

# LAKEVIEW CORPORATE CENTER

## FOR LEASE

1133 164th St SW, Lynnwood, WA 98087 | Suites 205 & Suite 207

[VIDEO](#)

[AERIAL](#)

[MAP](#)



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**agencyone**



**CCM Commercial**

Commercial Real Estate Services



## Property Features

### FOR LEASE

#### Suite 205

- Premise Size: 2,052 SF
- \$17.00 Base Rent + \$7.25 NNN's
- Demizable

#### Suite 207

- Premise Size: 956 SF
- \$17.00 Base Rent + \$7.25 NNN's

### PROPERTY / BUSINESS FEATURES

- Class "A" Professional Office Building
- TI Allowance for Qualified Tenants
- Martha Lake & Public Park Two Blocks Away
- Premier North End Location
- Building & Monument Signage Available
- Building Equipped w/ Elevator & ADA Access
- Abundant FREE parking (126 Parking Spaces)
- 35,000+ Vehicles Per Day (VPD)
- Multiple Local Amenities Nearby w/ Easy I-5 Freeway Access

### TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 to Schedule All Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Tenants

**LAKEVIEW CORPORATE CENTER** is a Class A professional office building. Situated just two (2) blocks from beautiful Martha Lake & the public park. This premier north end location has excellent street visibility with plenty of FREE PARKING all around. Building has elevators and ADA Access. 35,000+ VPD. Numerous amenities nearby. Minutes to I-5 freeway access.

## Aerial w/ Martha Lake in Background



## Aerial Overhead—Birds Eye View



## Two Blocks from Beautiful Martha Lake





## Martha Lake Park & Amenities





Class "A" Professional Office Building

## Exterior Building Views



Situated in a Park-Like Setting



Back Side of Building



Abundant FREE Parking All Around Building

## Sampling of Interior Office Views

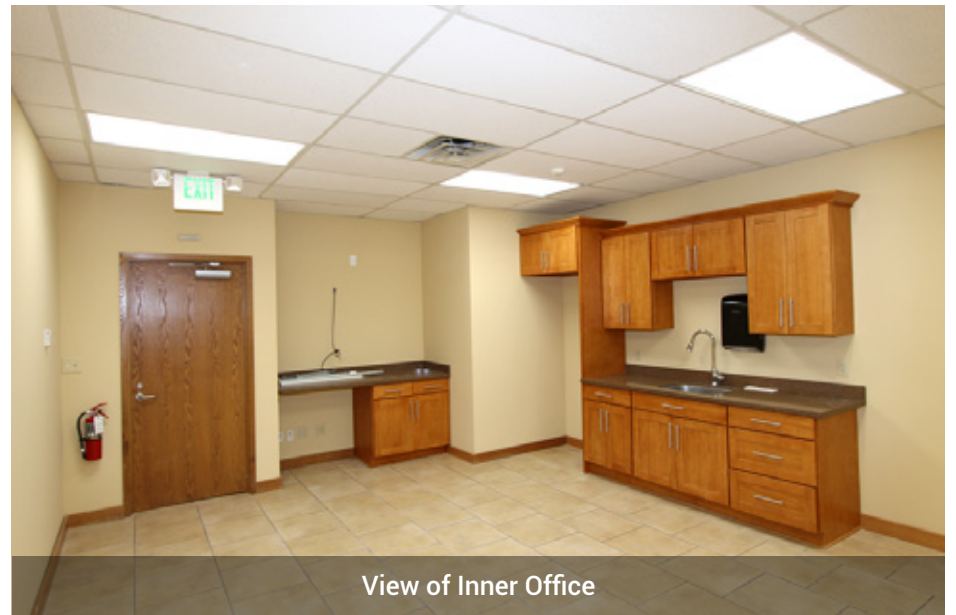


Windows Galore—Light & Bright Interiors





## Sampling of Interior Office Views





Street View 1



Street View 2

## Exterior Signage & Street Views



Building & Monument Signage Available

# Area Demographics

## Demographics

Based on ZIP Code: **98087**

### Population

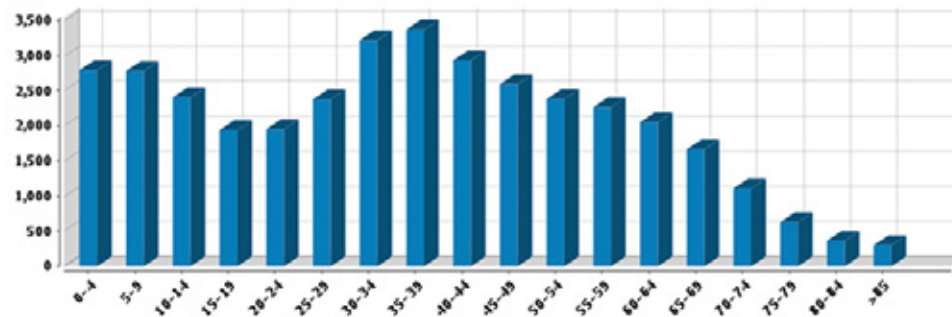
#### Summary

Estimated Population:	<b>37,131</b>
Population Growth (since 2010):	<b>23.9%</b>
Population Density (ppl / mile):	<b>6,670</b>
Median Age:	<b>36.63</b>

#### Household

Number of Households:	<b>14,293</b>
Household Size (ppl):	<b>3</b>
Households w/ Children:	<b>4,683</b>

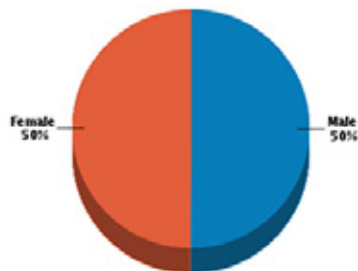
### Age



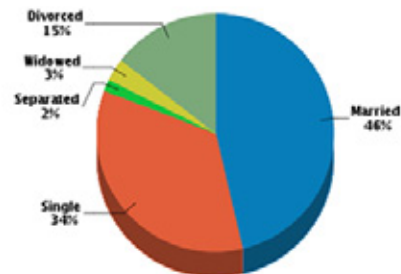
### Workers by Industry

Agricultural, Forestry, Fishing:	<b>4</b>
Construction:	<b>485</b>
Manufacturing:	<b>677</b>
Transportation and Communications:	<b>134</b>
Wholesale Trade:	<b>88</b>
Retail Trade:	<b>1,539</b>
Finance, Insurance and Real Estate:	<b>209</b>
Services:	<b>447</b>
Public Administration:	<b>112</b>
Unclassified:	<b>95</b>

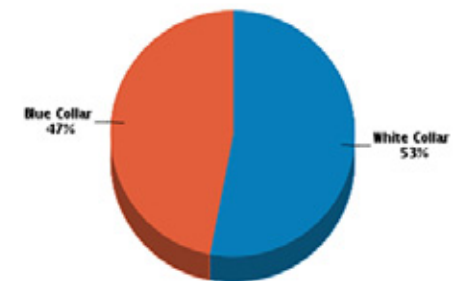
### Gender



### Marital Status



### Workforce



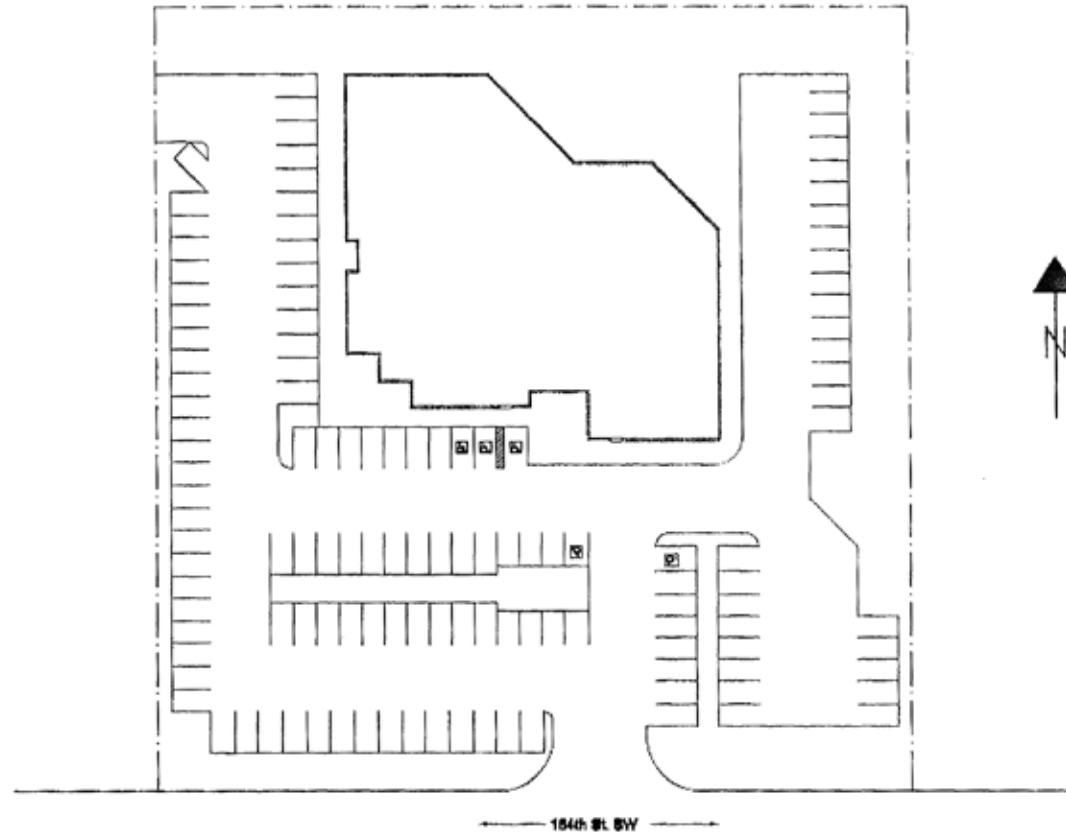
# Floor Plan



# Site Plan

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**RAMALEY PROPERTIES INC.**



**Parking Provided:**  
69 Standard  
52 Compact  
5 Handicap  
126 Total Parking Spaces

## SITE PLAN

# Aerial Map & Amenities

