

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
BROWN RETAIL GROUP

PROPERTY OVERVIEW

Leasing Information

Suite 205	Available
Suite SF	1,873 SF
Rent/SF	\$22/SF/Year Modified Gross
Monthly Rent	\$3,367.83/Month
Annual Rent	\$40,414/Year

Property Information

Property Address	4720 200th St SW Lynnwood, WA 98036,
Rentable Building Area	15,976 SF
Lot Size (SF)	0.99 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 205 is already configured for professional office use; featuring an entry/reception, 4 larger rooms/conference rooms, 2 private offices, and a breakroom.

MOVE-IN READY W/ RECENT UPDATES

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

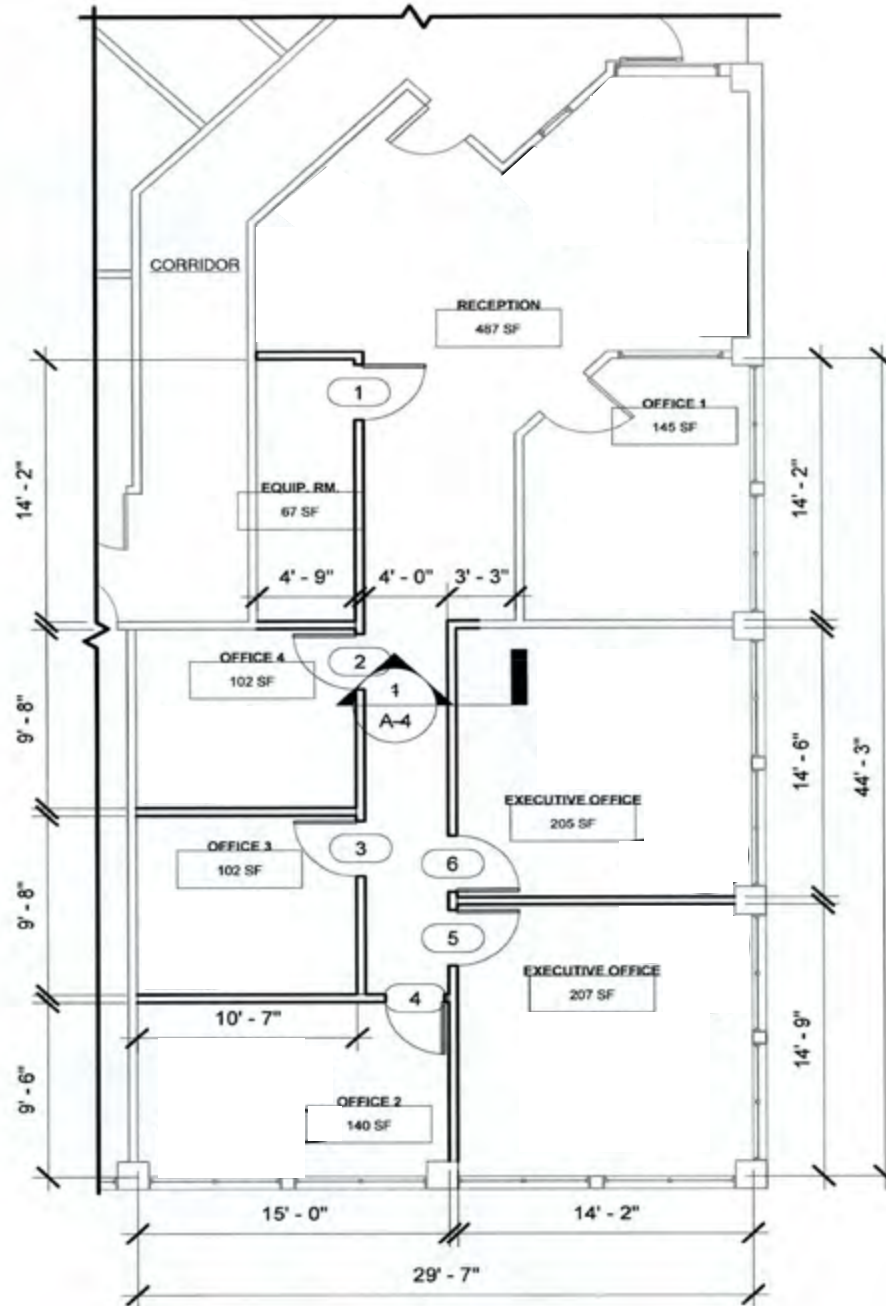
AMPLE PARKING AND DIRECT ACCESS FROM PARKING LOT

The property features ample parking surrounding the building and a connecting bridge provides 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.

SUITE 205 FLOOR PLAN



SECOND FLOOR PLAN



**SUITE 205
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



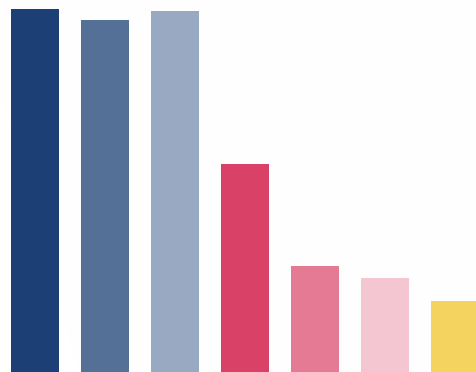
LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS



POPULATION



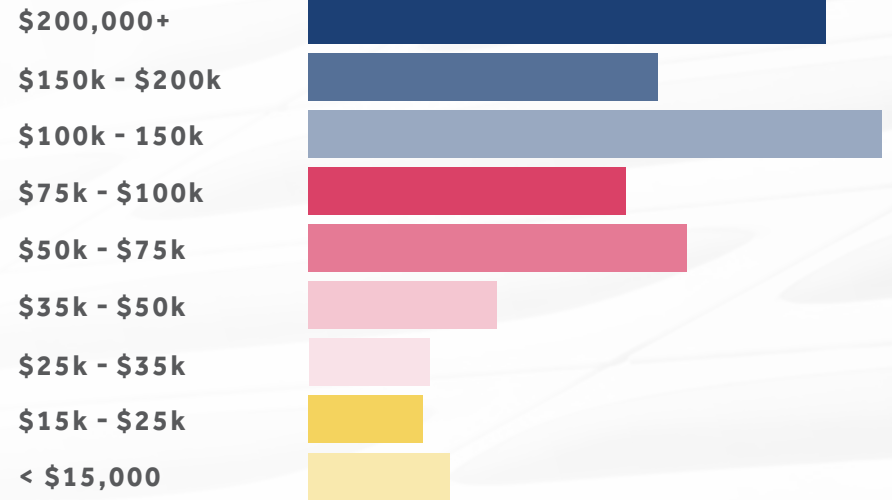
AGE



40
MEDIAN AGE



INCOME BY HOUSEHOLD



\$130,170

AVERAGE HH INCOME

\$104,941

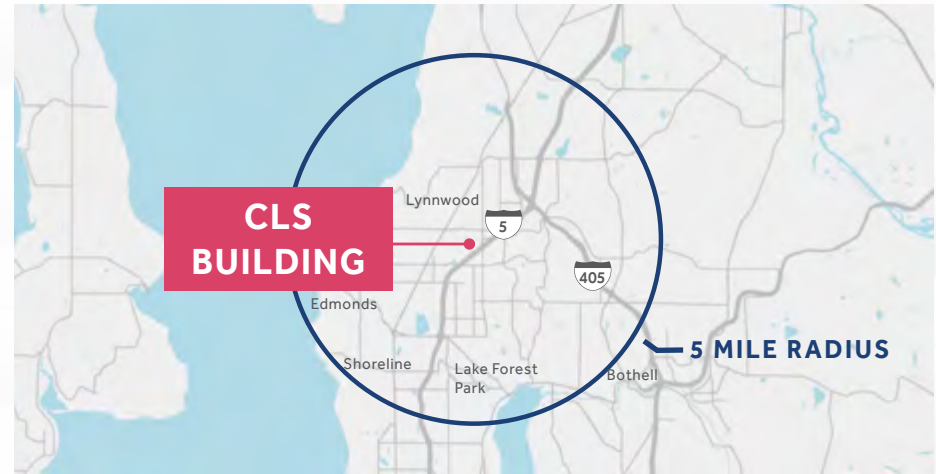
MEDIAN HH INCOME



HOUSEHOLDS



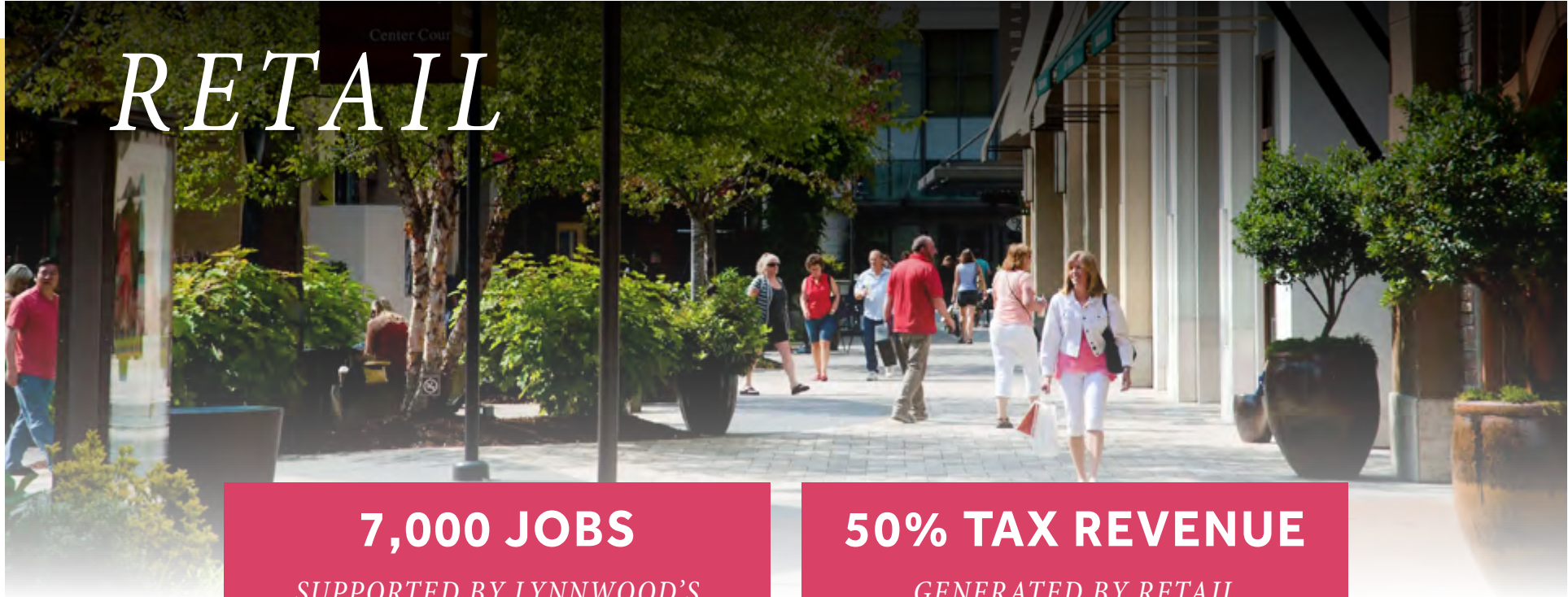
34 MIN
AVERAGE TRAVEL TIME TO WORK



CLS BUILDING

5 MILE RADIUS

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

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

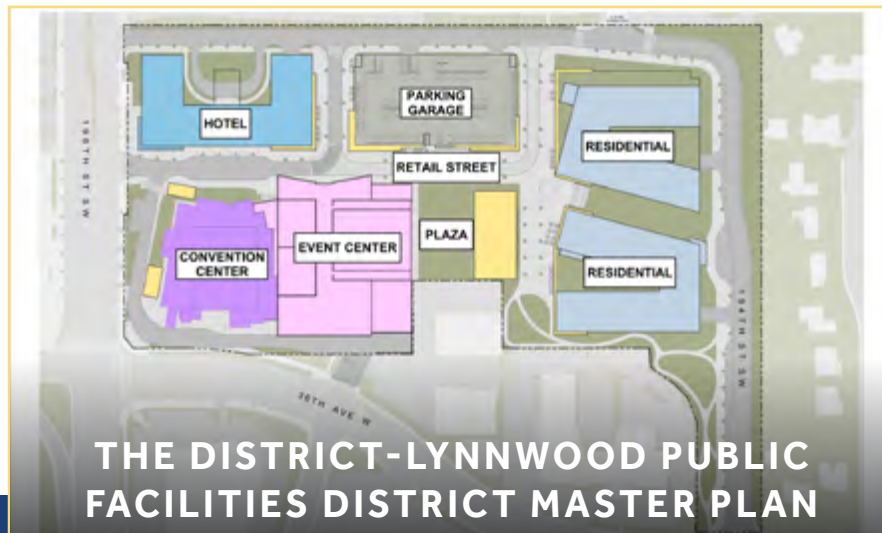
A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

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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