

# PACIFIC PROFESSIONAL CENTER

21827 76th Avenue W, Edmonds, WA 98026

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## MEDICAL OFFICE SPACE NEAR SWEDISH EDMONDS

**2,281 SF AVAILABLE**

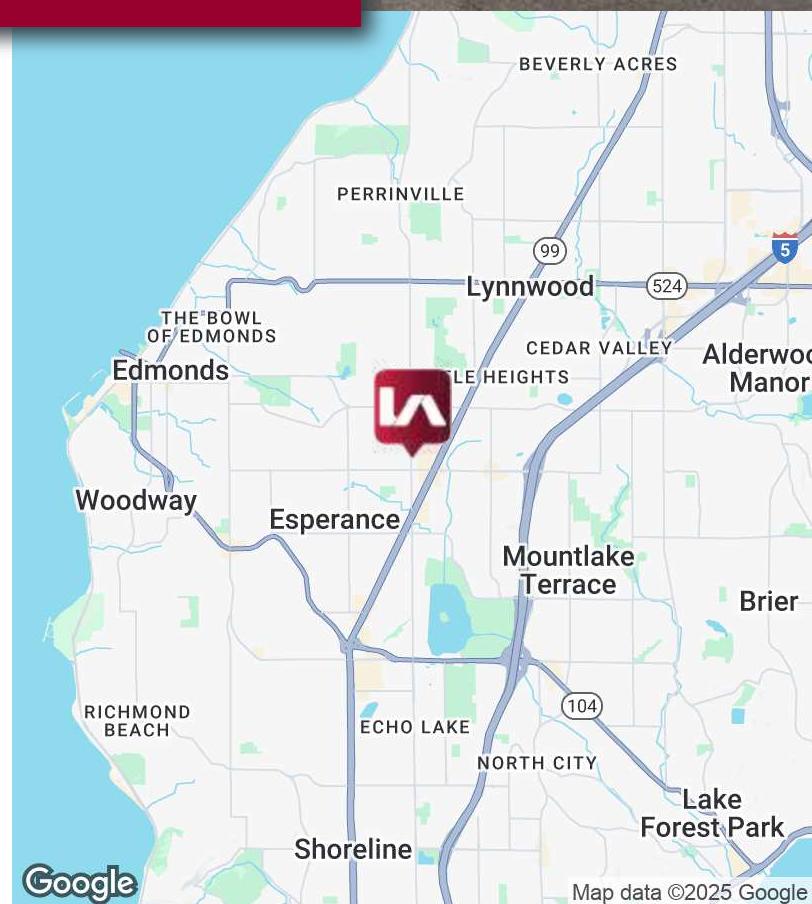
### PROPERTY INFORMATION

SUITE 202	2,281 SF
LEASE RATE:	\$24.00 SF/yr (NNN)
YEAR BUILT:	1980
YEAR RENOVATED:	2008

### COMMENTS

Medical office space in a great location adjacent to Swedish Edmonds Hospital.

- Adjacent Swedish Edmonds Campus and UW Medicine Heart Institute
- Located in trade corridor with numerous restaurants and retail businesses nearby
- Great floor plan in well-maintained professional building
- Covered and surface parking
- Nearby medical offices include Virginia Mason, The Everett Clinic, Seattle Skin & Laser, Aldercrest Health & Rehab
- Convenient access to Highway 99 and I-5

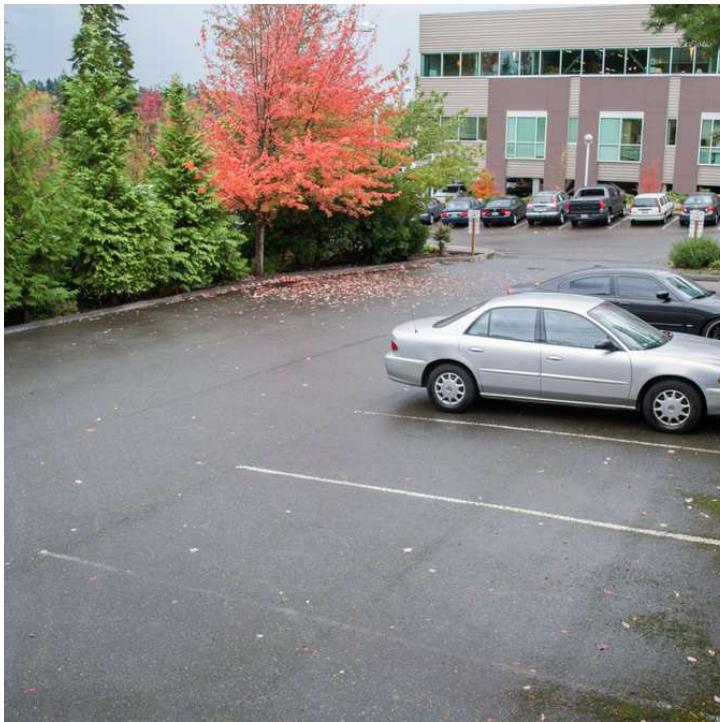
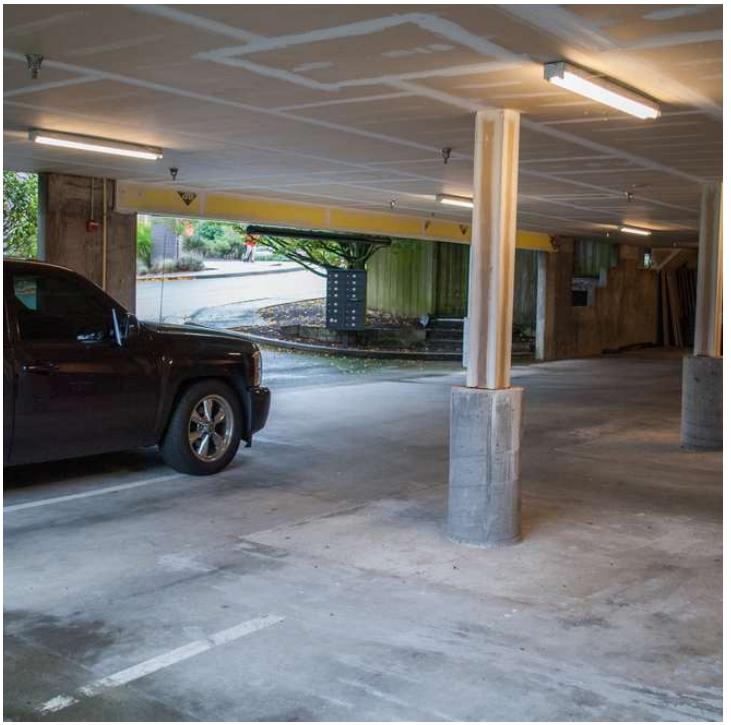


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## PHOTOS



## CONTACT

### **Aaron Mathieu**

amathieu@lee-associates.com  
206.210.5207

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## FLOOR 2 PLAN



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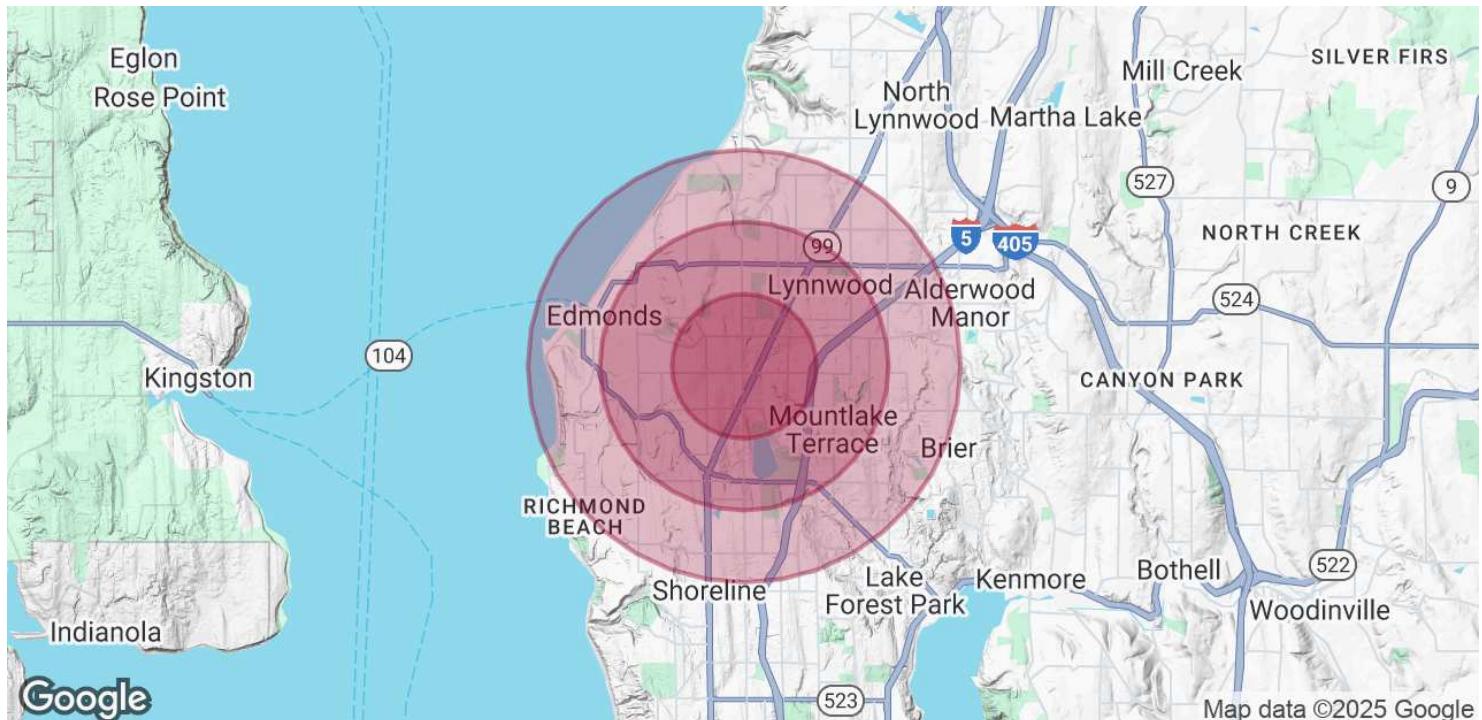
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,091	53,864	112,125
AVERAGE AGE	39.7	40.5	42.2
AVERAGE AGE (MALE)	38.5	39.4	40.9
AVERAGE AGE (FEMALE)	41.4	42.6	44.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,851	23,288	47,407
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$96,084	\$104,301	\$104,307
AVERAGE HOUSE VALUE	\$527,823	\$528,619	\$538,378

2020 American Community Survey (ACS)

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