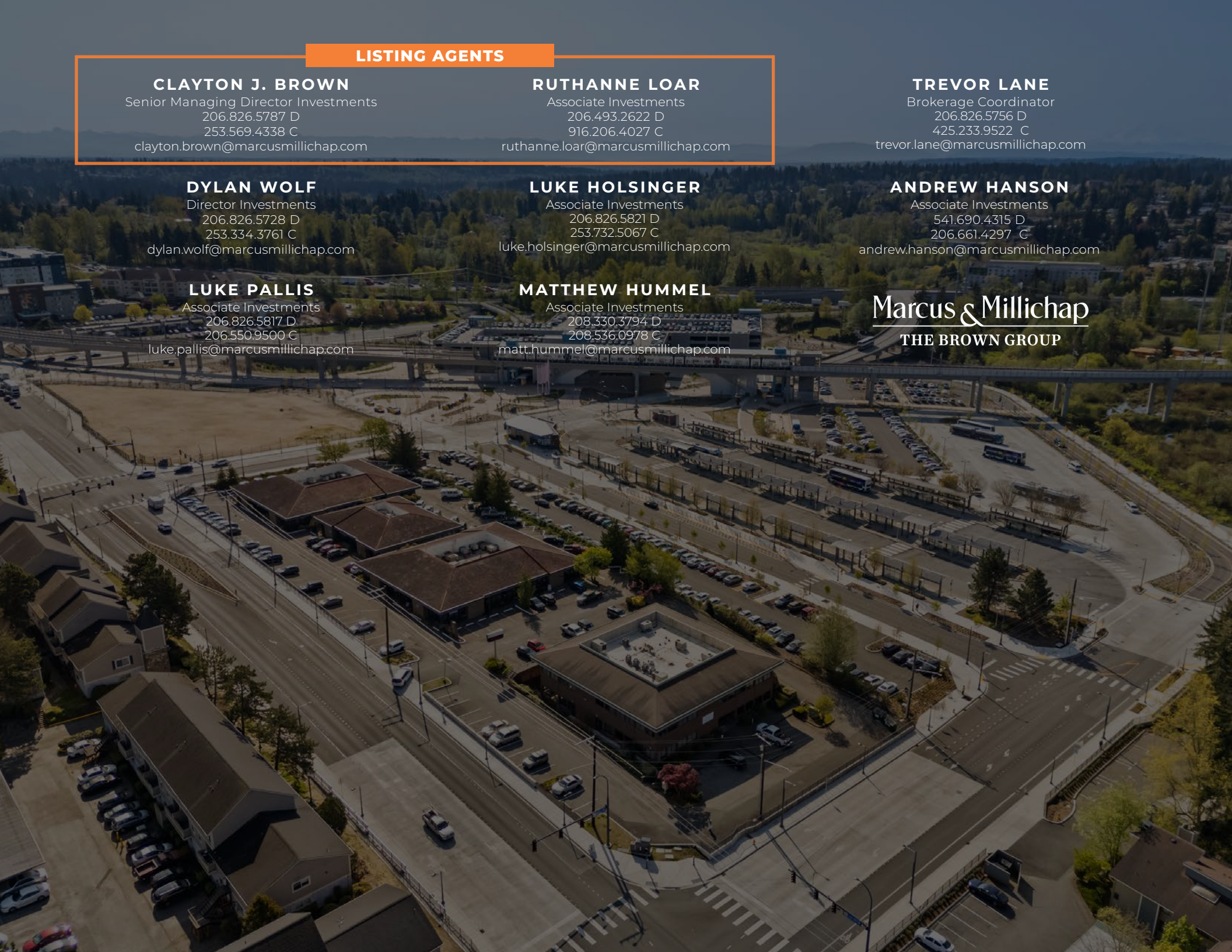
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An aerial photograph of a commercial district, likely in a Pacific Northwest city. The image shows several large, single-story commercial buildings with flat or low-pitched roofs. These buildings are surrounded by extensive parking lots filled with cars. In the background, a multi-lane highway with overpasses is visible, along with more greenery and distant hills under a clear sky. The overall scene depicts a busy urban or suburban commercial hub.

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