

WORK OPPORTUNITIES

property

OWNER / USER
COMMERCIAL
BUILDING

FOR SALE
OR
FOR LEASE

4230 198th Street SW
Lynnwood, WA 98036



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PROPERTY SUMMARY



FOR SALE OR LEASE

Stand Alone Building, Owner/User Commercial Space
4230 198th Street SW

Asking Price: \$2,650,000.00

Lease Rate: \$13,000.00/month, full-service base year

Building Size: 6,435 SF

Floor 1: 4,040 SF

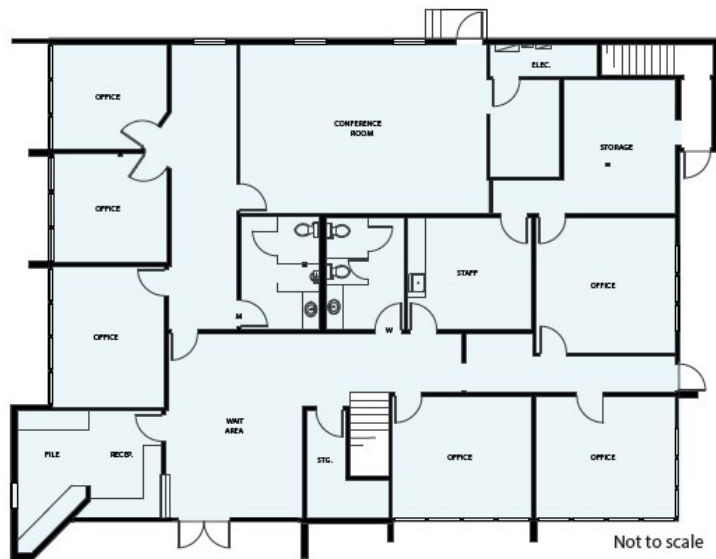
Floor 2: 2,395 SF

Parcel Size (0.37 Acres – 16,117 SF)

Parking: Surface lot 20 with total stalls
(11 secured by fence)

Immediate occupancy

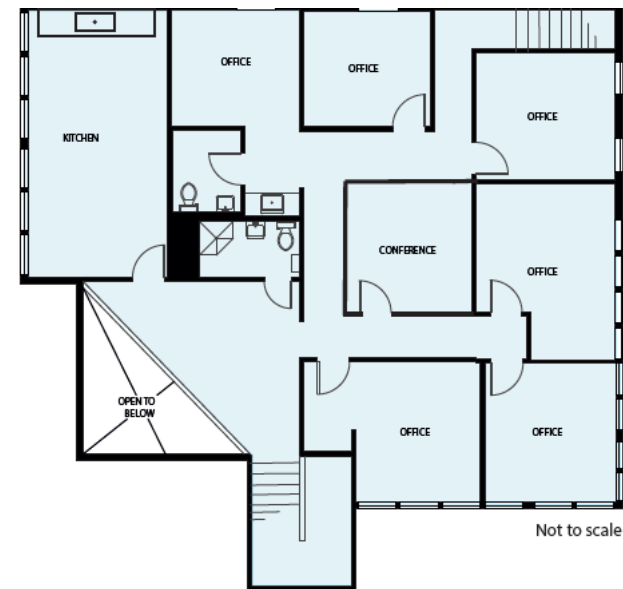
FLOOR PLANS



FLOOR 1

4,040 SF

Generous reception area, large training room, kitchen and six exterior private offices, and two restrooms.



FLOOR 2

2,395 SF

Large kitchen, six private offices, conference room, two restrooms, and a shower.

SALES COMPRABLES

Building Address	City	Sold Date	Sale Price
2330 106th St SW	Everett	1/6/2026	\$2,500,000.00 (\$631.31 per SF)
18704 Bothell Way NE	Bothell	12/3/2025	\$5,239,752.00 (\$438.07 per SF)
18411 Alderwood Mall Parkway	Lynnwood	11/19/2025	\$6,980,000.00 (\$586.55 per SF)
18508 33rd Ave W	Lynnwood	10/14/2025	\$3,356,952.00 (\$597.32 per SF)
5405 196th St SW	Lynnwood	8/29/2025	\$3,025,000.00 (\$395.11 per SF)
9606 NE 180th St	Bothell	5/23/2025	\$1,200,00.00 (\$397.35 per SF)
21031 67th Ave W	Lynnwood	9/23/2024	\$1,400,000.00 (\$362.60 per SF)
5720 220th St SW	Mountlake Terrace	8/30/2024	\$1,450,000.00 (\$474.17 per SF)
19630 40th Ave W	Lynnwood	6/28/2024	\$1,988,000.00 (\$393.98 per SF)
4001 198th St SW	Lynnwood	6/27/2024	\$9,500,000.00 (\$432.60 per SF)

THE NEIGHBORHOOD

Located just one block from the newly opened Lynnwood City Center Link Station—the northern terminus of the 1 Line—this property benefits from unmatched transit access across Snohomish and King Counties. The surrounding City Center Core zoning encourages high-density mixed-use development, with permitted building heights reaching up to 350 ft. Adjacent nodes such as Alderwood Mall and Towne Center offer retail, entertainment, and regional destinations, while walking trails and bike infrastructure, including the Interurban Trail, support a walkable, active urban environment.

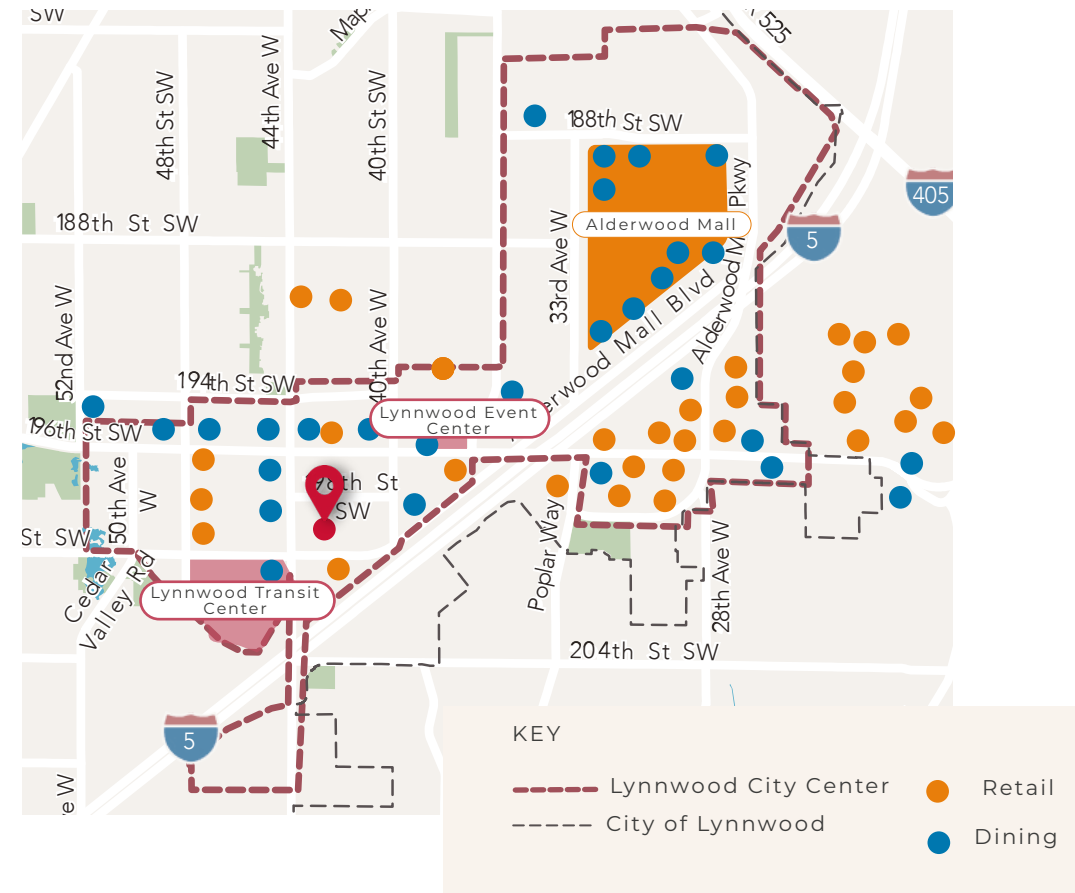
Transit Connectivity: Immediate access to rapidly expanding light rail + BRT corridors, all within a block.

Pedestrian & Cycling Infrastructure: Extensive trail networks (Interurban Trail), wide sidewalks, and bike accessibility.

Retail & Lifestyle: Alderwood Mall and Towne Center within a short walk or ride, offering shops, services, and restaurants.

Zoning & Planning Support: City Center Core designation promotes high-rise, mixed-use development and strong urban design standards.

Urban Growth and Momentum: Proximity to major regional infrastructure investments and transit expansion corridors.



Lynnwood Transit Center



Lynnwood Event Center

TAKE THE OPPORTUNITY.



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