

Property Summary

3204 Smokey Point Dr, Arlington, WA 98223

FOR LEASE



PROPERTY DESCRIPTION

Two first-floor suites available at 3204 Smokey Point Drive, Arlington, WA. Suite 1 is 2,950 SF, fully vacant by April, with excellent access and abundant parking. Suite 2 ranges from 2,000–2,800 SF, fully vacant, with ample natural light, large operatories/rooms, and an optional waiting area. Flexible layouts and tenant improvements available.

PROPERTY HIGHLIGHTS

- Convenient location
- High visibility
- Modern construction
- Spacious interior
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/month (NNN)
Number of Units:	2
Available SF:	2,800 - 2,950 SF
Lot Size:	28,299 SF
Building Size:	13,732 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,442	3,622
Total Population	851	3,873	9,320
Average HH Income	\$100,403	\$94,481	\$93,909

Sarah Khan

425-650-1666

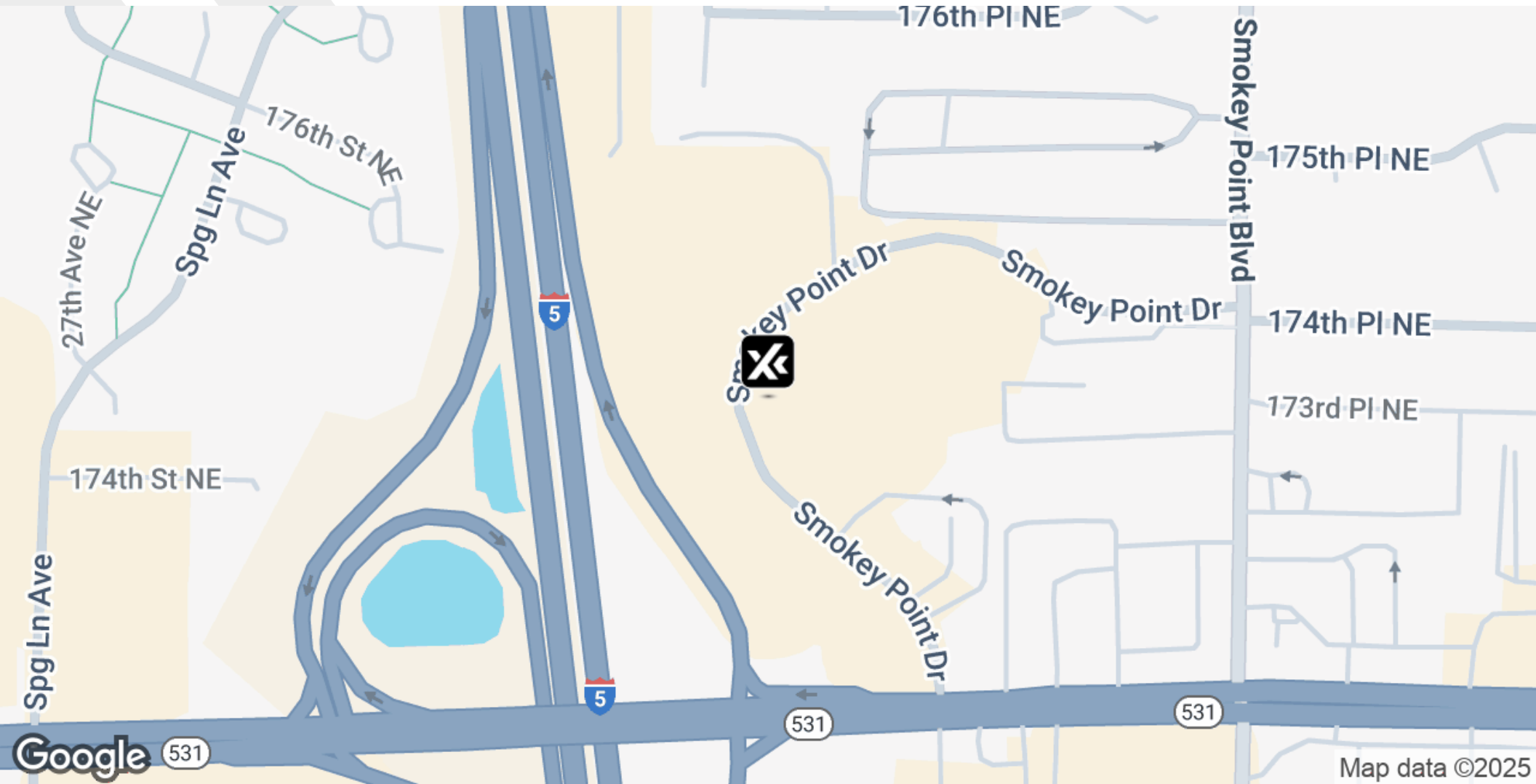
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Location Map

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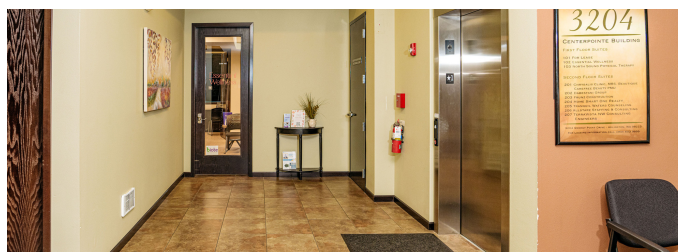
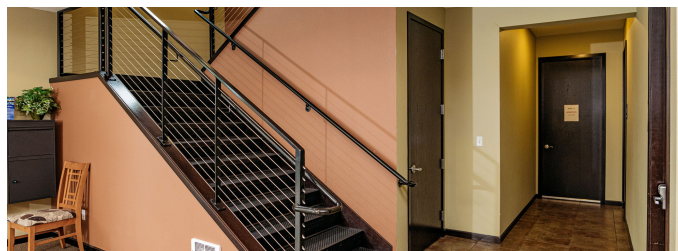


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Additional Photos

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Demographics Map & Report

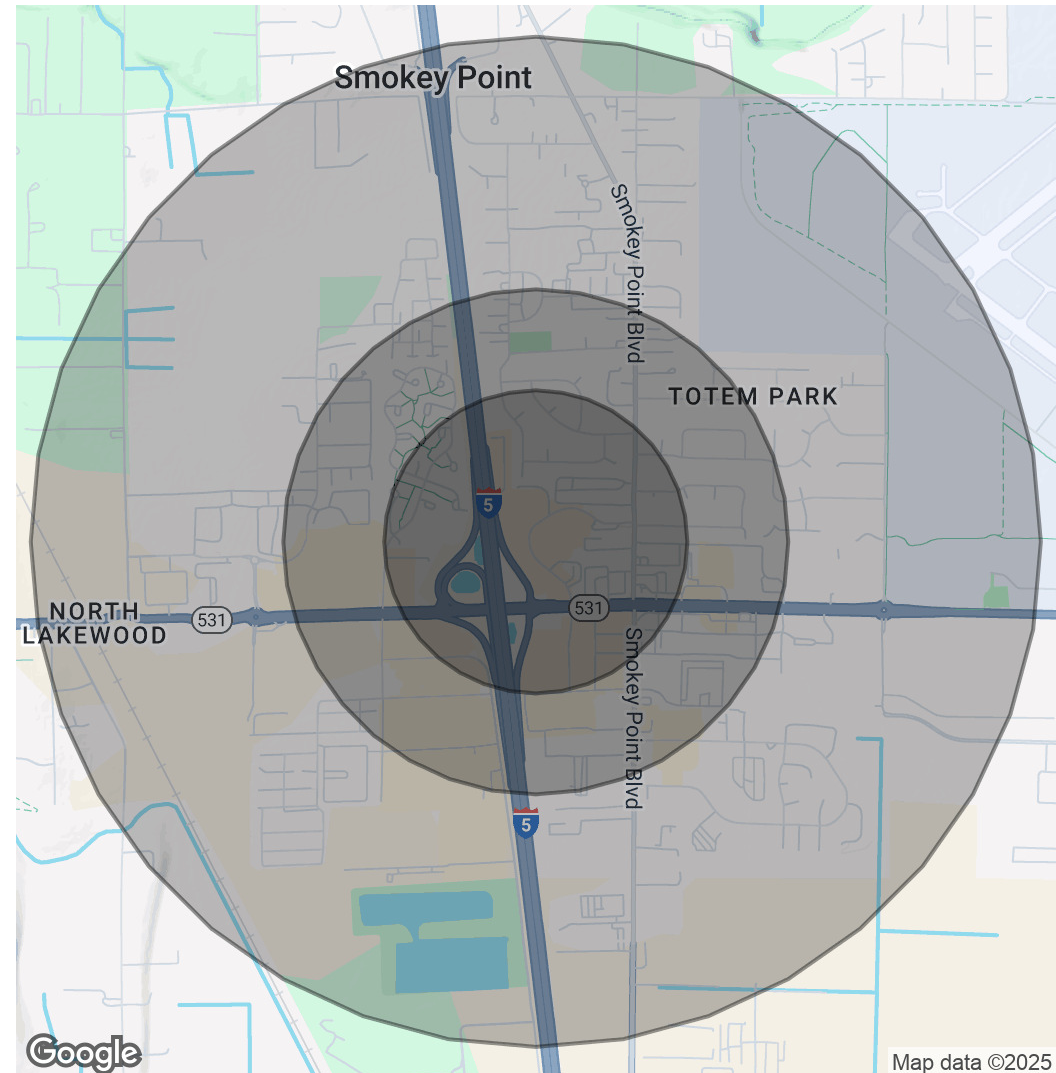
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	851	3,873	9,320
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,442	3,622
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$100,403	\$94,481	\$93,909
Average House Value	\$458,526	\$440,237	\$482,038

Demographics data derived from AlphaMap



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